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Ref No: **5/2/1/1/2**

Enquiries: **Ms A Kahuika**

26 February 2026

The Chairperson and Members
of the Management Committee
Municipality of SWAKOPMUND

Dear Sir / Madam,

NOTICE: ORDINARY COUNCIL MEETING

Notice is hereby given in terms of Section 24 (1) of the Local Authorities Act of 1992, Act 23 of 1992 as amended, of a **ORDINARY COUNCIL MEETING** to be held:

DATE : THURSDAY, 05 MARCH 2026

**VENUE : COUNCIL CHAMBERS,
MUNICIPAL OFFICE BUILDING,
C/O RAKOTOKA STREET AND DANIEL KAMHO
AVENUE, SWAKOPMUND**

TIME : 19:00


A Benjamin
CHIEF EXECUTIVE OFFICER

ak/-



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None.

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None.

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3. **APPLICATIONS FOR LEAVE OF ABSENCE AND DECLARATION OF INTEREST BY MEMBERS OF COUNCIL**

3.1 Application for leave of absence:

None.

3.2 Declaration of interest:

None.

4. **CONFIRMATION OF MINUTES**

4.1 **MINUTES OF THE ORDINARY COUNCIL MEETING HELD ON 24 NOVEMBER 2025**
(C/M 2026/01/29 5/2/1/1/2)

On the proposal of Councillor D Namubes, seconded by Councillor S M Kautondokwa, it was:

RESOLVED:

That the minutes of the Ordinary Council Meeting held on 24 November 2025, be confirmed as correct.

4.2 **MINUTES OF THE ORDINARY COUNCIL MEETING HELD ON 04 DECEMBER 2025**
(C/M 2026/01/29 5/2/1/1/2)

On the proposal of Councillor D Namubes, seconded by Councillor S M Kautondokwa, it was:

RESOLVED:

That the minutes of the Ordinary Council Meeting held on 04 December 2025, be confirmed as correct.

5. **INTERVIEWS WITH DEPUTATIONS OR PERSONS SUMMONED OR REQUESTED TO ATTEND THE MEETING OF A COUNCIL**

None.

6. **PETITIONS**

None.

7. **MOTIONS OF MEMBERS**

None.

8. **ANSWERS TO QUESTIONS OF MEMBERS OF WHICH NOTICE WAS GIVEN**

None.

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9. OFFICIAL ANNOUNCEMENTS, STATEMENTS AND COMMUNICATIONS

(C/M 2026/04/29

5/5/2)

Honourable Councillors, Mr. Alfeus Benjamin, the Chief Executive Officer, General managers, Managers and officials of Council, Pastor JP Archer, Members of the community, Members of the media, Ladies and gentlemen

Good evening once again.

Allow me, at the outset, to wish all Honourable Councillors, Management, and staff of the Municipality a **successful, productive, and fulfilling year ahead**. It is indeed a pleasure to address this first Council meeting as we begin a new chapter together.

As a newly appointed Mayor, I would like to express my appreciation for the confidence placed in me. I am excited about the journey ahead and look forward to working closely with each and every one of you in a spirit of unity, mutual respect, and shared purpose.

This year presents us with an opportunity to **recommit ourselves** to the mandate given to us by the residents of Swakopmund. Our community expects leadership that is responsive, ethical, and focused on service delivery. As Council, we must therefore remain guided by the principles of good governance, accountability, transparency, and collective decision-making.

I would like to encourage all Councillors to approach our work with dedication and openness, recognising that while we may come from different backgrounds and perspectives, our common goal remains the development and wellbeing of the people we serve.

Let us also reaffirm our commitment to working constructively with the Administration, respecting our distinct roles while strengthening cooperation for the effective functioning of the Municipality.

In closing, I wish Council and the Administration a successful year marked by teamwork, progress, and meaningful impact. May our engagements in this Chamber always be guided by respect, professionalism, and the best interests of Swakopmund.

I thank you.
MAYOR

10. REPORT OF THE MANAGEMENT COMMITTEE REFERRED TO IN SECTION 26(1) (E) OF THE ACT**10.1 REPORT TO COUNCIL ON RESOLUTIONS TAKEN BY MANAGEMENT COMMITTEE DURING JANUARY 2026**

(C/M 2026/01/29

5/21/1/2)

RESOLVED:

That the report to Council on the resolutions taken by Management Committee meetings held on 15 January 2026 be noted.

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11. **RECOMMENDATIONS OF THE MANAGEMENT COMMITTEE MEETING HELD DURING JANUARY 2026**

11.1 **MANAGEMENT COMMITTEE MEETING HELD ON 15 JANUARY 2026**

11.1.1 **SWAKOPMUND EVENT POLICY AND THE EVENT APPLICATION FEES**

(CJM 2026/01/29 13/3/1/2)

RESOLVED:

- (a) That Council approves the attached Terms of Reference and approves the proposed changes to the composition of the Event Coordination Committee, as follows:
Voting members:

1. *General Manager: Economic Development Services - Chairperson*
2. *Manager: Economic Development Services - Alternate Chairperson*
3. *Manager: Emergency and Law Enforcement*
4. *Manager: Corporate Services*
5. *Local Economic Development Officer*

Non-voting expects:

6. *Executive Assistant to the Chief Executive Officer*
7. *Sport and Recreation Officer*
8. *Public Relations Officer*
9. *Occupational Health Officer*
10. *Environmental Officer*
11. *Town Planning Officer*
12. *Chief Fire Brigade Officer*
13. *Investment and Tourism Officer*

As co-opted members, we are to provide technical input when necessary.

- (b) That representatives from either public, private, or governmental institutions may be invited to sit in the Committee meetings in an advisory role when the need arises.
- (c) That other employees may attend Committee meetings on the request of the chairperson as non-voting observers when required, to provide technical input or guidance on specific matters under consideration.
- (d) That Council approves that the Economic Development Services Department serves as the first point of contact for all event-related applications. The Economic Development Officer or the Investment and Tourism Officer will be responsible for receiving, scrutinizing, and submitting event applications to the Event Coordination Committee, conducting site inspections, facilitating the booking of venues, and ensuring compliance with Council regulations and policies.
- (e) That the Economic Development Officer or the Investment and Tourism Officer shall assume responsibility for executing its functions as outlined in (d) above.
- (f) That authority be delegated to the Chief Executive Officer to approve small events with limited social or economic impact, such as neighbourhood braais, community market days, short-term use of

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public spaces within residential areas, park events, and other small-scale community activities on recommendation of the Chairperson of the ECC.

- (g) That Council approves the Swakopmund Municipality Events Policy and implementation of event application and late event application fees.
- (h) That the following non-refundable fees be applicable:
 - (i) That an application fee of NS100.00 be charged for every event application
 - (ii) That a late application fee of NS500.00 be charged for late applications as indicated on the application form.
- (i) That authority be delegated to the Chief Executive Officer to waive fees in respect of applications for events by NGO, churches, and social welfare group, provided they submit proof of registration as non-profit organizations.
- (j) That applications for event refunds by the host be dealt with as follows:
 - (i) More than 21 days before the event: Full refund of deposits for use of the venue and municipal services.
 - (ii) Within 21 days (3 weeks) before the event: 25% refund of deposits will be retained by Council.
 - (iii) Within 14 days (2 weeks) before the event: 50% refund of deposits will be retained by Council.
 - (iv) Within the week of the event: No refund - full deposit is forfeited to Council.
- (k) That the fees be gazetted and applied from the next financial year 2026/2027 onwards.

11.1.2

UNAPPROVED STRUCTURES ON ERF 3635 AND 3634 SWAKOPMUND

(C/M 2026/01/29 - F 3634, F 3635)

RESOLVED:

- (a) That the Council resolution of 31 May 2018, under item 11.1.9, be rescinded.
- (b) That the Council recognises that the original owner, Mr. K.M. Denk (Senior), did sign a letter providing relaxation to the owners of Erf 3634, Mr. N. Tolke.
- (c) That owner of Erf 3635, K.M. Denk, provided written feedback that he would provide relaxation of development standards approval to the owner of Erf 3634, but ultimately refused to do so on the application forms.
- (d) That the owner of Erf 3634 did demolish the chimney of the braai, but not the braai stand.
- (e) The owner of Erf 3634, Mr. N. Tolke, did attempt to follow the Council resolution passed, but obtained no co-operation from the owner of Erf 3635, K.M. Denk.

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- (f) That Council will provide approval on the application for relaxation of development standards for Erf 3634, Mr. N. Tolke, and all Building Plans will be approved.
- (g) That a fine of N\$5,289.13 be issued to the owner of Erf 3635, Mr N. Tolke, for the unapproved construction.
- (h) That no fine be issued to the owner of Erf 3635 for the remainder of the braai stand and that what remains of the braai stand be approved.
- (i) That once the fine is paid in full, both properties will be deemed compliant.

11.1.3

NON-COMPLIANT STRUCTURE ON ERF 2475, VINETA, SWAKOPMUND, EXTENSION 8

(C/M 2026/01/29 – 1.2475)

RESOLVED:

- (a) That Council grants approval for the relaxation of the street building line for the garage as depicted in the application dated 1st April 2025 (on file).
- (b) That the unapproved building structures on Erf 2475, Vineta, be condoned.
- (c) That the penalty for non-compliance, which amounts to N\$131,651.07 (VAT incl) be paid in full before the issuance of the "As-Built" Plans for Approval and the release of the Compliance Certificate.
- (d) That upon payment of the Penalty for Non-Compliant Construction amount, the as-built plans be submitted for approval.

11.1.4

PERMISSION TO PUT UP ADVERTISING MOBILE TRAILERS

(C/M 2026/01/29 – 8/2/1)

RESOLVED:

- (a) That the Council grants permission to Media Solutions Group to install mobile advertisement trailers on sites one (1) and three (3)
- (b) Site two (2) to be declined and the applicant to be informed that he will have to apply for location two (2) through Transnamib.
- (c) That the mobile advertising trailers currently placed on Erf 444, Transnamib Property, be removed from the property, as it was not approved by Council.
- (d) That permission only be granted to use sites for twelve (12) months with no option to renew the lease period.
- (e) That Erf 2310, Mondesa, be proposed to the applicant as an alternative location to place one Mobile Advertising trailer.
- (f) That Corporate Service, Property Division set up a formal lease agreement for the use of Council's land before any advertising be placed.

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- (g) That Media Solutions Group to pay a monthly fee of N\$2,300.00 per site.
- (h) That Media Solutions Group be responsible for the maintenance of the mobile trailers.
- (i) The council reserves the right to cancel the lease agreement at any time during the lease period should the requirement not be met.
- (j) That the locations for this type of advertising be limited to the approved sites and be made available to other applicants once the lease period has expired.

11.1.5

APPLICATION FOR REZONING OF ERF 4827 (A PORTION OF ERF 4007), SWAKOPMUND EXTENSION 10 FROM GENERAL BUSINESS TO GENERAL INDUSTRIAL

(C/M 2026/01/29 - I 4827)

RESOLVED:

- (a) That the rezoning of Erf 4827 (a portion of Erf 4007), Swakopmund Extension 10, from "General Business" to "General Industrial" with a bulk of 1.0 be approved.
- (b) That the rezoning of Erf 4827 (a portion of Erf 4007), Swakopmund Extension 10, from "General Business" to "General Industrial" with a bulk of 1.0 is subject to a 30% compensation fee calculated according to the National Betterment Fee Policy of 2009 and is to be paid by the applicant.
- (c) That no building plans, inclusive of relaxation of building lines or aesthetics application, be approved until proof of payment of the compensation fee for the rezoning has been received by Council.
- (d) That all the parking be provided on-site in line with the Swakopmund Zoning Scheme and no parking on street reserve; shall be tolerated.
- (e) That the applicant provides proof that the rezoning has been approved by the Minister and promulgated, before any submission of building plans to the Engineering Services Department for approval, and
- (f) That all additional infrastructure required as a result of the proposed development be for the account of the applicant and in accordance with the specifications of the Engineering Services Department.

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11.1.6

REZONING OF ERF 637 (A PORTION OF ERF 390), SWAKOPMUND, FROM "SPECIAL" FOR BREWERY TO SPECIAL FOR WAREHOUSE AND CONSENT TO OPERATE THE WAREHOUSE WHILE THE REZONING IS IN PROCESS

(C/M 2026/01/29 - Erf 637)

RESOLVED:

- (a) That the rezoning of Erf 637 (a portion of Erf 390), Swakopmund, from "Special" for Brewery to "Special" for Warehouse be approved.
- (b) That the consent to operate the warehouse while the rezoning is in process be approved, provided that:
 - That Council reserves the right to cancel a consent use should there be valid complaints.
 - That the applicant must operate within the Swakopmund Zoning Scheme regulations.
 - That consent is not transferable.
 - That no on-street parking will be tolerated
- (c) That the applicant provides proof that the rezoning of Erf 637 (a portion of Erf 390), 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 Services Department for approval.
- (d) That the rezoning of Erf 637 (a portion of Erf 390), Swakopmund, from "Special" for Brewery to "Special" for Warehouse is not subject to a compensation fee calculated according to the Betterment Fee Policy of 2009 and is to be paid by the applicant.
- (e) That all additional infrastructures required because of the proposed development shall be for the account of the applicant or the owner and in accordance with the specifications and satisfaction of the Engineering Services Department.
- (f) That on-site parking be provided as per the Swakopmund Zoning Scheme, and no street parking will be permitted.

11.1.7

SUBDIVISION OF FARM NO. 166, SWAKOPMUND INTO PORTION A AND REMAINDER

(C/M 2026/01/29 - Farm 166)

On the proposal of Councillor H U Weiman and seconded by Councillor A S Angula, it was:

RESOLVED:

That this item be referred back and that Oluga Enterprise (Pty) be invited for an audience with the Management Committee on a date to be determined by the Chief Executive Officer.

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11.1.8

ERONGO RED: MANDATE FOR COUNCIL'S REPRESENTATIVES: ANNUAL GENERAL MEETING: 06 FEBRUARY 2026

(C/M 2026/01/22)

(9/1/4/2)

RESOLVED:

- (a) That the Chairperson of the Management Committee, Councillor A S Hangula, the Alternate Chairperson of the Management Committee, Councillor M N Amushila, and Chief Executive Officer, Mr A Benjamin, be mandated to represent Council at the Erongo RED Annual General Meeting to be held on 06 February 2026, at the Strand Hotel in Swakopmund, be approved.
- (b) That the mandate be condoned for the matters as set out in the table below for the Annual General Meeting:

	Insert an "X" or the number of votes exercisable (one vote per share)		
	In favour of	Against	Abstain
1. To approve the minutes of the previous Annual General Meeting held on 18 March 2025.			
2. To receive and adopt the Annual Financial Statements of Erongo RED for the year ended 30 June 2025.			
3. To receive and note the Finance Report.			
4. To receive and adopt the declaration/non-declaration of dividends for the year ended 30 June 2025.			
5. To appoint/confirm the appointment of Auditors			
6. To receive the Board Effectiveness Report 2025.			
7. To appoint/confirm the appointment of Directors in terms of the Shareholders Agreement.			

12. DRAFT REGULATIONS AND TARIFFS, IF ANY

None.

The meeting adjourned: 19:30.

Minutes to be confirmed on 26 February 2026.

Mr C McClune
CHIEF EXECUTIVE OFFICER (Acting)

Councillor S M Kautondokwa
MAYOR

10. **REPORT TO COUNCIL ON RESOLUTIONS TAKEN BY PREVIOUS MANAGEMENT COMMITTEE MEETING HELD DURING FEBRUARY 2026**

10.1 (A) **MINUTES OF THE MANAGEMENT COMMITTEE MEETING HELD ON 18 FEBRUARY 2026**

2. **CONFIRMATION OF MINUTES**
(M/C 2026/01/15 - 5/2/1/1/2)

2.1 **MINUTES OF THE MANAGEMENT COMMITTEE MEETING HELD ON 15 JANUARY 2026**

On the proposal of Councillor M N Amushila and seconded by Councillor H U Weiman, it was:

RESOLVED:

That the Minutes of the Management Committee meetings held on 15 January 2026 be confirmed as correct.

2.2 **MINUTES OF THE MANAGEMENT COMMITTEE MEETING HELD ON 03 FEBRUARY 2026**

On the proposal of Councillor H U Weiman and seconded by Councillor M N Amushila, it was:

RESOLVED:

That the Minutes of the Management Committee meetings held on 03 February 2026 be confirmed as correct.

7.1 **REQUEST FOR AUDIENCE WITH MANAGEMENT COMMITTEE TO PRESENT ON ASHER WASTE MANAGEMENT TECHNOLOGY**

(M/C 2026/02/18 - 18/7/1, 12/2/1/2/2)

RESOLVED:

- (a) **That the in-person presentation to the Management Committee on the Asher Waste Management Technology by Messrs Hulina Offshore Energy (Pty) Ltd be noted.**
 - (b) **That the General Manager for Health Services and Solid Waste Management be mandated to engage with the company on the feasibility of the Asher Waste Management System.**
-

- 7.9 **DONATION OF THE ISUZU SINGLE CAB BAKKIE, REGISTRATION N 8211 S TO THE NAMIBIAN POLICE - MONDESA**
(M/C 2026/02/18 - 3/15/1/1)

RESOLVED:

That this item be withdrawn from the Agenda.

- 8.13 **APPLICATION TO UPGRADE AND INSTALL A NEW CONSTRUCTION HOARDING AND DISPLAY ADVERTISING ON A PORTION OF ERF 4747, STRAND STREET**
(M/C 2026/02/18 - E 4747)

RESOLVED:

That this item be referred back, pending further engagement.

- 10.9 **REQUEST FOR APPROVAL TO TRAVEL AND SIGN THE MEMORANDUM OF UNDERSTANDING BETWEEN MUNICIPALITY OF SWAKOPMUND AND THE ZANZIBAR URBAN MUNICIPAL COUNCIL, TANZANIA**
(M/C 2026/02/18 - 12/2/4/5)

RESOLVED:

That this item be referred back.

- 10.10 **REQUEST FOR PERMISSION TO REFUND THE VENDORS - NEW YEAR'S CELEBRATION 2026**
(M/C 2026/02/18 - 13/3/2/1)

RESOLVED:

That this item be referred back.

- 10.12 **REQUEST FOR APPROVAL TO PARTICIPATE IN THE MTC BRANDING & MARKETING INDABA 2026**
(M/C 2026/02/18 - 13/3/1/2)

RESOLVED:

That Management Committee takes note that the Municipality of Swakopmund will participate in the MTC Branding & Marketing Indaba 2026 scheduled to take place from 08 - 10 April 2026 in Windhoek.

11.1.1

AUDIENCE: MOMPORISA TRADING ENTERPRISES (PTY) LTD - ALTERNATIVE TOWNSHIP FOR DEVELOPMENT

(C/M 2026/03/05 - 17/1/4/2/1/14)

Ordinary Management Committee Meeting of 18 February 2026, Addendum **7.2** page **03** refers.

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

A letter dated **29 February 2024** (*might be incorrectly dated*), received by Council on **20 January 2026** from Ms Anna Hamutenya of Momporisa Enterprises (Pty) Ltd (herein after "Momporisa"), refers (attached as **Annexure "A"**).

Momporisa is 1 of the 9 private developers who submitted unsolicited applications for township development and were allocated townships in terms of Council's decision made on **31 May 2018** under item 11.1.25. They share Extension 25 with Lherix Investments (Pty) Ltd.

Momporisa once again requests the allocation or reservation of an alternative portion of land for installation and development, as Extension 25 is occupied by informal households.

Attachments:

- | | |
|---------------------|------------------------------------------------------------------------------------------------|
| Annexure "A" | : Letter from Momporisa Trading Enterprises (Pty) Ltd received on 20 January 2026 . |
| Annexure "B" | : Letter from Momporisa Trading Enterprises (Pty) Ltd dated 13 February 2023 . |
| Annexure "C" | : Item 11.1.44 of Council's Meeting held on 27 January 2022 . |
| Annexure "D" | : A letter dated 15 February 2022 was addressed to Momporisa after a meeting with them. |
| Annexure "E" | : Aerial photo of Extension 25 |
| Annexure "F" | : Map of the Established Mondesa area and the Northern Wedge |

Audience

On the instruction of the Chief Executive Officer, following discussions with the Chairperson of the Management Committee, it was concluded that Momporisa be invited for an audience with the Management Committee.

3. Introduction

- 3.1 On **27 April 2023**, Council considered a similar request by Momporisa, whereafter the following decision was made under item 11.1.19:

"(a) That Momporisa Trading Enterprises (Pty) Ltd be informed that Council takes note of their request submitted under cover of a letter dated 13 February 2023 for an alternative township for development, but that no alternative townships are available for exchange.

(b) That it be noted that currently there is no written agreement signed between Council and Momporisra Trading Enterprises (Pty) Ltd; the agreement will only be signed once the informal households are relocated, as resolved by Council on 27 January 2022 under item 11.1.44."

3.2 The Housing Section enumerated the occupancy of Extensions 24 and 25 and the following statistics, outcome, and decision. The way forward is recorded under point 6, below.

Unfortunately, these informal households cannot be relocated soon as there is no available land to accommodate them.

3.3 On **12 September 2025**, Momporisra was encouraged to submit a development proposal for Extension 4, and all relevant information was provided to Ms A Hamutenya.

On the closing date, i.e., **21 November 2025**, proposals were received from the following entities:

- Motorized Rapid Building Machine Systems,
- Easy United Holding (Pty) Ltd and
- OB Davids Properties CC

4. **Background**

After allocation of the respective townships to the various private developers, it was determined that a number of townships are inhabited by informal households. This issue was submitted to Council on **27 January 2022**, whereafter Council decided as per **Annexure "C"** (attached).

A meeting was held with the affected developers on **11 February 2022**, explaining the current situation to them and that agreements can only be signed once the informal households have been relocated. Attached as **Annexure "D"** is a letter dated **15 February 2022** recording the discussion.

Although the Housing Section is working tirelessly to sensitize, register and list the informal households located in Extension 25, this is a very long and sensitive process which cannot be concluded hastily. Attached as **Annexure "E"** is a map indicating the informal households located on Extension 25.

5. **Alternative Townships**

5.1 Below are lists of the townships located in the established Mondesa area and the allocation thereof:

Private Developers

	Extension	Developer
1	Extension 3, Matutura	Tapeya Investment Holding (Pty) Ltd
2	Ext 4, Mat	Development proposals were invited for submission by 21 November 2025 . The General Manager: Engineering Services is assessing the

	Extension	Developer
		proposals, whereafter it will be submitted to the Investment Coordination Committee and thereafter to the Management Committee for consideration.
3	Extension 5, Matutura	On 15 April 2025 , under item 10.4, the Management Committee made a decision under point (d) that the invitation for proposals only be attended to after the northern wedge documentation is finalized.
4	Extension 13, Matutura	On 01 April 2025 , under item 11.1.30, Council decided that the township be serviced (point (m)) and allocated to the 40/40 development.
5	Matutura Proper	Quintessential Trading & Consultancy (Pty) Ltd
6	Extension 24, Swakopmund	Lelwapa Property Developers (Pty) Ltd
7	Extension 25, Swakopmund	Lherix Investment (Pty) Ltd and Momporisa Trading Enterprises (Pty) Ltd
8	Extension 38, Swakopmund	NHE was informed of Council's decision made on 26 June 2025 decision offering the township to them. A courtesy meeting is scheduled for 02 October 2025 . A technical team meeting was held on 20 October 2025 . A reminder to respond by offering a purchase price was issued to NHE dated 11 November 2025 .

Mass Housing Extensions (Gov Installed Services):

1	Extension 6, Matutura
2	Extension 7, Matutura
3	Extension 8, Matutura
4	Extension 9, Matutura
5	Extension 10, Matutura
6	Extension 11, Matutura
7	Extension 12, Matutura
8	Extension 27, Swakopmund
9	Extension 28, Swakopmund
10	Extension 29, Swakopmund
11	Extension 30, Swakopmund
12	Extension 31, Swakopmund
13	Extension 37, Swakopmund

- 5.2 With reference to the Northern Wedge, Council passed the following decision on **27 January 2022** under item 11.1.2:

“(a) That Council's resolution passed on 30 August 2021 under Item 11.1.15 point (e) be amended to reflect a correct allocation based on the map approved by the Ministry of Land Reform as follows:

- (e) That Council calls for development proposals based on the land identified and the criteria stipulated be issued before the end of October 2021:

Portion	Main Usage	Development
165	Low Income Residential / Industrial	As per the Structure Plan
166	Low Income Residential	Relocation / Reception Area
167	Middle Income Residential	Private Development
168	Middle Income Residential	Private Development
169	Low Income Residential	Relocation / Reception Area
170	High / Middle Income Erven (previously cemetery)	Council
171	Cemetery and Park	Council
172	Middle / Low Income Residential (including large institutional erf)	Council
173	Low Income Residential	Relocation / Reception Area
174	Low Income Residential	Relocation / Reception Area
175	Business & General Residential (mirrors the business layout of the townships to the south of the dividing road).	Council
176	Business & General Residential (mirrors the business layout of the townships to the south of the dividing road).	Howard Holdings (Pty) Ltd and Ministry of Health & Social Services

(b) That point (f) of Councils' resolution passed on 30 August 2021 under Item 11.1.15 point (e) be amended to read "Portion No 176" instead of "Portion 174."

As per **Annexure "F"**, it might take years for the installation of services to progress to the southern boundary of the northern wedge for connections. Therefore, allocating/exchanging a portion of land in the northern wedge to/with Momporisia will not solve the delays they are currently experiencing with the relocation of the informal households from Extension 25.

6. **Current Situation and Way Forward with the Extensions 24 and 25**

- 6.1 The information regarding the progress and outcomes of the household registration process in Extensions 24 and 25, Swakopmund were initiated to support informed planning, relocation, and land allocation. Extension 24 comprises 246 erven, all of which are occupied by approximately 2,259 households. Extension 25 consists of 318 erven, of which 194 are occupied by 2,306 households, while 115 serviced erven in the southwestern corner remain vacant and allocated to various entities.
- 6.2 A socio-economic survey was conducted by the Housing Section from 7 January to 31 March 2025 and resulted in the registration of 1,607 households in Extension 24 and 1,806 households in Extension 25. Despite repeated visits and public notices, 1,152 households across both extensions remain unregistered due to absentee occupants, unoccupied structures, and suspected speculation.

- Extension 24 - Registration Summary:

Ext 24 Registration	Total Number
Total number of erven	246
Number of erven occupied by households	246
Total number of households	2259
Number of households registered	1607
Number of households yet to be registered	652

- Extension 25 - Registration Summary:

Ext 25 Registration	Total Number
Total number of erven excluding the southwestern corner	194
Number of erven occupied by households	194
Total number of households	2306
Number of households registered	1782
Number of households yet to be registered	524

- 6.3 The Socio-economic analysis reveals severe affordability constraints, with a large proportion of households classified as low-income, unemployed, or unable to provide proof of income. This indicates limited capacity to afford serviced erven, or housing construction.

- 6.4 A submission regarding the survey was tabled at Council meeting on **2 October 2025** that resolved as follows:

(a) That Council acknowledges the allocation of Extension 24 to Lelwapa Property Developers (Pty) Ltd.

(b) That the Property and Housing Division arrange a meeting with Lelwapa Property Developers (Pty) Ltd, to discuss the proposed allocation process and determine appropriate placement strategies for occupants who do not meet the qualification criteria.

(c) That Council takes note of the feedback regarding the registration of households in Extensions 24 & 25, Swakopmund "Seaside Side".

(d) That Council prioritises the preparation of the Northern Wedge extensions (reception area) to expedite the relocation process.

(e) That the registered households in Extensions 24 & 25, Swakopmund, be informed at least 3 months in advance about the relocation to be prepared for the activity.

(f) That 622 households in Extension 25, Swakopmund, occupying residential erven be given the first opportunity to purchase the erven they are currently occupying, contingent upon individual affordability. **Extension 25 is allocated to Lherix Investment (Pty) Ltd and Momporisa Trading Enterprises (Pty) Ltd.**

(g) That a payment plan, or subsidised land, be created for low-income households to ensure affordability.

(h) That at the time of relocation, all necessary steps be taken to remove the unoccupied structures in Extensions 24 & 25, Swakopmund, and that they be

stored at Council's stores to assist future fire victims. Additionally, radio announcements be made to give notice to the owners of the approximately 1152 unregistered structures.

- (i) That Council resolution 11.1.16 (h), passed on 4 June 2024, be implemented and enforced as directed. "That signboard be designed and erected at all informal areas, cautioning occupiers from leasing structures and clarifying the penalties for non-compliance."
- (j) That the General Manager: Engineering & Planning Services ensures the implementation of recommendation (h) above."

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

RECOMMENDED:

- (a) That Council takes note of the presentation by Ms Anna Hamutenya of Messrs Momporisa Trading Enterprises (Pty) Ltd.
 - (b) That Council takes note that Lelwapa Property Developers (Pty) Ltd (allocated Extension 24, Swakopmund) and Lherix Investment (Pty) Ltd (allocated a portion of Extension 25, Swakopmund) is in the same situation as Momporisa Trading Enterprises (Pty) Ltd (allocated a portion of Extension 25, Swakopmund).
 - (c) That Council takes note of the decision made on 02 October 2025 under point (d) above to expedite the relocation of the informal households in Extensions 24 and 25, Swakopmund.
 - (d) That Council takes note that Messrs Momporisa Trading Enterprises (Pty) Ltd was encouraged to submit a development proposal for Extension 4, Matutura, of which the closing date was 21 November 2025.
 - (e) That Messrs Momporisa Trading Enterprises (Pty) Ltd be informed that Council takes note of their request submitted under cover of a letter dated 13 February 2023, as well as the letter received on 20 January 2026 (dated 29 February 2024) for an alternative township for development, but that no alternative townships are available for exchange at this stage.
 - (f) That it be noted that currently there is no written agreement signed between Council and Messrs Momporisa Trading Enterprises (Pty) Ltd; the agreement will only be signed once the informal households are relocated, as resolved by Council on 27 January 2022 under item 11.1.44.
 - (g) That Council agrees in principle to consider allocating an alternative township for development to Messrs Momporisa Trading Enterprises (Pty) Ltd once such becomes available.
-



The Chief Executive Officer
Municipality of Swakopmund
P O Box 53
Swakopmund
Namibia

13 February 2023

RE: REQUEST FOR ALTERNATIVE BLOCK ERF TO ADDRESS NON-PROGRESS ON BLOCK NO. 5 EXTENSION 25

Our multiple discussions and enquiries to the above matter has reference.

Herewith Mompotisa Trading Pty, Ltd request your good office to consider an alternative measure in addressing the current non-progressing situation on Block 5 extension 25, Matutura. As known by all parties the occupation of the above premises by shack dwellers makes it impossible for any attempt to develop the area. So far we, the Mompotisa team has lost investors due to that occupation.

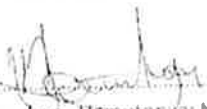
For six years since the allocation of the above land we are constraint by the shack dwellers occupation. This occupation caused us to lose investors and we are about to face the same situation of losing the current investors. In the last discussion Mr. Plaaitjes promised that the premises will be cleared and ready by the end of February 2023.

At this stage Mompotisa has secured investors who are ready to develop the land and we are at an advance stage with negotiations. Current indications are that in three months we will be signing agreements as we are busy with the due diligence process. Logically it is impossible that the shack dwellers be moved by the end of February.

In this light we are requesting your good office to consider alternatives in order not to defeat our common course of development. Please consider our request as priority to remedy the situation

I hope our request is favorably considered.

Yours sincerely


Mrs. Anita Hamutenya: Mompotisa TE Ply Ltd

ANNEXURE "C"

11.1.44 **JV AGREEMENTS: INFORMAL DWELLING STRUCTURES LOCATED ON TOWNSHIPS**

(C/M 2022/01/27 - 14/2/1/2, 16/1/4/2/1/14)

RESOLVED:

- (a) That Council takes note that the following three Extensions allocated to private developers inhabited by informal households, which need to be relocated in order to commence with service installations:

Township	Entity	Targeted Income Group	Occupied
Extension 24, Swakopmund	Lelwapa Property Developers (Pty) Ltd	Low Income Level <u>Value of Structure:</u> N\$ 150 000 to N\$ 250 000 (excluding erf)	Densely Occupied
Extension 25, Swakopmund	Momporisa Trading Enterprises (Pty) Ltd Lherix Investment (Pty) Ltd	Low Income Level <u>Value of Structure:</u> N\$ 150 000 to N\$ 250 000 (excluding erf)	Densely Occupied
Extension 38, Swakopmund	Gheron Building Construction (Pty) Ltd Applied for reconsideration of cancellation.	Medium Income Level <u>Value of Structure:</u> N\$ 500 000 to N\$ 800 000 (excluding erf)	Eastern Half Occupied

- (b) That in order to obtain accurate information / data on the number of households located on Extensions 24, 25, 38, and Portion 184, the following framework and procedure is proposed:
- (i) A desktop study be embarked on based on the aerial maps of Extensions 24, 25, and 38 to estimate the density of the location of informal dwelling structures and to assess the situation.
 - (ii) The General Manager: Corporate Services & HC, be authorised to assess the need for and recruit temporary staff to attend to the envisaged survey and relocation project.
 - (iii) Following the desktop study, a physical survey on site be conducted to assess:
 - (a) the location of informal dwelling structures (on erven, open spaces, streets, etc.),
 - (b) number of informal dwelling structures per erf,
 - (c) the number of persons per informal dwelling structures,
 - (d) the income level of the household in the informal dwelling structures household, and
 - (e) whether the household is already listed on the Master Waiting List and additional data be added to the said list.

- (f) **That tenants be issued with lease contracts once located on their erf.**
- (iv) **Then, in consultation with the Engineering & Planning Department, the most suitable areas for relocation and reception be identified at the two areas listed below (availability of services in proximity, distance from Extension 24, 25, and 38)**
- **The Flexible Land Tenure Areas for households with fixed monthly income (Portions 182 and 183, and also to be relocated); and**
 - **The Northern Wedge as a relocation area for overspill of inhabitants being unemployed and without a monthly income, and as a reception area for new arrivals (Portions 166, 169, 173, and 174)**

That the identified areas be prepared as follows:

- (a) **lay-outs be compiled to ensure controlled settlement and to avoid having to move informal dwelling structures built over boundaries and streets later;**
 - (b) **lighting, ablution, and water be made available;**
 - (c) **Council assists with the transport of informal dwelling structures and household belongings, but be indemnified against any claims for damages;**
 - (d) **a plan be drafted for the orderly relocation to the relocation / reception areas; and**
 - (e) **Engineering & Planning Services Department provides rough estimates of the projected cost calculations for the project.**
- (v) **A communication campaign be designed and launched to sensitize the affected households, which includes regular consultations with the relevant committees.**
- (c) **That reasonable timelines be compiled to execute the project.**
- (d) **That in order to maximize the number of households which can be received and accommodated in the new resettlement / reception areas, it is proposed that Council obtains permission from the Rural & Urban Planning Board to reduce the size of erven to a minimum of 220m² in the reception area only.**
- (e) **That the information from the desktop study be used to draft a funding proposal to urgently obtain funding / grants from international donors to service low-cost housing areas and / or to erect ultra-low-cost housing units.**
- (f) **That should Council confirm the cancellation of the termination in respect of Extension 3, Matutura to Messrs Tapeya Investment Holdings (Pty) Ltd (under separate submission in this Agenda), Council immediately undertakes to service and sell erven in this Extension, to speed up land delivery.**
-



MUNICIPALITY OF SWAKOPMUND

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085 614 514

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NAMIBIA

www.swkmun.com.na

sbruwer@swkmun.com.na

Enquiries: Ms S Bruwer

15 February 2022

Lhenx Investment (Pty) Ltd
P O Box 1102
Swakopmund
13051

Att: Ms Emrichen Gaes
lhenxco@gmail.com

Momporisa Trading Enterprises (Pty) Ltd
P O Box 467
Henties Bay
13005

Att: Ms Anna Hamutenya and
Mr Daniel Isaaks
annaham42@gmail.com
isaaksdaniel@gmail.com

Dear Sirs and Madams:

DEVELOPMENT OF EXTENSION 25 : CURRENT SITUATION

The meeting held on Friday, 11 February 2022 at the Swakopmund Municipality regarding the development of Extension 25 refers.

The following is confirmed

1. Extension 25 is inhabited by informal shack dwellers. Council approved a relocation plan on 27 January 2022 under item 11.1.44. The situation is being assessed to determine the number of households to be relocated. Council cannot commit to a timeframe for vacating Extension 25 as unforeseen issues might arise during the actual relocation process.
2. Due to the above reason the development agreements with Lhenx Investment (Pty) Ltd and Momporisa Trading Enterprises (Pty) Ltd cannot be signed at this time. Specific timelines start running against the developer once the agreements are signed which will not be attainable while the extension is occupied by informal structures.
 5. Clause 3 of the standard development agreement is attached in this regard.
3. Extension 25 is allocated to both Lhenx Investment (Pty) Ltd and Momporisa Trading Enterprises (Pty) Ltd for the installation of services, construction of houses and the return of a number of identified serviced erven to Council.
 5. Council's resolution passed on 31 May 2018 under item 11.1.25 is attached for completeness sake.

All correspondence must be addressed to the **Chief Executive Officer**

Summarized below the main conditions:

3.1 Extension 25 is allocated for low income level households.

The houses to be constructed shall consist of one (1) to two (2) to three bedroom houses, i.e. structures to the value of not less than N\$150 000.00, but not more than N\$250 000.00. This excludes the cost of servicing the land.

3.2 The division of erven between Council and the developer is as follows under item 11.1.25 of the resolution passed on 31 May 2018:

Zoning	Total Number of Erven	Erven Sharing Ratio	
		Developer	Council
Single Residential	288	173	115
General Residential 1	0	0	0
General Residential 2	3	0	0
Local Business	0	0	0
General Business	14	8	6
Public Open Space	3	0	3
Institutional	5	0	5
Local Authority	4	0	4
Undetermined	1	0	1
Private Open Space	0	0	0

The above resolution was amended by Council on 25 February 2021 under item 11.1.19 to read as follows:

(a) That point 1.1.4.2 of Council's resolution passed on 31 May 2018 under item 11.1.25 be amended as indicated below to ensure that the developers:

- return 30% (52 erven) (instead of 40%) of the 173 "Single Residential" erven to be serviced by them, to Council;
- that the developers service 7 "General Business" erven and return 3 (including Erf 6683), the developers retain 4;
- that the developers service the 3 "General Residential 2" erven and return Erf 6647 to Council.

(b) ...

(c) ...

3.3 Should both developers agree to make use of the same professional service providers, the erven and profits can be divided within the above division amongst themselves. Alternatively, should the developers make use of different professional services providers, Extension 25 is divided into two blocks within the township to accommodate the developers based on each one using their own professional team and contractors which is practical, but resulting in an unequal distribution of erven.

§ Attached a map indicating the division as well as a list of the actual allocations based on the division.

In this regard the developers were requested to consult each other. At the meeting it was not determined which block will be allocated to which developer.

We await feedback from the two developers on whether they intend to proceed with their own preferred teams and contractors or whether they will joint forces and use the same.

In the meantime while Extension 25 is being vacated, please prepare for compliance with clause 3 of the development agreement.

For enquiries, please do not hesitate to contact Ms S Bruwer at ☎ 064-4104212.

Yours faithfully

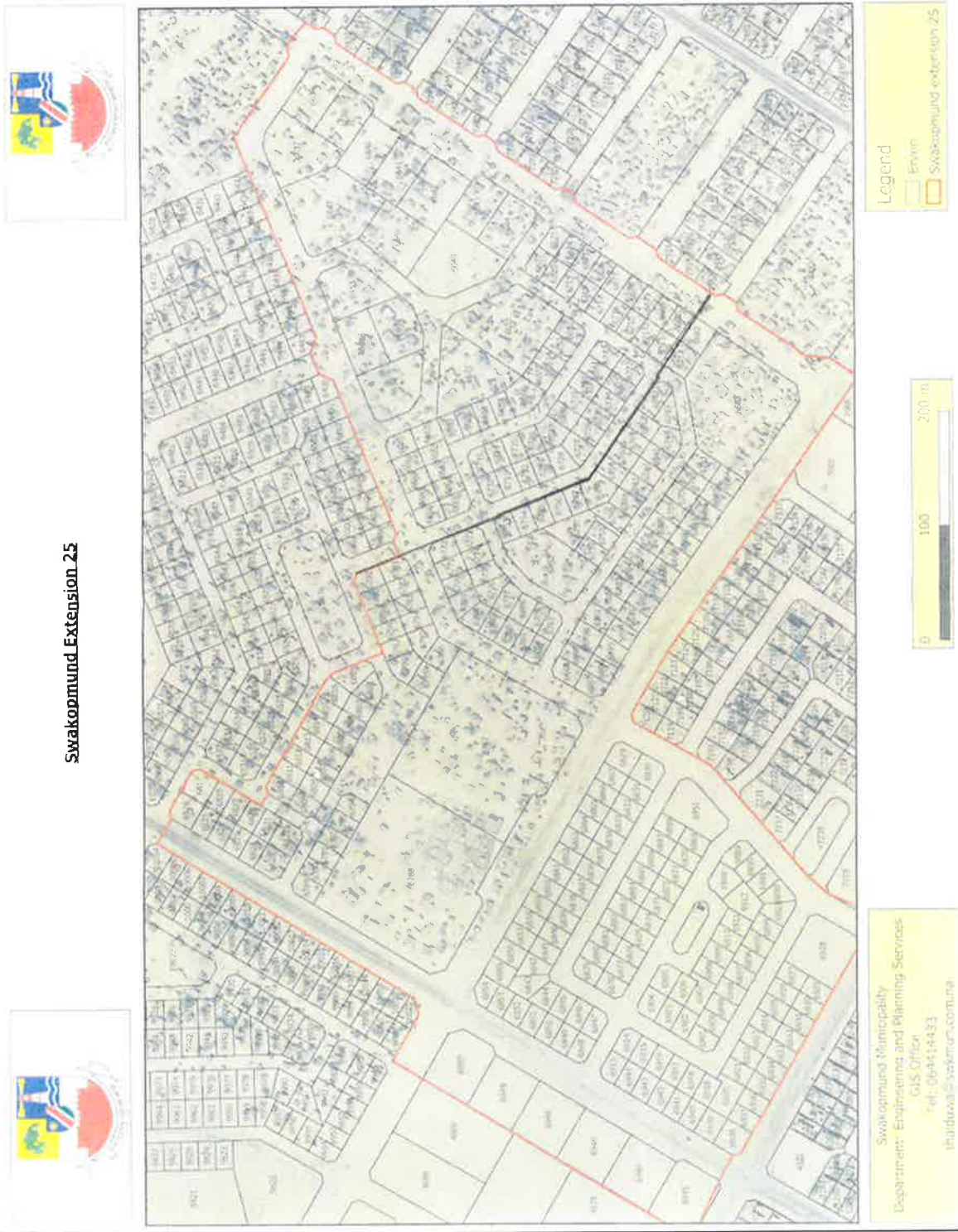


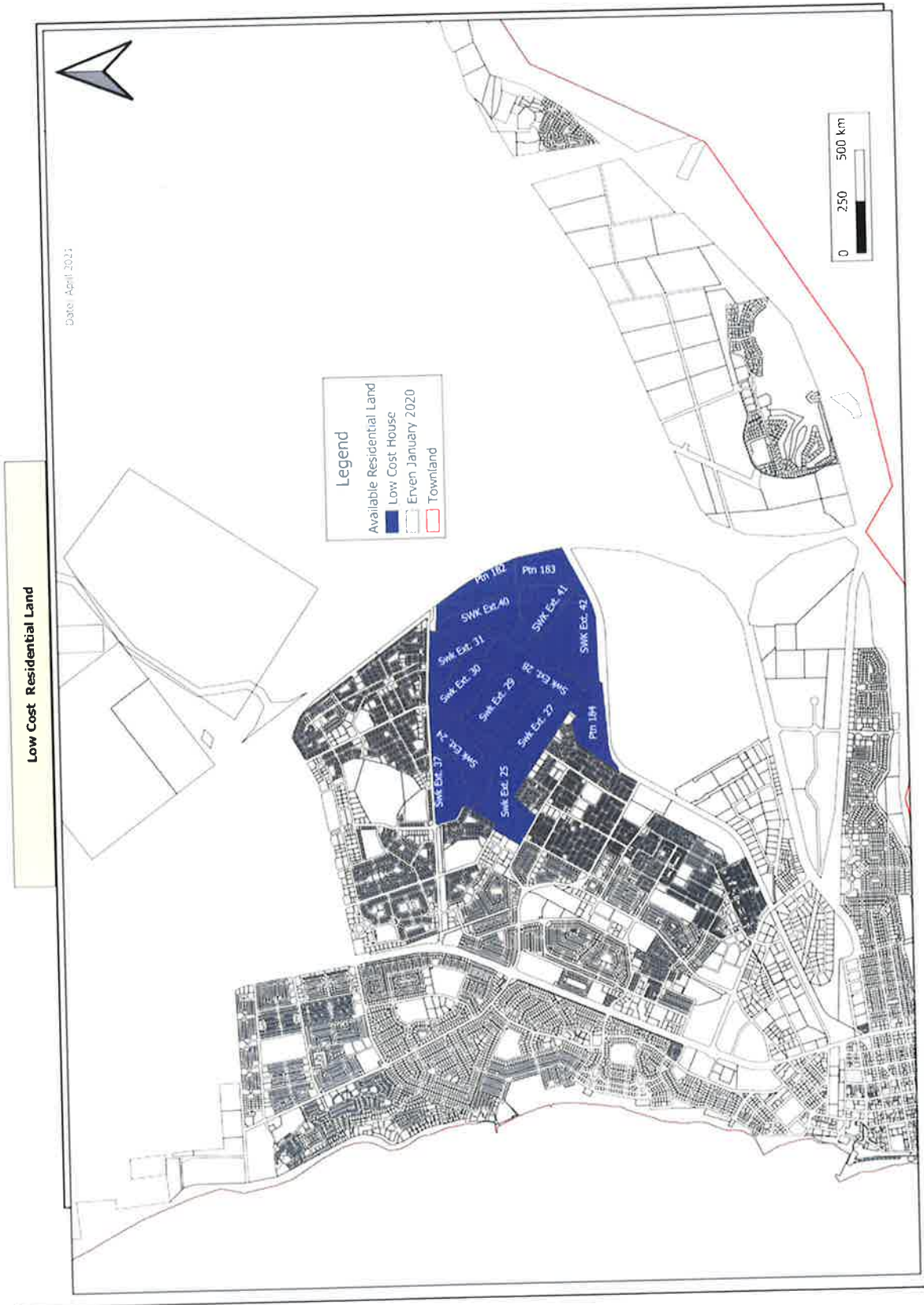
Mr A Plaatjie
General Manager: Corporate Services & Human Capital (Acting)

/sb

Copy: GM Engineering & Planning Services
Kinghorn Associates

ANNEXURE "E"





Low Cost Residential Land

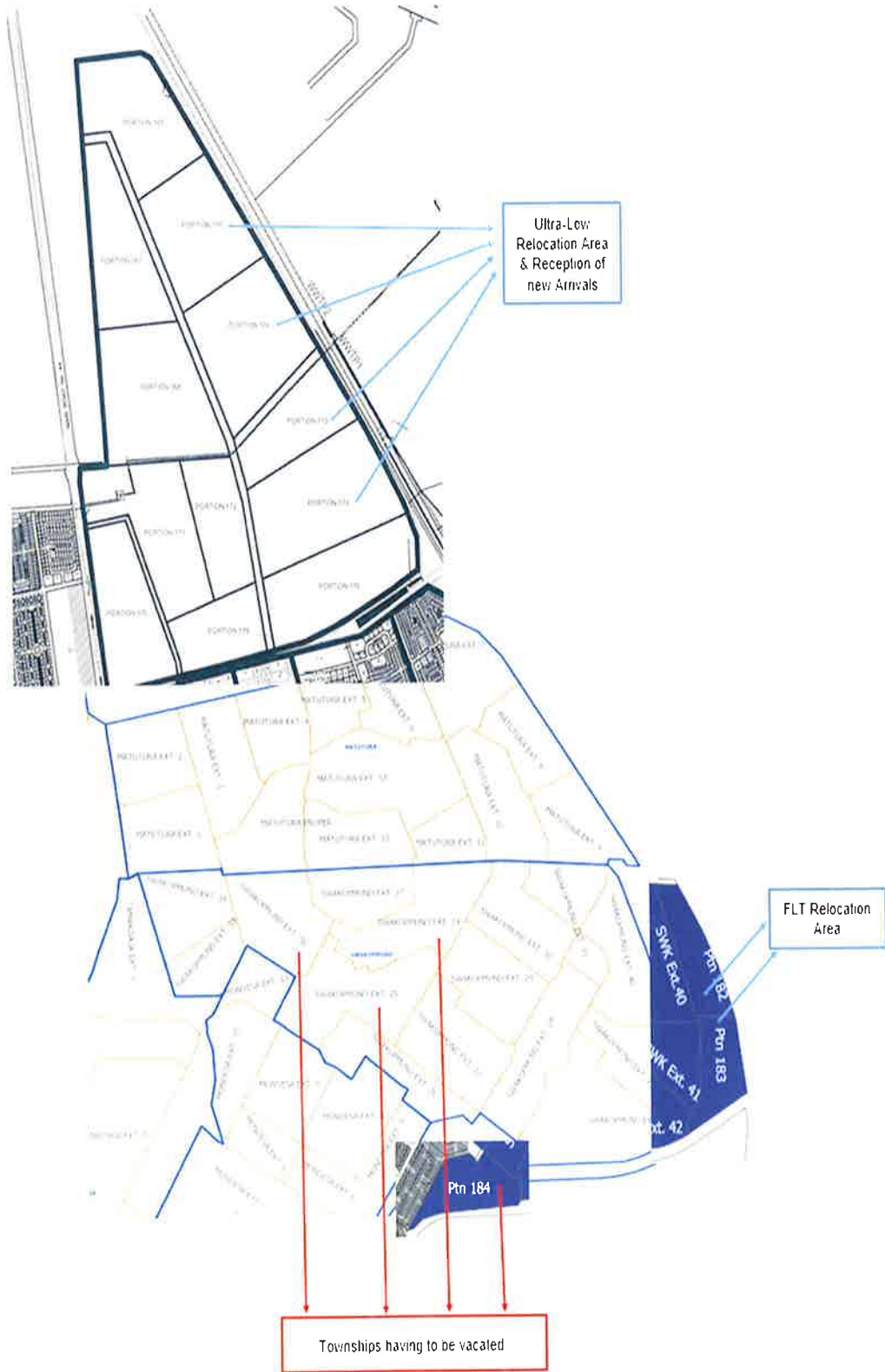
Legend
Available Residential Land
Low Cost House
Even January 2020
Townland

0 250 500 km

Date: April 2025

Ptn 182 Ptn 183
Svk Est. 40 Svk Est. 41
Svk Est. 31 Svk Est. 42
Svk Est. 30 Svk Est. 39
Svk Est. 28 Svk Est. 27
Svk Est. 26 Svk Est. 25
Ptn 184

ANNEXURE "F"



11.1.2

ERF 113, VINETA: RENEWAL OF LEASE PERIOD FOR MR MARIO HERCULES NEL AND MS DANIELA STOELSEL PEREIRA DA SILVA (T/A WURSTBUDE)

(C/M 2026/03/05 - V 113)

Ordinary Management Committee Meeting of 18 February 2026, Addendum **7.3** page **20** refers.**A. This item was submitted to the Management Committee for consideration:****1. Purpose**

The purpose of this submission is to request Council's consideration of the following applications with regard to Erf 113, Vineta, which are tabled under the cover of separate submissions:

- (i) to renew the lease agreement between Council and Mr Mario Hercules Nel and Ms Daniela Stoelsel Pereira da Silva t/a Wurstbude (hereinafter referred to as "Wurstbude"), who is leasing the building located on Erf 113, Vineta (**Annexure "A"**).

Subject of this submission.

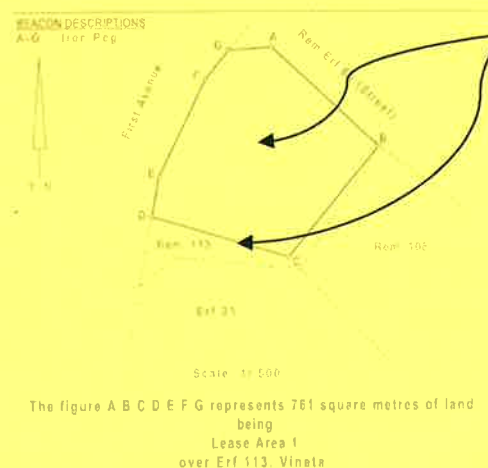
The current lease period lapses on **31 May 2026**, and the lessee has a right to renewal.

- (ii) Reconsideration of the sale of a portion of land to the owners of Erf 31, Vineta (Plan Africa Consulting CC on behalf of Hallie Investment Number Two Hundred and Thirteen CC, hereinafter referred to as "Hallie") as resolved by Council on **29 February 2024** under item 11.1.10.

Subject of next submission.

As the application in (ii) above will affect the size of the remaining area in point (i) above, these two submissions are tabled following each other for ease of reference.

Below, for ease of reference, is a diagram indicating the (i) lease area and (ii) the area Hallie applies for under point (ii):



A map indicating the various pending subdivisions of Erf 113, Vineta, is attached as **Annexure "B"**. These subdivided portions will also have an effect on the size of the remaining portion and reduce the size of the erf in general.

Listing of the attachments:

Annexure "A"	: Letter from Ms Daniela Stoelsssel Perira Da Silva t/a Wurstbude.
Annexure "B"	: A map of Erf 113, Vineta, indicating various pending subdivisions.
Annexure "C"	: Background regarding the lease of a portion of Erf 113, Vineta.
Annexure "D"	: Rental tariffs are charged for the two lease portions of land.
Annexure "E"	: Statement of rental charges paid to date.

2. **Erf 113, Vineta**

In terms of Diagram A81/2020 Erf 113, Vineta measures 1 366m² and is zoned "local business".

Attached as **Annexure "B"** is a layout indicating the:

- Erf 113, Vineta,
- 4m wide right-of-way servitude granting access to Erf 31, and
- The subdivision for the establishment of a separate erf for the substation of Erongo RED.

As can be seen from the attached map, the usable size of Erf 113 is being reduced due to the right-of-way servitude in favour of Erf 31 and the subdivision of the erf for the establishment of a separate erf for the substation of Erongo RED.

Accordingly, the space available for future development on the erf is substantially reduced, considering on-site parking requirements for erven zoned "local business".

Although the lease area of Wurstbude is indicated as 761m² (see first page), this area is not fully being used for the core business of the lessee (public toilet and small park).



3. **Application to Renew the Lease Period of a Portion of Land of Erf 113, Vineta, on which the Premises of the Wurstbude Restaurant is Located**

Attached as **Annexure "A"** is an application dated **29 February 2024** from Wurstbude stating that they are interested to renew the lease period for a further 9 years and 11 months. The area leased is used for the operation of a pizza restaurant.

The current lease period commenced on **01 July 2017** and will therefore lapse on **31 May 2026**.

Clause 14 of the lease agreement makes provision for an option to renew the lease period:

"14.1 The Lessee shall have the option to negotiate the renewal of the Lease for a further period of 9 (nine) years and 11 (eleven) months on the same terms and conditions.

14.2 The right to apply for renewal shall be exercised by notice in writing from the Lessee to the Lessor given and received not later than 6 (six) months before the date on which the renewal period is to commence, and shall lapse in the discretion of the lessor if not so exercised."

} Application submitted dated **29 February 2024**.

Copied from **Annexure "A"**:

I would also like to take this opportunity to ask for first option to renew the lease and also first option to buy the property should it come up for sale.

In order not to crowd the content of this submission, the **complete background** with regard to the lease of the premises is attached as **Annexure "C"**.

4. **Right/Option to Renew the Lease Period**

The lease agreement between Council and Wurstbude will expire on **31 May 2026**.

Attached as **Annexure "A"** is an application received on **29 February 2024** via email from Wurstbude confirming their intention to renew the lease period for a further period.

In terms of Clause 14 of the lease agreement, the lessee has *"the option to negotiate the renewal of the Lease for a further period of 9 (nine) years and 11 (eleven) months on the same terms and conditions."*

Council's approval is required for a further renewal of the lease for an additional 9 years and 11 months to allow the continued operation of the Wurstbude restaurant on Erf 113, Vineta.

Wurstbude also applies to be granted the first option to purchase the premises should Council in the future decide to sell such. Council's Property Policy does not provide for the lease of land with an option to purchase.

5. **Rental Tariffs**

The rental tariffs charged by the Finance Department for the financial year starting **1 July 2025** are attached as **Annexure "D"**.

In terms of Clause 4.1, the rental tariff is divided into portions as follows with the increased rental tariffs from **01 July 2025**:

<ul style="list-style-type: none"> • Kitchen with a pizza oven • Inside eating area 	<p>These two areas measure 97.62m², the current monthly rental tariff is in the amount of N\$ 13 832.38 (N\$ 12 028.16 + 15% VAT N\$ 1 804.22).</p>
<ul style="list-style-type: none"> • Outside seating area / Patio area 	<p>This area measures 91.85m², the current monthly rental tariff is in the amount of N\$ 6 070.83 (N\$ 5 278.98 + 15% VAT N\$ 791.85).</p>

The rental tariff used to increase by 10% per annum since the inception of the lease period. No annual increases were effected for the period 01 July 2020 until 30 June 2021 (Covid-19 period). On **19 November 2020** Council resolved to in future only increase the lease tariffs by 7% annually in July.

The lease account is paid up to date. Attached as **Annexure "E"** is the lease account statement.

Council renewed the lease agreement of Mr Peter Schneider trading as Desert Tavern on **28 March 2019**, under item 11.1.2 for a further 9 years and 11 months. It is proposed to afford Wurstbude the same opportunity.

6. **Proposal**

It is proposed that Council approves renewal of the lease period in terms of Clause 14 of the lease agreement on the same terms and conditions for an additional 9 years and 11 months to allow Mr Mario Hercules and Ms Daniela Stoelssel Pereira da Silva trading as Wurstbude to continue the operation of the Wurstbude restaurant on the lease portion of land located on Erf 113, Vineta.

The renewal is supported based on the fact that a successful business venture and highly popular restaurant, frequented by locals and tourists is operated on the erf.

The lessees through innovation steered their operations during the Covid-19 pandemic without support from Council. No complaints have been received from the public and the rental is paid up to date.

Wurstbude is currently paying a monthly rental tariff of **N\$ 19 903.21** (N\$ 17 307.14 + 15% VAT N\$2 596.10).

The lease areas are as follows:

<ul style="list-style-type: none"> • Kitchen with a pizza oven • Inside eating area 	<p>These two measure 97.62m²</p>	<p>Current tariff per m² = N\$ 123.21.</p>
<ul style="list-style-type: none"> • Outside seating area / Patio area 	<p>This area measures 91.85m²</p>	<p>Current tariff per m² = N\$ 57.47</p>

The lease agreement will be subject to the same terms and conditions, to Council's standard lease conditions and any additional conditions Council may deem fit and subject to all statutory requirements being complied with (publication of notice and approval being obtained from the Minister of Urban and Rural Development).

That Wurstbude be informed that Council does not lease property with an option to purchase.

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

RECOMMENDED:

(a) That Council takes note that Erf 113, Vineta, is zoned "Local Business" and the size is stated as 1 366m² in Diagram No A 81/2021; but that the useful shape and size of the erf is substantially reduced by:

- *4m wide right-of-way servitude granting access to Erf 31, and*
- *the subdivision for the establishment of a separate erf for the Erongo RED substation in terms of the Transfer of Assets Agreement.*

(b) That Council takes note that accordingly, the space available for future development on the erf is substantially reduced, considering on site parking requirements for erven zoned "Local Business" should Council in future decide to sell the remaining portion of Erf 113, Vineta.

(c) That Council takes note that Mr Mario Hercules Nel and Ms Daniela Stoelssel Pereira da Silva t/a Wurstbude who is leasing the building located on Erf 113, Vineta applied in compliance with Clause 14 to exercise their option for the renewal of their lease period for a further 9 (nine) years 11 (eleven) months upon lapsing of the current lease term on 31 May 2026, based on the same terms and conditions.

(d) That Council approves the renewal of the lease period based on the fact that a successful business venture and highly popular restaurant, frequented by locals and tourists, is operated on the erf. The lessees, through innovation, steered their operations during the Covid-19 pandemic without support from Council. No complaints have been received from the public, and the monthly rental (N\$ 19 903.21) is paid up to date.

(e) That the two different lease areas are as follows:

<ul style="list-style-type: none"> • <i>Kitchen with a pizza oven</i> • <i>Inside eating area</i> 	<p><i>These two areas measure 97.62m²</i></p>	<p><i>Current tariff per m² = N\$ 123.21 subject to 7% annual increase from 1 July 2026</i></p>
<ul style="list-style-type: none"> • <i>Outside seating area / Patio area</i> 	<p><i>This area measure 91.85m²</i></p>	<p><i>Current tariff per m² = N\$ 57.47 subject to 7% annual increase from 1 July 2026</i></p>

(f) That the lease agreement be subject to the same terms and conditions contained in the current lease agreement, to Council's standard lease conditions and any additional conditions Council may deem fit and subject to all statutory requirements being complied with (publication of notice and approval being obtained from the Minister of Urban and Rural Development) at the lessee's cost.

(g) That Wurstbude be informed that Council does not lease property with an option to purchase.

Letter from Ms Daniela Stoelssel Pereira Da Silva t/a Wurstbude

17/03/2026

V 36

Dear Ms Nakale

Concerning the rent I am paying for the Wurstbude Pizzeria

I would be happy to pay for the new extended seating area, as I mentioned when I approached the Municipality towards the end of last year, upon near-completion of that area. This area was designed to draw more custom and hopefully lessen the financial burden we are still experiencing after the Covid pandemic.

Square meterage aside, and though they are part of the erf, the playground and the adjacent grassy area as well as part of the parking area do not generate any income so I'm asking for leniency in this regard. I ask you to consider that all gardening and maintenance was done at our own expense. For instance; paintwork, tiling, plumbing, carpentry, electrical etc.

I plan to improve the property even more, with your permission, hereby improving the aesthetic as well as the financial standing of the property.

Plans for the near future include:

Retailing the kitchen

Replacing the kitchen plumbing

Installing a proper ceiling and seating area

Testing and rewiring all electrical points

Moving from three phase to single phase electrical connection

Creating a demarcated and hygienic refuse area.

I appeal to you to consider this favourably. I put my heart and soul into what I do and I love my staff. I have exhausted my savings keeping the business afloat during the pandemic and I am confident this year the pendulum will swing in our favour once again.

Regarding the adjacent grassy area between our neighbor and ourselves, there is no objection on our behalf to the sale of the requested portion of land as we believe this will add to a more secure and visually pleasing erf.

I would also like to take this opportunity to ask for first option to renew the lease and also first option to buy the property should it come up for sale.

I'm open to the idea of coming in to discuss these issues in more detail.

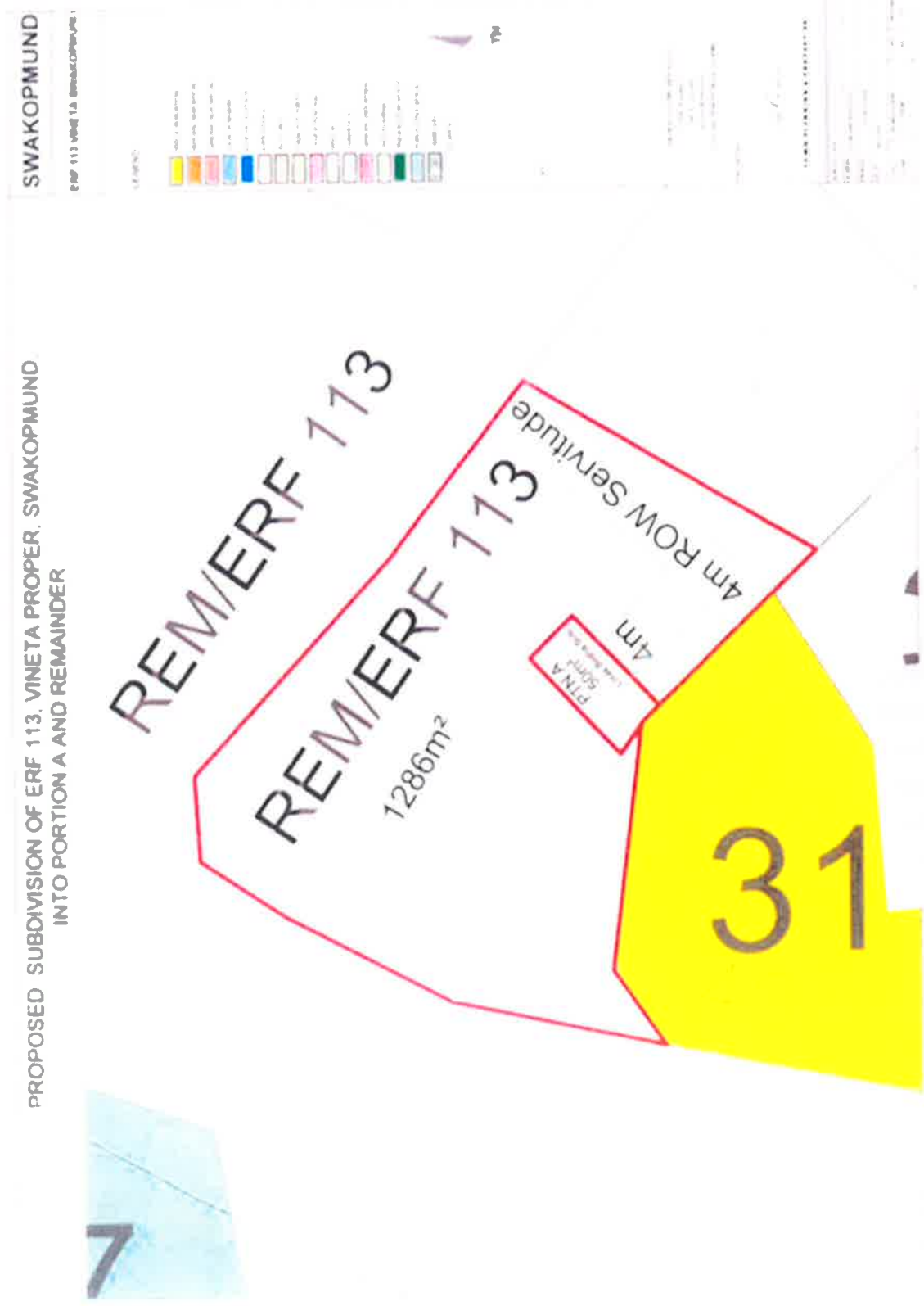
Best regards


Daniella Pereira da Silva

Wurstbude

ANNEXURE "B"

A Map of Erf 113, Vineta, and the Various Pending Subdivisions/Servitudes



Background regarding the Lease of a Portion of Erf 113, Vineta1. **Background**

Council initially entered into an agreement with Mr Momberg in 2007 to lease the building known as "Wurstbude", which at the time measured $\pm 97.94 \text{ m}^2$ and comprised of a portion of land partially situated on Erf 86, Swakopmund, and partially in Vrede Rede Avenue. Mr A Momberg, at the time, made improvements on the land. Council on **25 January 2007** under item 11.2.1 resolved the following:

- "(a) That Council compensates Mr A Momberg for the amount of N\$ 254 000.00 for the improvements on Erf 86.
- (b) That the amount mentioned in (a) above be financed from the PDF Fund over a period of ten (10) years at 10% interest.
- (c) That in addition to the current rental of N\$507.98 (VAT included) per month, Mr A Momberg be charged an amount of N\$3 360.00 per month over a period of 9 years and 11 months to recover the N\$254 000.00.
- (d) That a new lease agreement be entered into upon the acceptance by Mr A Momberg of the new monthly lease amount."

2. **The following are Council resolutions for information:**

2.1 Council on **28 February 2007**, under item 11.1.2, resolved the following;

- "(a) That point (c) of item 11.2.1.1 of Council's resolution dated 25 January 2007, be repealed and replaced with the following:

That Mr A Momberg's rental be reduced to N\$2 843.00 per month, being:

N\$ 3 360.00 - original rent
 - N\$ 517.00 - less maintenance of lawn and garden
N\$ 2 843.00

- (b) That the lease be on the same conditions as the Memorandum of Lease signed between Council and the previous owner, Mr van der Ploeg.
- (c) That Mr A Momberg inform Council in writing whether he accepts (a) and (b) above before a new lease agreement can be entered between Council and Mr A Momberg."

2.2 An application from Mr Momberg, dated **17 June 2007**, to sell the business to Mr MNel was tabled at the Management Committee of **12 July 2007**, and the following was resolved under item 7.4:

- "(a) That the application by Mr Momberg not be approved.
- (b) That the applicant be informed that should he no longer wish to continue with the lease, he should inform Council in writing of his intention to cancel the lease contract, whereafter Council will make the property available for lease to the public".

- 2.3 A letter dated **01 October 2010** was received from Mr M Nel trading as Wurstbude, explaining how he became the owner of the business and that Mr Momberg passed away. The matter was discussed at Council on **25 November 2010**, under item 11.1.3, and it was resolved:

- (a) That the lease of Erf 86 by Messrs Wurstbude be advertised in terms of Section 63 of the Local Authorities Act.
- (b) That the approval be granted for Council to enter into a new lease with Mr M and Ms D Nel for a period of nine (9) years, commencing 1 July 2007, as contained in their letter (as Annexure "B" on file).
- (c) That the conditions be similar to those in the previous lease agreement between Council and the late Mr A Momberg.

Although the lease agreement was approved on **25 November 2010** under item 11.1.3, and it was decided to continue the lease period as from **1 July 2007** and lapsing on **31 May 2017**, the lease agreement was amended and only signed by both parties on **7 June 2011**.

- 2.4 The current lease agreement concluded between Council and Mr M and Ms D Nel trading as Wurstbude was approved by Council on **31 May 2017** under item 11.1.5, with the lease period commencing on **01 July 2017**. It will therefore lapse on **31 May 2026**.

On **31 May 2017** Council approved separate lease tariffs for the kitchen, inside seating area, and for outside patio seating area.

- 2.5 An application from Plan Africa Consulting CC dated **04 October 2023** to purchase a portion of Erf 113, Vineta, for consolidation with Erf 31, Vineta, was resubmitted to Council in reply to Council's decision passed on **31 August 2023** under item 11.1.7, whereafter the following was resolved on **29 February 2024** under item 11.1.10

"That the applicant be advised to apply once the lease agreement lapses on 31 May 2026."

3. **Previous Description of Lease Area**

The initial lease site was described as a portion of land partially located on Erf 86, Vineta, and on Vrede Rede Avenue, measuring 189.47m².

Council passed a resolution to redesign the area and Erf 113, Vineta was created, measuring 1 286 m² in extent. The lease area being occupied by Wurstbude is confirmed as 716 m² and not 189.47 m². See attached diagram as **Annexure "C"**.

Therefore, the exact size of the remaining usable portion of the Remainder Erf 113, Vineta, can only be determined following finalization of the subdivision of the Erongo Red substation and right-of-way servitude.

ANNEXURE "D"

Rental Tariffs Charged for the Different Lease Areas

BO080-Current Account Details

Account Number	30085800126	OWNER	NURSEBULE VINETA (A MEMBER)
Stand	000000000000000000000000	sect-title:	Expix:
Addr	1 NEXE TO VINETA MARK	Term-D:	Deb Tp: 12 - SUNEAY RENT
Post Add:	PO BOX 4088		Certificate Print: N
	VINETA		Application Date:
			Date from:
			Date to:
			Deposit Amt: 25000.00

Base Code	19007	ID:	8082220475	Cycle:	100	Coll:
VF Region	Total H/O:					
BASE	PENDING / UNALLOCATED Receipts					

Option	Term	Rate	Charge
Option	20251223	BALANCE B/F	3502.08
Option	20251216	00018 RECE	25000.00
Option	20251206	WA CONSUMPT	2206.64
Option	20251206	RF BUSINESS	2428.20
Option	20251206	SE BASIC BC	273.70
Option	20251206	SO FIRE SRT	19.29
Option	20251206	WEASE - LAN	12028.16
Option	20251206	RENT PATIC	5072.95
Option	20251206	DISPOSAL FE	233.90

No-Dep	No-Notes: 155	No-Ext/Arri	Due-Date: 20251207
--------	---------------	-------------	--------------------

BO080-Sundry Services Maintenance

Account Number: 010000128 Debtor Type: 17 Language: 0 St Unit:
 Title Code: MESSM Init: Turn: W01000000 VINEVA 01 HOMEREG
 Stand Number: 050 03 12500000 0000 0000 0000 Payment Method: CHQ
 Stand Address: HX01 00 VINEVA MARK Status: ACTIVE
 Sundry Code: 00 SUNDRY SERVICES
 Internal Ref: BENT VAS Review-Key:
 Description: LEASE - 12M PER 01 VINEVA AREA 1 & 2
 BENTHED 01000 0VEN 0.70
 INVOICE EXPIRY AREA 19.10 19.10 00

Frequency: Monthly Base Month: 1
 Increase Freq: 00 Last Increase Period:
 Agreement Date: 20201001 Creation Date: 21000103 Review Date:
 Charge Start Date: 20200101 Changed Date: 20200101 Review Per:
 Cancellation Date: Int/Arr Ind: Rev-Calc-Val:
 Number of Charges: Actual Charges: 017
 Tariff Code: Charge Amount: 12224.38
 Tariff Amount: V.A.T. Code: 000
 Number of Units: Allocation Code: 200502221500
 NT Region: Additional Ref:

OK Cancel OK

BO080-Sundry Services Maintenance

17/30/14
11-325

Account Number: 010000128 Debtor Type: 17 Language: 0 St Unit:
 Title Code: MESSM Init: Turn: W01000000 VINEVA 01 HOMEREG
 Stand Number: 050 03 12500000 0000 0000 0000 Payment Method: CHQ
 Stand Address: HX01 00 VINEVA MARK Status: ACTIVE
 Sundry Code: 00 SUNDRY SERVICES
 Internal Ref: Review-Key:
 Description: BENT VAS - 0100000000 AREA 01.11X 01.00
 00.20 40.00 2.01-00.00 00.00:00.20

Frequency: Monthly Base Month: 1
 Increase Freq: 00 Last Increase Period:
 Agreement Date: 20100101 Creation Date: 20100101 Review Date:
 Charge Start Date: 20100101 Changed Date: 20100101 Review Per:
 Cancellation Date: Int/Arr Ind: Rev-Calc-Val:
 Number of Charges: Actual Charges: 0
 Tariff Code: Charge Amount: 0.00
 Tariff Amount: V.A.T. Code: 000
 Number of Units: Allocation Code: 200502221500
 NT Region: Additional Ref:

OK Cancel OK

8 20 1 July 2020

Statement for Rental Charges Paid to Date



Municipality of Swakopmund

P.O. Box 53, Swakopmund
Tel (061) 410 4111 Fax (088) 651 9141
ACCOUNT ENQUIRIES FAX: 0886528144 E-MAIL: enquiries@swkmun.com.na

WURSTBUDE VINETA (A MOMBERG)
C/O MH NEL
PO BOX 4093
VINETA
13003

TAX Invoice	
VAT No.	0687546-01-5
Statement Date	2025/12/22
Account Number	30008500128
Reference	20251223-8914
Deposit	200.00

Details/Meter Readings			Date	Description	Vat %	Vat charge	Amount (VAT excl)	Amount (VAT incl)
Previous	Present	Consumption						
2083	2160	77.000	2025/10/21	WATER SUPPLY	15%	12.00	12.00	12.00
			2025/11/20	WATER SUPPLY	15%	12.00	12.00	12.00
			2025/12/22	WATER SUPPLY	15%	12.00	12.00	12.00

Meter Readings Dates		Date	Description	Vat %	Vat charge	Amount (VAT excl)	Amount (VAT incl)
Previous	Current						
2025/10/21	2025/11/20	Total			360.00	360.00	360.00

Arranged	Handed Over	90 Days Plus	60 Days	30 Days	Current	Amount Due
0.00	0.00	0.00	0.00	0.00	12808.79	12808.79

MESSAGE

PLEASE NOTE: THE ACCOUNTS ARE PAYABLE ON OR BEFORE 07 JANUARY 2026
THE HOMEOWNERS INSURANCE WILL INCREASE TO NS 15.00 FROM 01 JANUARY 2026.

Property Information				Details of Property Assessment	
Stand No.	00000085	Ward	1	Valuation	
Township	001.030.VINETA			Land	Improvements
Street Address					375000.00
Portion	00000			Building Clause	
Area	1			Valuation	Date
Unit	001.030.00000085.00000.0000.0000			Annual Levy	

KINDLY TEAR OFF AND RETURN WITH PAYMENT



Swakopmund Municipality
P.O. Box 53
Swakopmund

Name	Due Date	2026/01/07
WURSTBUDE VINETA (A	Account No.	30008500128
REMITTANCE ADVICE	Amount	12808.79

Bank Details: FNB, Swakopmund
Account Number: 62249603300 Branch Code: 280 472
Fax No for confirmation: 0886519140
E-Mail for confirmation: payments@swkmun.com.na

11.1.3

APPLICATION TO PURCHASE ERF 1242, EXTENSION 3, TAMARISKIA, AND CONSOLIDATED IT WITH ERF 718, EXTENSION 3, TAMARISKIA

(C/M 2026/03/05 - T 718, T 1242, T 1243, T 1247)

Ordinary Management Committee Meeting of 18 February 2026, Addendum **7.4** page **33** refers.**A. This item was submitted to the Management Committee for consideration:****1. Introduction**

The purpose of this submission is to consider the future sale of Erf 1242, Extension 3, Tamariskia, measuring 1 615m² in extent and zoned "Public Open Space" to either:

- (a) Ms Ndiili Shangeelao Ndapandula Gustaf (hereinafter Ms Gustaf), a municipal employee who owns the adjacent Erf 718, Extension 3, Tamariskia, or
- (b) by a closed bid sale to the general public.

The above alienation will only be possible once it is confirmed that the water pipeline infrastructure is removed, the surface rehabilitated, and the erf is closed as public open space and rezoned to "Single Residential".

Attached as **Annexure "A"** is an extract from the general plan indicating the location of Erf 1242, Extension 3, Tamariskia.

2. Application by Ms Ndiili Gustaf

- 2.1 Attached as **Annexure "B"** is an application dated **03 February 2025** received from Ms Gustaf to purchase Erf 1242, which is located adjacent to Erf 718 belonging to her.

Ms Gustaf states that the open space on Erf 1242 is not safe at night, as thieves use the open space as a gateway when they steal from the public members.

She further confirms that if Council approves her application, she intends to consolidate Erf 1242 with Erf 718, Tamariskia, which will result in a consolidated erf measuring 3 070m² in extent.

Council on **28 August 2025** approved the rezoning of Erf 718 from "Single Residential" to "General Residential 2" with a density of 1:250, and is currently in the process of being rezoned. The reason for the application for the rezoning was that, according to Ms Gustaf Erf, 718 is too big for her to build only a single dwelling. In order to utilize the total surface area of her property, the rezoning will enable the construction of accommodation, which is much needed in Tamariskia.

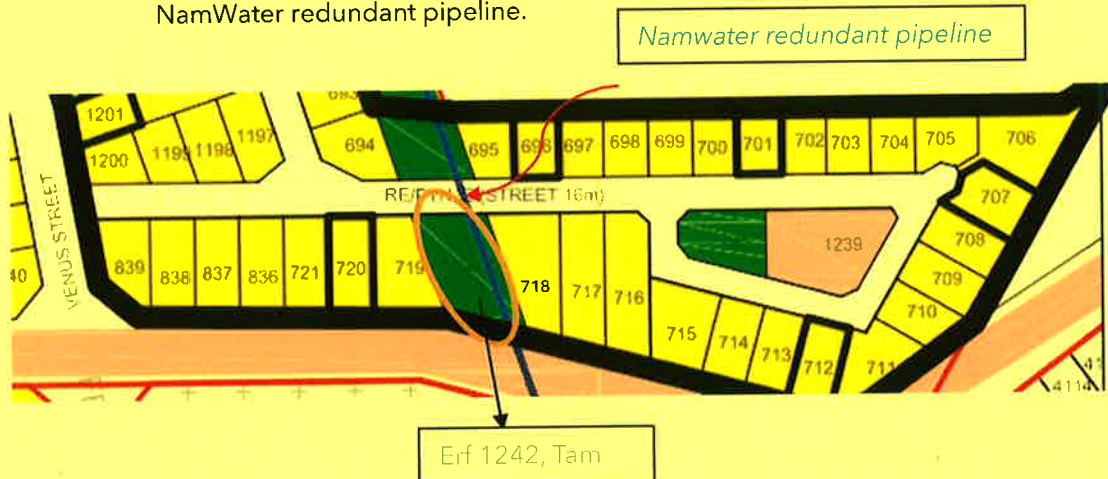
2.2 Background regarding the Acquisition of Erf 718, Extension 3, Tamariskia

Ms Gustaf bought Erf 718 as the next qualifying bidder after the cancellation of the sale to Ms Frieda Ndakondjelapo Sebulon at the closed bid sale that was held on **03 July 2015**.

Erf 718, measuring 1 455m² in extent, was sold to Ms Gustaf at a purchase price of N\$ 337 500.00. The upset price was N\$320 100.00. The property was registered in her name on **22 April 2016**.

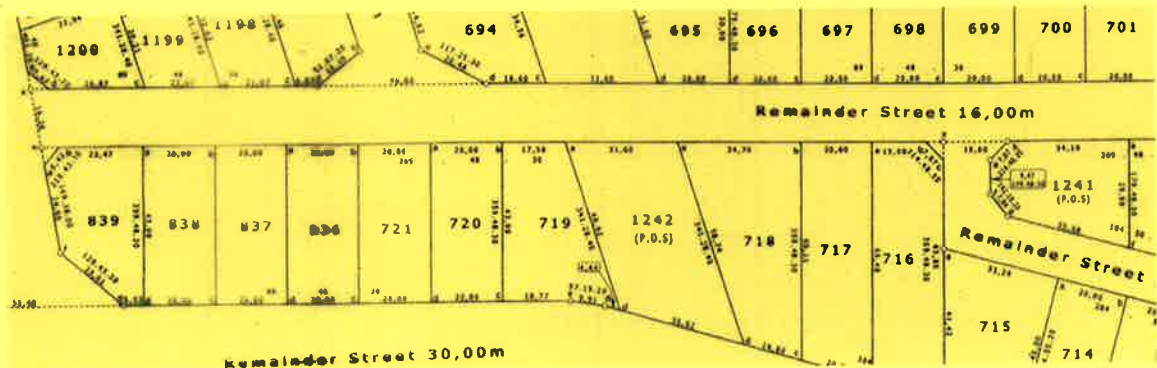
She further confirmed in her letter that Erf 718 is quite narrow at the back, and purchasing Erf 1242 will enable her to improve the shape of her current Erf.

Below is a map indicating the location of Erf 718 and Erf 1242, as well as the NamWater redundant pipeline.



3. Erven 1242 and 1247, Extension 3, Tamariskia

Erf 1242 was established as a public open space in 2013, on which the NamWater pipeline is located. The water pipeline runs underneath the street to the north and is also located on Erf 1243, which is 31.6m wide. As can be seen below, the width of the street is 16m.



Further to the north, the water pipeline is located on Erf 1247, located next to the NamPower Station.

Although the water pipeline is still located under these erven, it is no longer in use and is redundant.

At this stage, the depth and location of the water pipeline, as well as the stability of the ground above the water pipeline has not been confirmed as being sufficient to support the construction of buildings.

Discussions with NamWater are ongoing, and it is not known whether NamWater will remove the water pipeline, as it is extremely costly (stated by the General Manager: Engineering & Planning Services in a memorandum dated

24 March 2023). It was also stated that Erf 1242 does not have water, sewerage connections, street lighting, or electrical connections.

Ms Beatrix Greyvenstein from Dr Weder, Kruger & Haikali Incorporated confirmed by email on **13 January 2026** that Erven 1242 and 1243, Ext 3 Tamariskia are still registered in the Municipality of Swakopmund and there are no servitudes registered in favour of Namwater over these erven to date.

4. **Comments about the application by Ms Ndiili Gustaf**

Comments were requested from the Engineering & Planning Services Department and the Economic Development Services Department on whether the application for the purchase of Erf 1242 can be considered. Their comments were received as per memoranda dated **21 July 2025**, attached as **Annexure "C"**, and dated **18 July 2025**, attached as **Annexure "D"** (summarized below).

4.1 **Comment from Engineering & Planning Services**

The Engineering and Planning Services Department confirmed that at the establishment of Tamariskia Extension 3, the public open spaces constituted 52 239m² of the total area of 361 508m², which translates to 14.4% of public open space.

According to the Town Planning Standard and Urban Design Guidelines, the provision of public open spaces for developable land for high-density areas is 10-15% and 5-10% for medium and low-density areas. Tamariskia Extension 3 has a density of 1:600m² and is classified as medium-low density.

The surface area of the public open space applied for by Ms Gustaf measures 1 615m² in extent. Should Erf 1242 be closed as public open space and be rezoned to another zoning, it brings the total area for the public open space in the township down to 50 624m², a reduction of 0.4% public space.

In conclusion, the Engineering and Planning Services confirm they have no objection against the proposed sale of Erf 1242 to Ms Gustaf, subject to the following statutory processes:

- *Erf 1242, Extension 3, Tamariskia must be permanently closed as "public open space" in terms of Section 50 (1) of the Local Authorities Act, Act 23 of 1992, as amended.*
- *An Environmental Impact Assessment must be conducted for the closure of the public open space in terms of the Environmental Management Act, Act 7 of 2007*
- *Public consultation in terms of Section 105 (1) (e) read in conjunction with Section 107 of the Urban and Regional Planning Act, (Act 5 of 2018), and in terms of the Environmental Management Act, Act 7 of 2007.*
- *Erf 1242, Extension 3, Tamariskia must assume the zoning of Erf 718 Extension 3, Tamariskia upon consolidation.*
- *The purchaser will require a Power of Attorney to act on behalf of the Swakopmund Municipal Council to lodge all necessary planning procedures.*
- *The applicant will require a closure certificate once the closure process is finalized, and*
- *All costs for planning procedures will be for the applicant's account.*

4.2 Comment from Economic & Development Services

Additional comments were also requested from the Economic & Development Services.

Confirmation was received as per the memo dated **18 July 2025**, attached as **Annexure "D"**, that Erf 1242 does not form part of the public open spaces, which will be beautified in the future, therefore they do not have an objection against the proposed sale of Erf 1242.

5. **Proposal**

- 5.1 Although the Local Authorities Act, Act 23 of 1992, as amended, requires the publication of any alienation as well as the publication of a closure of a public open space, it is declared that Ms N Gustaf is employed at the Property Section as a Property Officer and is privy to information the public is not aware of.
- 5.2 The application by Ms N Gustaf is premature, and the future use of Erven 1242, 1243, and 1247, Extension 3, Tamariskia needs to be considered holistically once a confirmation is received from NamWater whether the water pipeline will be removed and the area rehabilitated.

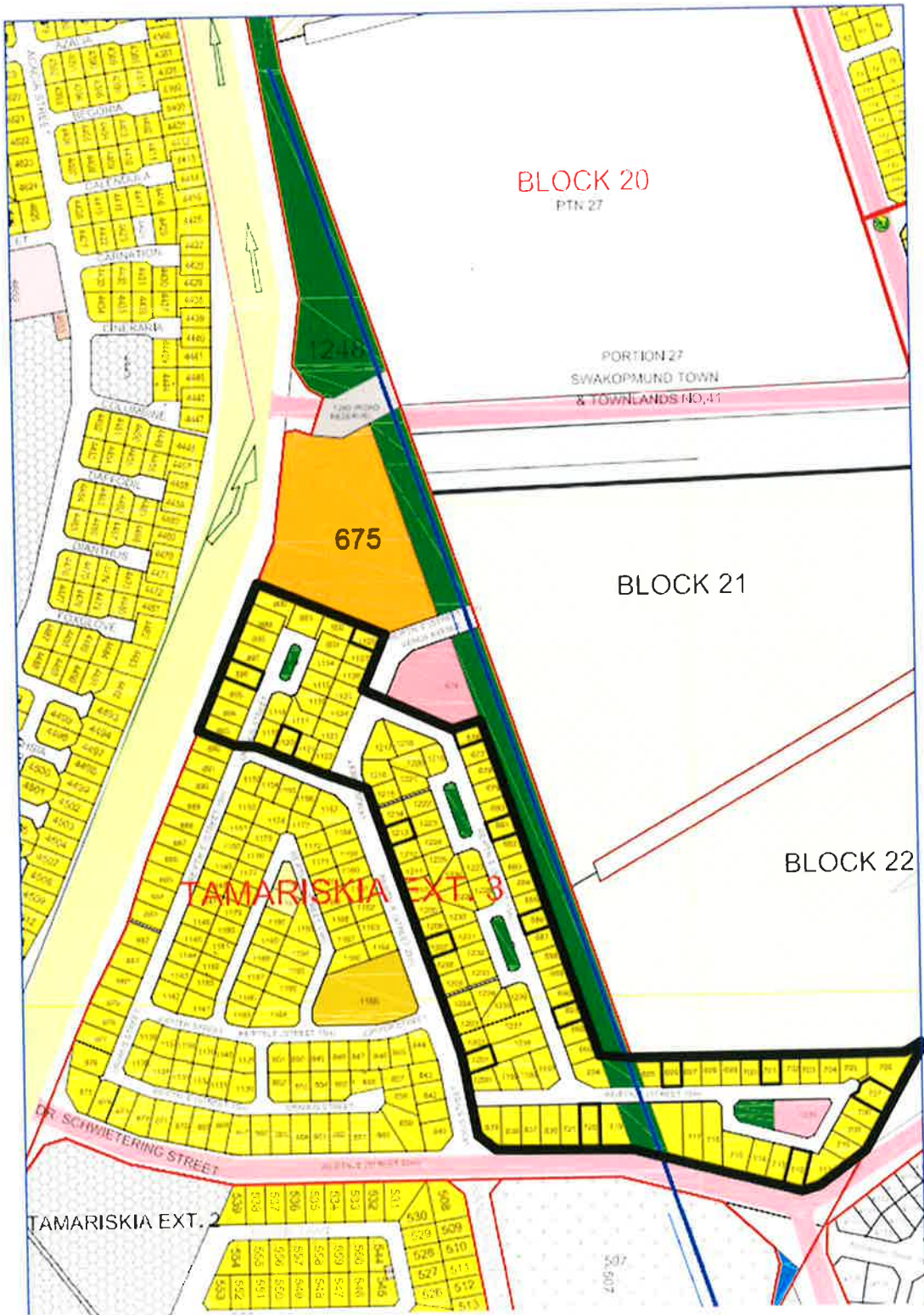
Ms Beatrix Greyvenstein from Dr Weder, Kruger & Haikali Incorporated confirmed by email on **13 January 2026** that Erven 1242 and 1243, Ext 3 Tamariskia are still registered in the Municipality of Swakopmund and there are no servitudes registered in favour of Namwater over these erven to date.

- 5.3 It is not confirmed at this stage whether the subterranean condition of the land will be able to support the construction of buildings if the water pipeline is not removed.
- 5.4 Erf 1243 is 31.6m wide and Council may consider developing a road to allow direct access to the erven located to the east (also being the side on which the water pipeline is located) and either create erven to the west or offer the additional portions for sale to the erf owners located to the west of the strip of land, thereby providing much needed housing and additional access to relieve pressure on the few traffic intersections in the suburb.

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

- (a) **That Council takes note that Ms Ndiili Shangeelao Ndapandula Gustaf, the owner of Erf 718, Extension 3, Tamariskia, applies to purchase Erf 1242, Extension 3, Tamariskia, measuring 1 615m² to be consolidated with Erf 718, Extension 3, Tamariskia.**
- (b) **That Council does not consider the sale of Erf 1242, Extension 3, Tamariskia, measuring approximately 1 615m² at this stage.**
- (c) **That Council takes note that it was confirmed by Dr Weder, Kruger & Haikali Incorporated that no servitudes are registered on erven 1242, 1243, and 1247, Extension 3, Tamariskia in favour of Namwater.**

- (d) **That the future use of Erven 1242, 1243, and 1247, Extension 3, Tamariskia, zoned "Public Open Space" be considered holistically for future planning once:**
- (ii) ***NamWater removed the water pipeline infrastructure, rehabilitated the subject erven, and confirmed that it is safe to construct buildings thereon.***
- (e) **That the General Manager: Engineering Services provides a layout for Erven 1243 and 1247, Extension 3, Tamariskia, and makes budgetary provision for services installations; whereafter the sale of the newly created erven be considered together with Erf 1242, Extension 3, Tamariskia.**
-



ANNEXURE "B"

22.03.03.718

T 718

T 1242

Ndiili Gustaf

P O Box 446

Swakopmund

13001

03 February 2025

Chief Executive Officer

Municipality of Swakopmund

P O Box 53

Swakopmund

Dear Sir



APPLICATION TO PURCHASE ERF 1242, TAMARISKIA EXT 3 AND CONSOLIDATE IT WITH ERF 718, TAMARISKIA

I am the owner of Erf 718, Tamariskia and I would like to purchase Erf 1242 Tamariskia, which is adjacent to my erf in order to close the corridor and consolidate it to Erf 718, Tamariskia.

The trench way on Erf 1242, Tamariskia is not safe especially in the night as thieves use the open space to as a runway when they grab people's things from the road and that is the main reason to for this application.

Secondly, Erf 718 Tamariskia is quite narrow at the back and buying this portion will help put my erf in a good shape. This would be possible if I could purchase the land on the other side of my wall and create a straight line. Once granted this opportunity, I would like to apply for a rezoning of the consolidated erf into General Residential 1, eventually put a small single storey extension on it.

I am waiting to hear your good response soon.

Yours faithfully

Ndiili Gustaf

0817763812



ANNEXURE "C"

AKV 28.07.2

+264 64 410 4400 | cmcclune@swkmun.com.na | P O Box 53, Swakopmund, Namibia

Internal Memorandum

TO : General Manager: Corporate Services and Human Capital
 FROM : The General Manager: Engineering & Planning Department
 DATE : 21 July 2025
 REF : T 718 & T 1242
 SUBJECT : **APPLICATION TO PURCHASE ERF 1242, TAMARISKIA EXTENSION 3 AND CONSOLIDATE IT WITH ERF 718, TAMARISKIA**

Your memorandums dated 4th April and 8th July 2025, respectively and received on the 21st July 2025 refer.

At the establishment of Tamariskia Extension 3, the public open spaces constituted 52 239m² of the total area of 361 508m², translates to 14.4% of public open space.

According to the Town Planning Standard and Urban Design Guidelines, the provision of the public open spaces for developable land for high density areas is 10-15% and 5-10% for medium and low-density areas. Tamariskia Extension 3 has a density of 1:600m² and is classified as **medium - low density**.

The public open space that has been applied for measures **1615m² in extent**. Should this erf be closed as public open space and be rezoned to another zone, it brings the total area for the POS in the township down to 50 624m², rendering a reduction of 0.4% public space.

The required percentage is still maintained; therefore, the Engineering and Planning Services Department has **no objection against the proposed sale of Erf 1242, Tamariskia Extension 3**.

The sale is, however, subjected to the following statutory processes:

- a) That Erf 1242, Tamariskia Extension 3 be permanently closed as "public open space" in terms of Section 50 (1) of the local authorities Act, as amended.
- b) That an Environmental Impact Assessment be conducted for the closure of the public open space in terms of the Environmental Management Act, Act 7 of 2007.
- c) Public consultation in terms of Section 105 (1) (e) reads in conjunction with Section 107 of the Urban and Regional Planning Act, (Act 5 of 2018), and in terms of the Environmental Management Act, Act 7 of 2007.
- d) That Erf 1242, Tamariskia Extension 3 assume the zoning of Erf 718, Tamariskia Extension 3 upon

Ordinary Management Committee Meeting - 18 February 2026

consolidation.

- e) That the purchaser be granted Power of Attorneys to act on behalf of the Swakopmund Municipal Council to lodge all necessary planning procedures,
- f) That the applicant be issued with the closure certificate, once the closure process is finalized, and
- g) That all costs for planning procedures be for the applicant's account.

Regards



C McClune
GENERAL MANAGER: ENGINEERING AND PLANNING SERVICES

JA



WV 15/08/2025

SWAKOPMUND
MUNICIPALITY

+264 64 410 4600

vkaulinge@swkmun.com.na

PO Box 53, Swakopmund, Namibia

Internal Memorandum

TO : General Managers: Corporate Services & Human Capital

FROM : General Manager: Economic Development Services

DATE : 18 July 2025

REF : 718 T and 1242 T

SUBJECT: APPLICATION TO PURCHASE ERF 1242 TAMARISKA AND CONSOLIDATED IT WITH ERF 718 TAMARISKA

1. Reference is made to your attached memorandum dated 08 July 2025
2. The Economic Development department would hereby like to confirm that Erf 1242 does not form part of the public open spaces which will be beautified, therefore available for sale.

Regards,


VS KAULINGE

GENERAL MANAGER: ECONOMIC DEVELOPMENT SERVICES



11.1.4 **EXEMPTION FROM PAYMENT OF ASSESSMENT RATES: COMPLIANCE WITH THE LOCAL AUTHORITIES ACT, ACT 23 OF 1992, AS AMENDED - SWAKOPMUND LIONS CLUB**
(C/M 2026/03/05 - 3/4/1/2)

Ordinary Management Committee Meeting of 18 February 2026, Addendum **7.5** page **43** refers.

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

1. **Introduction**

This submission serves to inform Council that it was unclear whether some of the entities that applied for exemption from assessment rates complied with the Local Authorities Act, Act 23 of 1992, as amended at the time of the initial submission to Council in July 2025.

2. **Background**

A notice was published in the Namib Times and The Namibian newspaper respectively as prescribed in the Local Authorities Act, Act 23 of 1992, as amended, which closed on Monday, **02 June 2025**.

Following a thorough review, it has been noticed that some of the entities that applied for exemption from assessment rates do not meet the required criteria.

Therefore, non-educational and non-religious applicant entities were requested to submit compliance.

Section 75 of the Local Authorities Act, Act 23 of 1992, as amended, attached as **Annexure "A"**, stipulates that the applications should be classified as:

"(1) A local authority council may, upon an application made to it in respect of any financial year in such form as may be determined by the Minister, exempt in respect of such financial year from any rates levied under section 73

(a) any land or building or any part of such land or building used exclusively for purposes of the principal activities of -

(i) any church, mission, hospital, school, or hostel other than a church, mission, hospital, school, or hostel which has been established and is maintained and managed by any person for profit or gain, whether directly or indirectly;

(ii) any amateur sporting organisation;
(iii) any State-aided institution or institution aided by any charitable institution."

} Relevant to this application by Swakopmund Lions Club

3. **Current Situation**

Among the entities requested to submit compliance were **the Swakopmund Lions Club**, as per letters dated **04 July 2025**, attached as **Annexure "B"**.

4. **Swakopmund Lions Club**

The various old age homes are managed as Lions Old Age Home and aided by the Swakopmund Lions Club as a charitable institution.

Therefore, the entity complies as explained in the letter attached as **Annexure "C"**.

Attached to the letter are confirmation that Swakopmund Lions Club Welfare Organization and Swakopmund Lions Old Age Home are separate entities.

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

- (a) **That exemption from payment of assessment rates in terms of Section 75 of the Local Authorities Act, Act 23 of 1992 (as amended), be granted in respect of the following properties in compliance with being aided by a charitable institution:**

Erf Number	Organisation / Body	Purpose for which the Erf is Used
Erven 2781, 801, 4200, 815, Swk	Lions Old Age Home is funded by Swakopmund Lions Club	Old Age Home

- (b) **That the exemption of payment of assessment rates be credited with effect 1 July 2025.**
- (c) **That in the future, the application for exemption of assessment rates for the above erven be submitted in the name of Lions Old Age Home.**
-

ANNEXURE "A"

Definitions

"rateable property" means any immovable property situated within a local authority area, except any-

- (a) land of which the ownership and control vests in the Government of Namibia or a regional council, and on which no buildings have been constructed or other improvements have been effected;
- (b) fixed improvement, other than a dwelling, of which the ownership vests in the Government of Namibia or a regional council and which is used or occupied for public purposes, including the land on which any such fixed improvement is actually constructed and any other land actually occupied for purposes of such fixed improvement;
- (c) Immovable property used exclusively as-
 - (i) a place of worship registered with a local authority on conditions prescribed by the Minister;
 - (ii) a school or hostel other than a school or hostel which has been established and is maintained and managed by any person for profit or gain, whether directly or indirectly;
 - (iii) a library or museum which has been established and is maintained and managed by the State; or
 - (iv) a hospital, an institution as defined in section 1 of the Mental Health Act, 1973 (Act No. 18 of 1973), an institution for the care of juveniles, or a similar institution aided by the State or any charitable institution.
- (d) any immovable property of which the ownership vests in a local authority council; or
- (e) any immovable property which has been, exempted from the payment of rates in terms of section 75 or any other law;" and
Definition substituted by Act 3/2018 s1 (e)

Exemption from rates levied on rateable property

75. (1) A local authority council may, upon an application made to it in respect of any financial year in such form as may be determined by the Minister, exempt in respect of such financial year from any rates levied under section 73 -
- (a) any land or building or any part of such land or building used exclusively for purposes of the principal activities of -
 - (i) any church, mission, hospital, school or hostel other than a church, mission, hospital, school or hostel which has been established and is maintained and managed by any person for profit or gain, whether directly or indirectly;
 - (ii) any amateur sporting organization;
 - (iii) any State-aided institution or institution aided by any charitable institution;
- or any portion of such land or building, or any land set aside for any such purposes;

- (b) any land or building -
 - (i) used wholly and exclusively for the residence of any priest or minister employed on a fulltime basis by any church or mission referred to in paragraph (a)(i);
 - (ii) used for the boarding and lodging of persons employed on a full-time basis on the medical, nursing and maintenance staff of any hospital referred to in the said paragraph;
 - (iii) used for the boarding and lodging of any pupils of, or persons employed on a full-time basis as teachers or other members of the staff by, any school or hostel referred to in the said paragraph;

 - (c) any land or building -
 - (i) of which ownership vests in, or is occupied by any non-political youth organization -
 - (aa) which has as its aim the education of the youth or any particular group of youth and to develop amongst such youth the qualities of citizenship; and
 - (bb) which has, upon an application made by the local authority council in question, been approved by the Minister for purposes of this paragraph; and;
 - (ii) which is used by such organization exclusively for purposes of its aim or let for an amount not exceeding an amount necessary to maintain such immovable property or to raise funds in order to achieve such aims.
- (2) The provisions of subsection (1) shall not apply in relation to any land or building used by an amateur sporting organization on which any trade is carried on for gain.
- subsection (2) subsection By Act 24 of 2000
- (3) A local authority council shall not grant any exemption under subsection (1), unless the application referred to in that subsection has been lodged to, or actually received by, it on or before 31 May in the year immediately preceding the financial year to which the application relates.



+264 64 410 4201

P O Box 53, Swakopmund, Namibia

Ref No: 3/4/1/2, E 2781, E 801, E 4200, E 815,

Enquiries: Ms F Namukwambi

4 July 2025

Lion Club Welfare Organisation
The Chairperson
P.O. Box 225
Swakopmund
13001

Dear Sir/ Madam

COMPLIANCE WITH THE LOCAL AUTHORITIES ACT, ACT 23 OF 1992, AS AMENDED

The abovementioned refers.

I acknowledge receipt of your application for assessment rates exemption dated **13 February 2025**.

It came to our attention that in terms of section 75 of the Local Authorities Act, Act 23 of 1992 as amended, applications should be classified as:

- " **75.** (1) A local authority council may, upon an application made to it in respect of any financial year in such form as may be determined by the Minister, exempt in respect of such financial year from any rates levied under section 73 -
- (a) any land or building or any part of such land or building used exclusively for purposes of the principal activities of -
- (i) any church, mission, hospital, school or hostel other than a church, mission, hospital, school or hostel which has been established and is maintained and managed by any person for profit or gain, whether directly or indirectly;
 - (ii) any amateur sporting organisation;
 - (iii) any State-aided institution or institution aided by any charitable institution,"

You are therefore kindly requested to provide Council with the necessary documents proving that your institution is "State-aided institution or institution aided by any charitable institution" in order to be considered for the yearly exemption from the payment of assessment rate to ensure compliance to the Local Authorities Act, Act 23 of 1992 as amended.

For any further enquiries, please do not hesitate to contact Ms F Namukwambi at ☎: 064-4104215

Yours faithfully

Mahne Kruger
GM: CORPORATE SERVICES & HC (Acting)

In/n





LIONS CLUB SWAKOPMUND

(27716)

Lions District 410W

P. O. Box 460, Swakopmund, Namibia, Tel: +264 64 40 2436 (Office)

Email: info@lionsclubswakopmund.com Web: www.lionsclubswakopmund.com

Facebook: Swakopmund Lions Club

5 December 2025

To:

The Chief Executive Officer Councillor Benjamin

Subject: Request for Renewal of VA Rates Exemption for the WO13 Lions Old Age Home

Dear Sir,

The Lions Club of Swakopmund respectfully submits this letter to request the renewal of the VA Rates exemption previously granted to the WO13 Lions Old Age Home.

The Lions Club of Swakopmund continues to aid and fund the WO13 Lions Old Age Home, which currently cares for 196 residents, including those in Frail Care. As a non-profit, community-driven organisation, we rely on volunteer support, fundraising initiatives, and donor contributions to provide essential services to our elderly residents.

The annual VA Rates exemption has been vital in enabling us to keep our operational costs as low as possible. This financial relief directly supports our ability to offer affordable, dignified, and safe care to some of the most vulnerable members of our community.

In light of ongoing financial pressures and rising service costs, we kindly request that the Municipality of Swakopmund grant the VA Rates exemption again for the upcoming period. Continued municipal support empowers us to sustain the WO13 Lions Old Age Home and maintain the high level of care that our residents depend on.

We sincerely appreciate the Municipality's past assistance and remain grateful for your commitment to the welfare of Swakopmund's senior citizens.

Thank you for considering our request. We are available at any time should you require additional information or documentation.

A handwritten signature in blue ink, appearing to read 'Mare Steenekamp', written over a light blue horizontal line.

Yours faithfully,

Mare Steenekamp

President of the Lions Club of Swakopmund



REPUBLIC OF NAMIBIA

MINISTRY OF HEALTH AND SOCIAL SERVICES

REGISTRATION CERTIFICATE

REGISTRATION NO: W.O. 13

In terms of Section 19 of the National Welfare Act, 1965 (Act 79 of 1965), as amended.

This is to certify that

SWAKOPMUND LIONS CLUB WELFARE ORGANIZATION

Is registered as a welfare organization with the following objectives:

- i. To collect, hold or invest and to distribute moneys and other assets for the furtherance of charitable, social welfare and community service work of all kinds, and for the relief, assistance and welfare of indigent or maladjusted persons in the community and for the promotion of family welfare; and
- ii. To erect and maintain the Old Age Home.

Date of issue: 6 February 2019

MR. BEN NANGOMBE
PERMANENT SECRETARY
MINISTRY OF HEALTH AND SOCIAL SERVICES



H. Kasita
H. Kasita
02/11/19



REPUBLIC OF NAMIBIA

MINISTRY OF HEALTH AND SOCIAL SERVICES

Ministerial Buildings
Harvey Street
P.O. Box 11192
Windhoek

OFFICE OF THE EXECUTIVE DIRECTOR

Tel No: 061-2031021
Fax No: 061-222775
Sub: min@mhss.gov.na

REGISTRATION CERTIFICATE FOR A HOME FOR AGED

Issued to: The Manager
Swakopmund Lions Old Age Home
P.O. Box 460
Swakopmund

This is to certify that the home for the aged known under the name of

SWAKOPMUND LIONS OLD AGE HOME

and situated at 50 Rhode Allee Street, Swakopmund

has, under the said name and subject to the conditions specified hereunder, this day been registered in terms of Section 3 (3) of the Aged Persons Act, 1967 (Act 81 of 1967)

Conditions:

- | | |
|-------------------------------|-----------------|
| (a) Sex: | Male and Female |
| (b) Minimum age of admission: | 60 years |
| (c) Enrolment not to exceed: | 132 |

Given at Windhoek on this 27th day of July 2023


Ben Nangombe
EXECUTIVE DIRECTOR



MUNICIPALITY OF SWAKOPMUND

Property Section
 Corporate Services & Human Capital
 Corner of Rastrius & Daniel Karmel Street
 P O Box 53 Swakopmund, Namibia
 Tel: +264 64 410 4215 Fax: 088 514 516

Exemption Period: 1 July 2025 until 30 June 2026

DETAILS OF ENTITY

Name of Organization or Entity
 Erf Number
 Street Name & Number
 Township/Suburb
 Municipal Account Number
 Postal Address

Old Age Home
 Lions Club Welfare Org
 0000 2781
 37 & 50 Rhode Allee
 Kromersdorp, Swakopmund
 21278101017
 PO Box 225 Swakopmund

Name of Applicant or Applicant's Representative

Full Name: Anel Rothen
 Capacity: Accountant
 Office Number: 064 427100
 Cell number: 081 247 4863
 E-mail: rothena@lionsclubswakopmund.com

USE OF LAND

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

Providing affordable accomodation for the elderly

LOCAL AUTHORITY ACT

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

I hereby certify:

- (a) that the said property is/are used exclusively and not for any other purpose (of that which has been set aside for, being providing affordable accomodation for the elderly) throughout the period from 01 July 2025 until 30 June 2026.
- (b) The undertaking is not conducted for the private pecuniary profit of any person whether as a shareholder of a company or otherwise.
- (c) That if the said property is being used exclusively for amateur sport, not licensed trade will be carried on. If a licensed trade is carried on, the area used for that purpose will be assessed separately.

Dated at Swakopmund on this 7th day of May 2025

Signature of Owner & Stamp: [Signature] W010 Lion's Old Age Home Tel: 064 427100 Fax: 084 424715 Email: lionsclub@swakopmund.com P.O. Box 225 Swakopmund, Namibia

SIGNATURE OF OWNER & STAMP SIGNATURE OF OCCUPIER (if not the Owner)

Notes to Applicant

Applications for Exemption from assessment rates will only be approved where the eligibility requirements under the Local Authority Act 23 of 1992 as amended have been met and are evidenced. In many cases the actual use of the land will determine eligibility for exemption from rating under the Local Authority Act 23 of 1992, as amended. Applicants are encouraged to provide any information or evidence that will assist Council in making a decision on the application. Council may contact the applicant to request further information when assessing an application for exemption.

Applications should be sent to:

The Property Section of Corporate Services & Human Capital Section, Municipal Office Building, Room 53 21 A Swakopmund
 Attention: Property Officer, Ms F Herukakambi
 Applications to reach Council's Property Section on or before 31 May 2025
 For assistance please contact the Property Section on +264 64 4104215



MUNICIPALITY OF SWAKOPMUND

Property Section
 Corporate Services & Human Capital
 Corner of Ranzobu & Daniel Nambo Street
 P O Box 53, Swakopmund, Namibia
 Tel: +264 64 470 4215 Fax: 088 514 514
 Web: www.swakopmund.na
 Email: info@swakopmund.na

Exemption Period 1 July 2025 until 30 June 2028

DETAILS OF ENTITY

Name of Organization or Entity	Lions Club Welfare Org
Ent Number	Stand nr 0000801
Street Name & Number	46 Rhode Allee Street
Township/Suburb	001020 Swakopmund South
Municipal Account Number	21080101016
Postal Address	PO Box 225 Swakopmund
Full Name	Anel Rothen
Name of Applicant or Applicant's Representative	Accountant
Capacity	064 427100
Office Number	081 247 4863
Cell number	rothena@lionsclubswakopmund.com
E mail	

USE OF LAND

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

Providing affordable accomodation for the elderly

LOCAL AUTHORITY ACT

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

I hereby certify:

- (a) That the said property will be used exclusively and not for any other purpose but that which it has been set aside for, being Providing affordable accomodation for the elderly throughout the period from 01 July 2025 until 30 June 2028.
- (b) That the undertaking is not conducted for the private pecuniary profit of any person whether as a shareholder of a company or otherwise;
- (c) That if the said property is being used exclusively for amateur sport, not licensed trade will be carried on. If a licensed trade is carried on, the area used for that purpose will be assessed separately.

Dated at Swakopmund on this 7th day of May 2025

[Signature]
 39013 Lions Old Age Home
 Tel: 084 427100 Fax: 084 422472
 rothena@lionsclubswakopmund.com
 P.O. Box 225
 Swakopmund, Namibia

SIGNATURE OF OWNER & STAMP

SIGNATURE OF OCCUPIER (if not the Owner)

Notes to Applicant

Applications for exemption from assessment rates will only be approved where the eligibility requirements under the Local Authority Act 23 of 1992, as amended have been met and are evidenced in every case the actual use of the land will determine eligibility for exemption from rating under the Local Authority Act 23 of 1992, as amended. Applicants are encouraged to provide any information or evidence that will assist Council in making a decision on the application. Council may contact the applicant to request further information when assessing an application for exemption.

Applications should be sent to:

The Property Section of Corporate Services & Human Capital Section, Municipal Office Building, Room BC-21 A, Swakopmund
 Attention: Property Officer, Ms F Namukamba
 Applications to each Council's Property Section on or before 31 May 2025
 For assistance please contact the Property Section on +264 64 4704215





MUNICIPALITY OF SWAKOPMUND

Property Section
 Corporate Services & Human Capital
 Corner of Rakoloka & Daniel Kamho Street
 P O Box 53, Swakopmund, Namibia
 Tel: +264 64 410 4215 / Fax: 088 614 514
 Web: [www.swakopmund.na](#)
 Email: property@swakopmund.na

Exemption Period	1 July 2025 until 30 June 2026
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DETAILS OF ENTITY

Name of Organization or Entity	Swakopmund Lions Club Welfare
Erf Number	00004200
Street Name & Number	Rhode Allee
Township/Suburb	001020 Swakopmund South
Municipal Account Number	210911 00019
Postal Address	PO Box 1773
Full Name	Anel Rothen
Name of Applicant or Applicant's Representative	Capacity: Accountant
	Office Number: 064 427100
	Cell number: 081 247 4863
	E-mail: rothena@lionsclubswakopmund.com

USE OF LAND

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

Providing affordable accomodation for the elderly

LOCAL AUTHORITY ACT

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

I hereby certify:

- (a) that the said property will be used exclusively and not for any other purpose but that which it has been set aside for, being Providing affordable accomodation for the elderly throughout the period from 01 July 2025 until 30 June 2026.
- (b) The undertaking is not conducted for the private pecuniary profit of any person whether as a shareholder of a company or otherwise;
- (c) That if the said property is being used exclusively for amateur sport, not licensed trade will be care on. If a licensed trade is carried on, the area used for that purpose will be assessed separately.

Dated at Swakopmund on this 7th day of May 2025

[Signature]
 Swakopmund Old Age Home
 Tel: 064 427090 Fax: 064 402472
 finans@lionsclubswakopmund.com
 P.O. Box 225
 Swakopmund, Namibia

SIGNATURE OF OWNER & STAMP

SIGNATURE OF OCCUPIER (If not the Owner)

Notes to Applicant

Applications for Exemption from assessment rates will only be approved where the eligibility requirements under the Local Authority Act 23 of 1992, as amended have been met and are evidenced.
 In many cases the actual use of the land will determine eligibility for exemption from rating under the Local Authority Act 23 of 1992, as amended.
 Applicants are encouraged to provide any information or evidence that will assist Council in making a decision on the application.
 Council may contact the applicant to request further information when assessing an application for exemption.

Applications should be sent to:

The Property Section of Corporate Services & Human Capital Section, Municipal Office Building, Room BO-21 A, Swakopmund
 Attention: Property Officer, Ms F Namukwambi
 Applications to reach Council's Property Section on or before 31 May 2025
 For assistance, please contact the Property Section on +264 64 4104215





MUNICIPALITY OF SWAKOPMUND

Property Section

Corporate Services & Human Capital

Corner of Rakotoka & Daniel Kamho Street

P O Box 53, Swakopmund, Namibia

Tel: +264 64 410 4215 / Fax: 086 614 514

Web:

Email:

Exemption Period	1 July 2025 until 30 June 2026
-------------------------	--------------------------------

DETAILS OF ENTITY

Name of Organization or Entity	Swakopmund Lions Club Welfare
Erf Number	0000815
Street Name & Number	Rhode Allee Street
Township/Suburb	001020 Swakopmund South
Municipal Account Number	20081500085
Postal Address	PO Box 460 Swakopmund
Full Name	Anel Rothen
Name of Applicant	Capacity
or Applicant's	Accountant
Representative	Office Number
	064 427 100
	Cell number
	081 24 7 4963
	E-mail
	rothena@lionsclubswakopmund.com

USE OF LAND

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

Providing affordable accommodation for the elderly


LOCAL AUTHORITY ACT

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

I hereby certify:

- (a) that the said property will be used exclusively and not for any other purpose but that which it has been set aside for, being Providing affordable accommodation for the elderly throughout the period from 01 July 2025 until 30 June 2026.
- (b) The undertaking is not conducted for the private pecuniary profit of any person whether as a shareholder of a company or otherwise;
- (c) That if the said property is being used exclusively for amateur sport, not licensed trade will be care on. If a licensed trade is carried on, the area used for that purpose will be assessed separately.

Dated at Swakopmund on this 7th day of May 2025


 WOL3 Lions Old Age Home
 Tel: 064 427000 Fax: 064 402472
 P.O. Box 225
 Swakopmund, Namibia
 Email: rothena@lionsclubswakopmund.com

SIGNATURE OF OWNER & STAMP

SIGNATURE OF OCCUPIER (If not the Owner)

Notes to Applicant

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

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

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

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

Applications should be sent to:

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

Attention: Property Officer, Ms F Namukwambi

Applications to reach Council's Property Section on or before 31 May 2025

For assistance, please contact the Property Section on +264 64 4104215

11.1.5

ERONGO RED: BACKGROUND & BOARD OF DIRECTOR'S PERFORMANCE

(C/M 2026/03/05 - 9/1/4/12)

Ordinary Management Committee Meeting of 18 February 2026, Addendum **7.6** page **55** refers.

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

This section provides a detailed overview of Erongo RED as of January 2026, covering shareholding structure, governance, financial arrangements for shareholders, and the transfer of assets. The information outlined reflects current practices, agreements, and ongoing considerations pertinent to the company and its stakeholders.

Shareholding Structure

Erongo RED is owned by ten shareholders, with the majority interest held by the municipalities of Walvis Bay and Swakopmund. The shareholding distribution is as follows:

- Walvis Bay: 49.87%
- Swakopmund: 28.49%
- Karibib: 1.44%
- Omaruru: 1.84%
- Henties Bay: 4.63%
- Usakos: 1.26%
- Arandis: 1.66%
- Uis: 0.35%
- Erongo Regional Council: 0.32%
- Nampower: 10.14%

Board of Directors

The Board of Directors consists of eight members. Walvis Bay and Swakopmund each nominate two directors, while the other six directors represent the remaining shareholders. The current directors representing Swakopmund are Mr M Tjipita and Mr S January.

Directors serve a term of three years and may be elected for an additional term. However, the current directors' term of office will expire during 2027, and they are not eligible for re-election. There is a preference for appointing directors with backgrounds in senior management, such as engineering or accounting.

Shareholder Income and Financial Implications

Shareholders receive a surcharge of **N\$0.07** per kWh of electricity sold within their respective areas, as well as dividends on profits. Historically, municipalities benefited from profits generated by electricity sales, using these funds to cross-subsidise non-profit services. Without this revenue stream, municipalities would have had to increase rates and taxes to balance their operational budgets.

For many years, dividends to municipalities were infrequent, as profits were reinvested in the development of infrastructure across the Erongo Region. The government, meanwhile, continues to receive VAT on electricity sales to businesses

and income tax on profits. It is important to note that the infrastructure upgrades across the region have largely been funded by the revenue generated in Walvis Bay and Swakopmund.

Previously, municipalities were exempt from paying income tax on electricity sales. At a recent shareholders' meeting, it was proposed that Erongo RED Pty Ltd be converted into a Section 21 Company without gain. However, this proposal was denied on the grounds that shareholders already receive a surcharge. An application for exemption from paying income tax, in collaboration with the Electricity Control Board, is currently pending with NAMRA.

Transfer of Assets

Upon the establishment of Erongo RED, it was agreed that all existing electrical assets from the municipalities would be transferred to Erongo RED in exchange for shares. However, there was no agreement regarding the transfer of assets from new developments. As a result, Swakopmund has informed Erongo RED that any new assets to be transferred must be paid for by Erongo RED.

In the meantime, Swakopmund and Erongo RED have entered into a development agreement under which Erongo RED will install services at Extension 32, Kramersdorf, at its own expense. Following the sale of erven within this development, Erongo RED will become a proportional shareholder of the resulting profits.

REPRESENTATIVES ON ERONGO RED CONSUMER LIAISON COMMITTEE FOR SWAKOPMUND : JULY 2024 TO JUNE 2026

Members to represent Swakopmund Community on a voluntary basis on Erongo RED's Consumer Liaison Committee on matters of common concern, interest and to exchange information and views and to give direction on its policies, procedures, and processes as they affect the community of Swakopmund

Council at their ordinary meeting held 27 June 2024, item 11.1.4 (b) resolved the representatives to serve and represent Swakopmund on Erongo Reds' Consumer Liaison Committee from July 2024 to June 2026, as follows:-

- | | | | |
|-------|-------------------|---|-----------------------------|
| (i) | <i>Mondesa</i> | - | <i>Ms Sara-Lee Elago</i> |
| (ii) | <i>Tamariskia</i> | - | <i>Not Nominated</i> |
| (iii) | <i>Vineta</i> | - | <i>Mr Reiner Horsthemke</i> |

EVALUATION OBSERVATION: MR S J A JANUARIE

The overall performance rating for Mr. Januarie was 3.70 (74%), which is significantly below the overall Board performance average of 4.10 (82%), and represents a marked decline from the previous two years, where he attained a score of 4.40 in 2024 and 4.30 in 2023. All ten evaluation statements recorded scores below 4.00, compared to the prior two years where average scores were 4.00 and above. It is recommended that the Chairperson engage further with Mr. Januarie to discuss these results and agree on targeted developmental actions, with particular emphasis on the areas where performance fell below the 4.00 threshold.

EVALUATION OBSERVATION: MR M V TJIPITA

The overall performance rating for Mr M.V. Tjipita was 4.10 (82%), which is consistent with the overall Board average score of 4.10 (82%), though slightly below his performance in the preceding two years. Mr. Tjipita recorded one statement score below 4.00, relating to the assessment of whether the Director has a full appreciation of the sector dynamics, organizational strategy, business model, and key policies.

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

- (a) **That Council is requested to note the outcomes of the Board Peer Performance Evaluation, specifically that:**
- ***Mr S J A Januarie's performance declined to below the Board average, and that the Chairperson of the Management Committee be mandated to engage with him to address identified performance gaps and agree on targeted developmental actions, with progress to be monitored in the next evaluation cycle.***
 - ***Mr M V Tjipita's performance remains satisfactory and aligned with the Board average, and he be encouraged to strengthen his understanding in the specific area identified during the evaluation.***
- (b) **That Council is further requested to support ongoing Board development initiatives aimed at strengthening overall governance effectiveness.**
-

ERONGO RED BOARD MEMBERS : 2024 - 2027

BOARD MEMBERS	
1.	Mr Martin Tjipita (Martin Venantius) P O Box 772, Swakopmund Cell: 0811229213 e-mail: martin.tjipita@gmail.com
2.	Mr Sam Januarie (Samuel Jakobus Albertus) P O Box 7445, Swakopmund Cell: 0811455084 e-mail: omssam@afol.com.na / januariesam75@gmail.com
ALTERNATE MEMBERS	
1.	Mr Edwin Tjiriange P O Box 8392, Swakopmund Cell: 081 277 3437 e-mail: edwin.tjiriange@gmail.com
2.	Mr David Dhila Private Bag 5021, Swakopmund Cell: 081 2358461 E-mail: dvddhila@gmail.com ddhila.wks@erongorc.gov.na

11.1.4 **ERONGO RED BOARD OF DIRECTORS**

(C/M 2024/04/02 - 11/1/4/17)

RESOLVED:

- (a) That the information submitted on the appointment Council's Board of Directors, be approved and that feedback be provided to Council on a regular basis.
- (b) That the Board of Directors be retained for the final 3-year term.
- (c) That, in future, Council's representation in Erongo RED's Board of Directors be advertised with specific criteria.

11.1.34 **ERONGO RED BOARD OF DIRECTORS // APPOINTMENT OF AN ALTERNATE MEMBER**

(C/M 2024/11/14 - 11/1/4/17)

RESOLVED:

That Council approves the appointment of an alternate member for Mr. David Dhila in the vacant position on the Erongo RED Board of Directors representing the Swakopmund Municipal Council.

11.1.6

OUTCOME OF THE CLOSED BID SALE HELD ON 05 DECEMBER 2025

(C/M 2026/03/05 - 16/1/4/2/1/8)

Ordinary Management Committee Meeting of 18 February 2026, Addendum **7.7** page **65** refers.

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

- 1.1 On **05 December 2025**, the last closed bid sale of erven located in the affluent townships of Extensions 14, Swakopmund, and Extension 1, Mile 4, was held. These were the last high-income erven available for sale to the highest bidder for at least the next 2 years.
- 1.2 It is Council's *modus operandi* to sell erven in affluent areas to the highest bidders without any restrictions on the resale thereof. Much-needed income is generated from these sales in order to cross-subsidize the vast expenses related to the creation of erven in low-income areas where purchasers often struggle to pay rates and taxes, let alone the purchase prices.
- 1.3 Council will only have prime erven available for sale at prime rates when Ombundu Investments transfers the following erven located in Extension 2, Mile 4, no earlier than 2027:

Phase 1 = 22 erven

Phase 2 = 14 erven

Phase 3 = 26 erven

2. Outcome of the Sale**2.1 Erven on Offer**

Two (2) erven zoned "general residential 1" and nine (9) erven zoned "single residential" were sold, and should all the transfers be successful, the total expected income will be **N\$40 506 099.00** by **07 April 2026**.

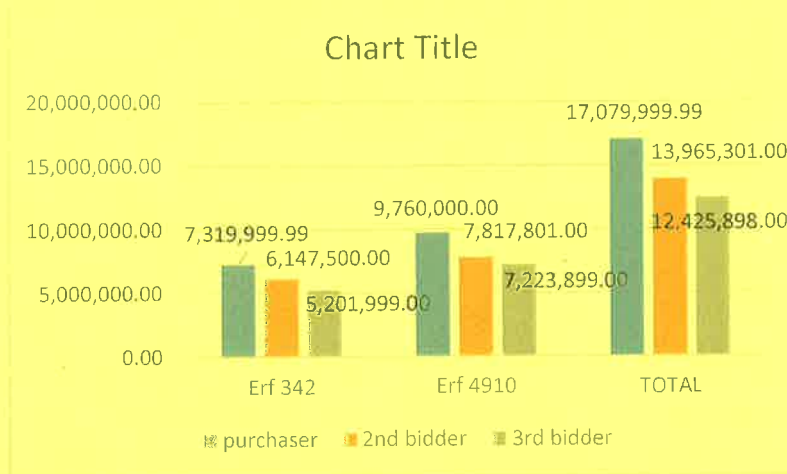
Of the eleven (11) purchasers, nine (9) are fixed property professionals with vast knowledge of trends and current values of vacant erven.

2.2 2 x Erven zoned "General Residential 1":

<i>Number of Registered Bidders</i>	:	44
<i>Total Upset Price</i>	:	N\$ 5 720 250.00
<i>Total Purchase Price</i>	:	N\$ 17 079 999.00
<i>Development Cost / m²</i>	:	N\$ 234.00
<i>Upset Price / m²</i>	:	N\$ 775.00
<i>Ave Purchase Price / m²</i>	:	N\$ 2 395.00

Ⓜ Both purchasers have a track record of cancelling transactions.

Should these two (2) transactions be cancelled by the purchasers and be allocated to the next qualifying bidders, the expected income will decrease to N\$ 13 965 301.00 as illustrated in the graph below:



2.3 **9 x Erven zoned "Single Residential":**

Number of Registered Bidders	:	243
Total Upset Price	:	N\$ 4 185 500.00
Total Purchase Price	:	N\$ 23 426 100.00
Development Cost / m ²	:	N\$ 234.00
Upset Price / m ²	:	N\$ 500.00
Ave Purchase Price / m ²	:	N\$ 2 798.00

3. **Loan vs Income Generated from Services Installations in Extension 1, Mile 4, and Extension 14, Swakopmund**

Seeing that this was the final sale of the erven located in Extensions 14, Swakopmund, and Extension 1, Mile 4, please take note **of the calculations below reflecting the performance of these erven sales compared to the investment in services installations since 2017:**

3.1 **Extension 1, Mile 4**

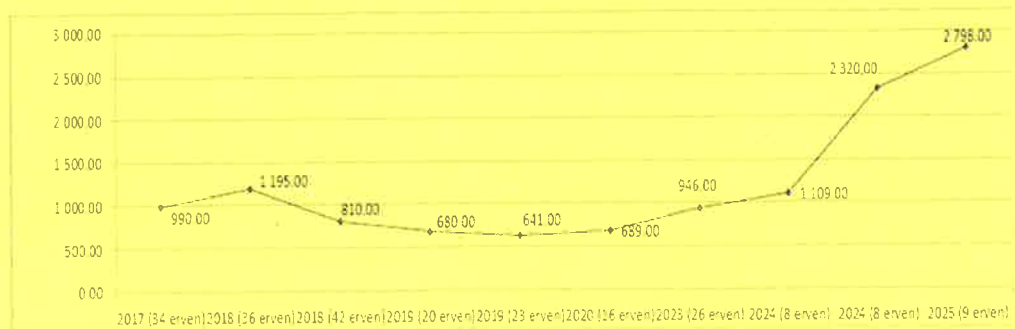
Number of Erven	Cost for Installation of Services (N\$) + Interest on Loan	Income to Date (N\$)	Breakdown of Income Generated to date
102 single res erven 6 gen res 1 x bus erf	22 652 255.00	110 410 630.00	<p>Single Residential Erven 34 Ervens - sale of Dec 2017 = N\$ 27 930 793.00</p> <p><u>Total loan amount recovered after the first sale in Dec 2017</u> 36 erven - sale of Feb 2018 = N\$ 34 833 163.00 15 April - sale of April 2023 = N\$ 16 279 425.00 08 erven - sale of Dec 2024 = N\$ 9 883 994.00 09 erven - sale of Dec 2025 = N\$ 23 426 100.49 * expected by 07 April 2026</p> <p>General Residential Erven</p>

Number of Erven	Cost for Installation of Services (N\$) + Interest on Loan	Income to Date (N\$)	Breakdown of Income Generated to date
			Erf 343 = N\$ 3 244 676.00 Erf 366 = N\$ 2 300 000.00 Erf 367 = N\$ 3 074 400.00 Erf 406 = N\$ 5 050 000.00 Erf 368 = N\$ 3 301 001.00 Erf 342 = N\$ 7 319 999.99 ☞ expected by 07 April 2026 Business Erf Erf 365 = N\$ 4 513 177.00 Total = N\$ 110 410 630.00 ☞ excluding the income expected by 07 April 2026

3.2 Extension 14, Swakopmund

Number of Erven	Cost for Installation of Services + Interest on Loan (N\$)	Income to Date (N\$)	Breakdown of Income Generated to date
119 single res erven 3 gen res 1 institutional	26 996 478.00	75 418 483.00	Single Residential 42 sale of Dec 18 = N\$ 21 047 399.00 18 sale of Oct 19 = N\$ 8 976 503.00 Total loan amount recovered after the 2nd sale in Oct 2019 23 sale of Dec 19 = N\$ 12 528 856.00 Erf 5002 parking = N\$ 938 900.00 16 sale of Nov 20 = N\$ 9 567 021.00 11 sale of Apr 23 = N\$ 7 848 253.00 08 sale of Jul 24 = N\$ 8 472 063.00 Gen Res Erven 4908 = N\$ 1 625 601.00 4909 = N\$ 4 061 600.00 4910 = N\$ 9 760 000.00 ☞ expected by 07 April 2026 Institutional Erf 4911 = N\$ 352 287.00 Total = N\$ 75 418 483.00 ☞ excluding the income expected by 07 April 2026

4. For interest sake, below are Trendlines since the first sale held in 2017 (average per square for the erven zoned "Single Residential."



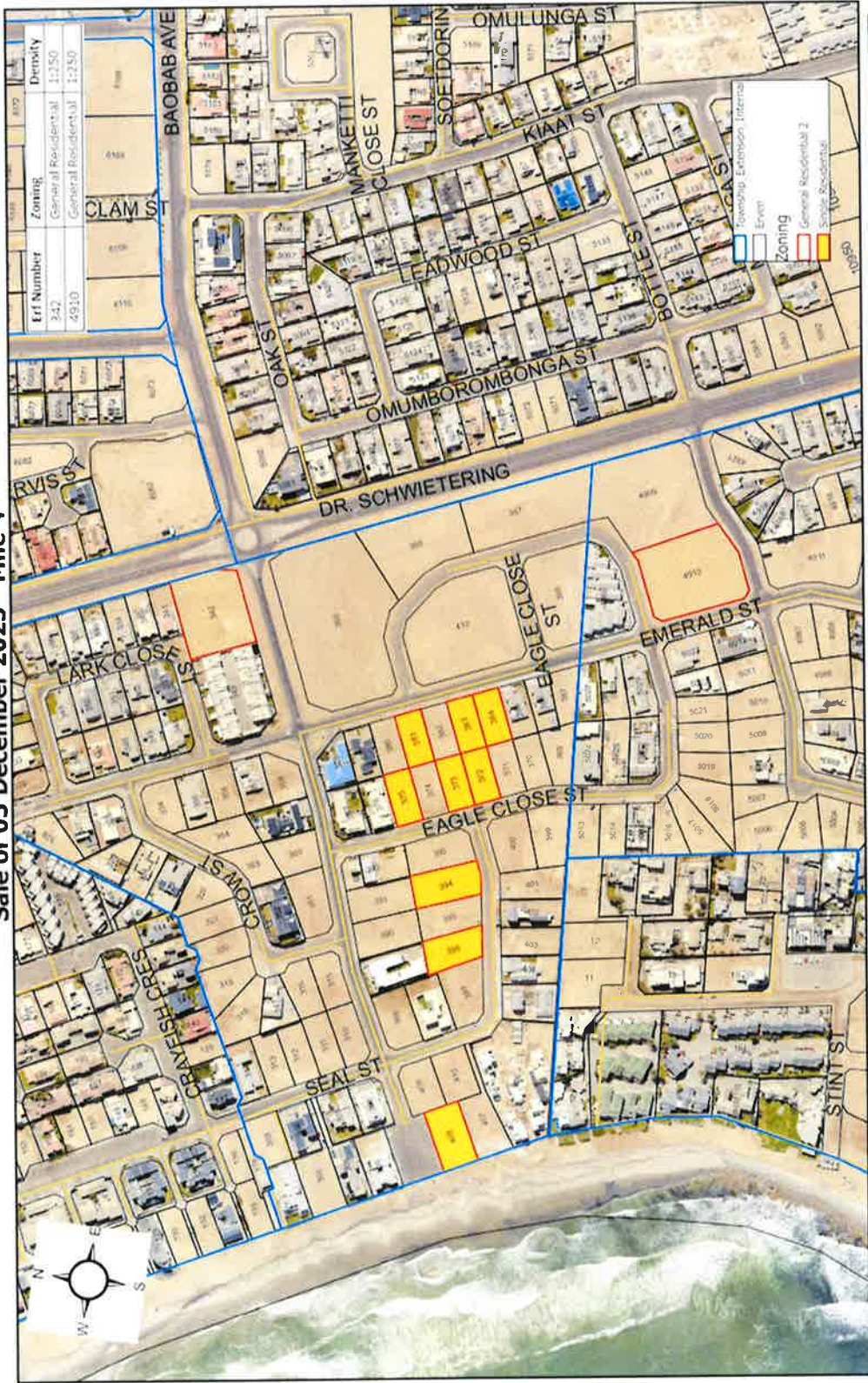
The above amounts are average per square metre prices which are affected by the number of erven on offer at the separate sales and the number of bidders registered for the sale, as well as the location and selection of erven on offer (not every sale had a seafront erf on offer. The lowest per square metre price was obtained during 2020 (Covid-19 pandemic). A steady increase was experienced thereafter in 2020, at which time limited erven remained available for sale. At the 2 sales scheduled in 2024 and the latest sale, 8, 8, and 9 erven were offered respectively.

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

RECOMMENDED:

- (a) That Council takes note of the potential income for N\$ 40 506 099.00 expected from the closed bid sale held on 05 December 2025 of the last available eleven (11) erven located in Extension 1, Mile 4, and Extension 14, Swakopmund.
 - (b) That Council approves the inclusion of a clause in the conditions of sale that restricts bidders who have cancelled transaction the previous 24 months from participating in Council sales.
 - (c) That Council takes note that Extension 1, Mile 4 was serviced with an external loan of N\$22,652,255.00, which amount was recovered after the first sale of 34 erven in December 2017 (N\$27,930,793.00) and the total income generated from the sales (excluding the expected income of 05 December 2025) is in the amount of N\$110,410,630.00 (detailed report under 4.1 above).
 - (d) That Council takes note that Extension 14, Swakopmund was serviced with an external loan of N\$26,996,478.00, which amount was recovered after the second sale of 60 erven in total during October 2019 (N\$30,023,902.00) and the total income generated from the sales (excluding the expected income of 05 December 2025) is of N\$75,418,483.00 (detailed report under 4.2 above).
-

Sale of 05 December 2025 - Mile 4



11.1.7

PROPOSAL FOR COLLABORATION BETWEEN ONE ECONOMY FOUNDATION AND SWAKOPMUND MUNICIPALITY - STRENGTHENING COMMUNITY HEALTH AND EMPOWERMENT IN MONDESA AND MATUTURA

(C/M 2026/03/05 - M 4353)

Ordinary Management Committee Meeting of 18 February 2026, Addendum **7.8** page **70** refers.

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

1. INTRODUCTION

This item seeks Council's approval to enter into a collaboration agreement between the Municipality of Swakopmund (MoS) and One Economy Foundation (OEF) aimed at strengthening community health and empowerment in Mondesa and Matutura.

The proposed collaboration (**Annexure "A"**) entails the establishment of community hubs, designed to provide integrated primary healthcare services alongside community development and empowerment programs. These hubs will incorporate primary health care units, youth development initiatives, entrepreneurship programs, and life skills training.

2. BACKGROUND

Council, during its meeting on **27 June 2024**, while deliberating on the assessment of the impact of introducing a Youth Centre in Swakopmund, resolved under item 11.1.1 as follows:

- (a) *That the proposal to turn the Tamariskia Town Hall into a Youth Centre not be considered at the moment due to the high demand for events.*
- (b) *That Council takes note of the services that are provided by the Youth Development Office at the Germina Shitaleni Multipurpose Center in Mondesa.*
- (c) *That Economic Development Services engage the Ministry of Health and Social Services to collaborate and design tailor-made programs focusing on health-related matters for youth, and that information sessions be introduced at the Germina Shitaleni Multipurpose Centre.*
- (d) *That the management office, restaurant, hall, or any vacant business stall at the Multipurpose Centre be used to accommodate the identified youth programs or sessions.*
- (e) *That Economic Development Services and Corporate Services & Human Capital carry out staff need assessment to deploy the Centre staff.*
- (f) *That Economic Development Services explore the possibility of strengthening data record, analysis, and management to measure the impact of the programs.*
- (g) *That Economic Development Services be permitted to make budgetary provisions for planning and designing the expansion of the Multipurpose Centre to accommodate the anticipated programs and personnel to run the facility.*

After this resolution, the Economic Development Service Department (EDS) engaged the Ministry of Health and Social Services (MoHSS) to collaborate on the integration of healthcare services at the Germina Shitaleni Multipurpose Centre (GSMPC). Following the agreement between the MoHSS, the Management office at the Centre was partitioned to accommodate primary

health care services, including counselling, Voluntary Medical Male Circumcision (VMMC), and reproductive health programs.

Whilst seeking partnerships simultaneously, EDS, together with the Office of the Mayor, undertook a benchmarking visit to the OEF's # Be Free Cares Clinic Campus in October 2024, to assess the feasibility of replicating similar services at the GSMPC or at an alternative site to serve the DRC and Matutura Communities.

About the One Economy Foundation

The **One Economy Foundation** is a *Namibian non-profit social welfare organisation* founded in 2016 and registered as a Section 21 company (association not for gain). Its mandate is to reduce inequality and expand opportunities for vulnerable individuals and communities in Namibia.

Key focus areas include:

- *Empowering youth, women, and low-income groups through targeted programmes.*
- *Education support, digital and STEAM skills development, entrepreneurship training, mentorship, and life skills programmes.*
- *Health and well-being services, such as sexual and reproductive health, gender-based violence awareness and prevention, and mental-health support.*
- *Implementation of initiatives such as the **#BeFree Movement and Youth Campus**, providing safe spaces for integrated youth services.*

Subsequently, OEF visited the GSMPC as well as the DRC and Matutura areas in March 2025 to identify suitable venues to host such programs, after which they proposed a formal collaboration with Council (as attached).

3. PROPOSAL

One Economy Foundation proposed two interventions, namely:

3.1 Integration of Healthcare and Empowerment Services at GSMPC

The first intervention proposes the integration of a healthcare facility at GSMPC (**Annexure "B"**), drawing inspiration from the #Be Free Cares Clinic Model. This initiative will enable Mondesa residents to access reproductive health and primary healthcare services in a safe, dignified, and youth-friendly environment.

In addition to health services, OEF proposed complementary programs such as life skills training, after-school tutoring, psychosocial counselling, and general youth empowerment initiatives.

3.2 Establishment of a Modular Community Hub in Matutura/DRC

The second intervention proposes the establishment of a Modular Community Hub on Erf 8570m, Extension 31, near the DRC Police Station. This hub will similarly offer integrated primary healthcare services alongside community development and empowerment programs to the Matutura & DRC residents.

The proposed facility will be constructed utilising shipping containers and other modular elements, demonstrating how locally available materials can be transformed into functional, cost-effective, and sustainable service delivery spaces. Beyond healthcare, the hub will include a multipurpose area for youth

training, entrepreneurship programs, and community workshops (**Annexure "C"**).

4. MOTIVATION

The proposed collaboration between the Municipality of Swakopmund and the One Economy Foundation through replication of the #Be Free Cares Clinic Model will bridge existing gaps in the provision of youth-focused health services delivered in a dignified and accessible setting.

Young people as primary beneficiaries will benefit from a one-stop shop service environment where healthcare, entrepreneurship support, and life skills programs are integrated.

The modular community hub in Matutura/DRC areas will significantly improve access to essential services, addressing long-standing service delivery gaps. The facility will serve as a centre for empowerment, enabling youth and community members opportunities to learn, grow, and actively participate in community-driven initiatives.

Furthermore, revitalisation of the Germina Shitaleni Multipurpose Centre will strengthen its role as an integrated hub for healthcare, empowerment, and resilience-building for underserved communities.

In consideration of the two proposals, EDS recommends that the healthcare services at the GSMPC continue to be provided by the Ministry of Health and Social Services, as has already agreed upon by the two institutions. It is further proposed that the Gender Police Protection Unit (GPPU) be engaged to provide a safe and supportive environment for victims of gender-based violence, potentially occupying a vacant business stall should space become available. The integration will further strengthen the replication of the #Be Free Cares Clinic model, which can be replicated at the GSMPC.

Regarding the modular community hub on Erf 8570, Extension 31, Swakopmund (**Annexure "D"**), containers may be sourced from local suppliers through donations or at affordable rates. The strategic location of this facility will bring healthcare and empowerment services closer to the community.

EDS fully supports this initiative and is willing to co-mobilise resources, engaging development partners and the private sector. The proposal aligns with the Municipality of Swakopmund Youth Development Strategy, which encourages partnerships with stakeholders in education, skills development, and youth empowerment.

5. AREAS OF COLLABORATION

The Municipality of Swakopmund will:

- *Identify and allocate a suitable serviced land*
- *Prepare and service the land, ensuring access to essential utilities and infrastructure.*
- *Municipal approval and ensure alignment with development frameworks, embedding the hub within long-term service delivery systems.*
- *Integrate the hub into long-term municipal service delivery systems*

One Economy Foundation will:

- *Provide programmatic expertise and best practices in community activation and youth engagement*
- *Support holistic service design*
- *Mobilise communities and shape the hub into safe, inclusive, and empowering spaces*

The two institutions, together, will:

- *Co-mobilise resources*
- *Engage development partners and private sector stakeholders.*
- *Promote shared ownership, innovation, and sustainability of the initiative.*

6. CONCLUSION

The proposed collaboration between the Municipality of Swakopmund and the One Economy Foundation presents a strategic opportunity to enhance access to integrated healthcare and empowerment services for underserved communities in Mondesa, Matutura, and DRC. Through joint planning, resource mobilisation, and service delivery, the initiative will contribute to improved health outcomes, youth empowerment, and community resilience.

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

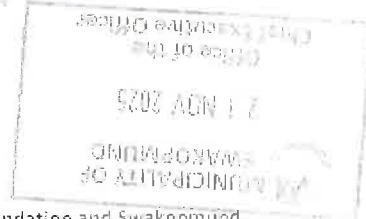
- (a) **That Council takes note of the proposal for collaboration between One Economy Foundation and Swakopmund Municipality to strengthen community health and empowerment in Mondesa and Matutura/DRC.**
 - (b) **That Council approves the proposed collaboration between One Economy Foundation and the Municipality of Swakopmund in the following areas:**
 - (i) ***To integrate the "Be Free Cares Clinic Model" at the Germina Shitaleni Multipurpose Centre.***
 - (ii) ***To construct a Modular Hub for Multipurpose spaces, which will accommodate the primary health unit, entrepreneurship programs, and community workshops.***
 - (iii) ***That Council approves to donate a portion of Erf 8570, Extension 31, which is an institutional erf for this community hub, on condition that the land may not be sold or transferred to another entity without first offering it to Council, and that only be used for the purpose of a modular hub for primary health care, entrepreneurship programs, community workshops and other non-profit activities. The exact portion size is to be determined once Council approves the concept in principle.***
 - (iv) ***That Council delegates the GM: EDS to co-mobilize resources with the One Economy Foundation, engaging development partners and private sector stakeholders to realize this proposal.***
-

ANNEXURE "A"

22-03-2024 353

M 4353 ✓

ONE ECONOMY



18 November 2025

Mr. Alfeus Benjamin
The Chief Executive Officer
Swakopmund Municipality

Subject: Proposal for Collaboration between One Economy Foundation and Swakopmund Municipality – Strengthening Community Health and Empowerment in Mondesa and Matutura

Dear Mr Alfeus Benjamin

We write to formally provide an update and submit a proposal for collaboration following our site visit and engagement held on 07 March 2025. We extend our sincere appreciation to you and your team for the constructive discussions and the shared commitment demonstrated toward advancing holistic community development in Swakopmund.

Drawing on the insights gained during our engagements and visits to the youth centres and sites, as well as the priorities identified by the Municipality, we have developed a proposal outlining two key areas of potential collaboration. These areas reflect our collective vision for community development and empowerment, and present opportunities where partnership can meaningfully strengthen community impact:

- 1. The Refurbishment of the Mondesa Community Centre, to integrate holistic health and youth empowerment services, and
- 2. The Establishment of a Modular Community Hub in Matutura, designed to extend accessible Primary healthcare and community development programmes to residents of both Matutura and the DRG settlement.

These interventions aim to strengthen municipal service delivery, enhance inclusive community development, and create sustainable, accessible spaces for youth and community empowerment through a coordinated partnership between OEF and the Municipality.

In light of the above, we respectfully request an opportunity to meet with your office at your earliest convenience to discuss the proposal further and to agree on the next steps toward formalising this collaboration.

Please find attached the full proposal for your review and consideration.

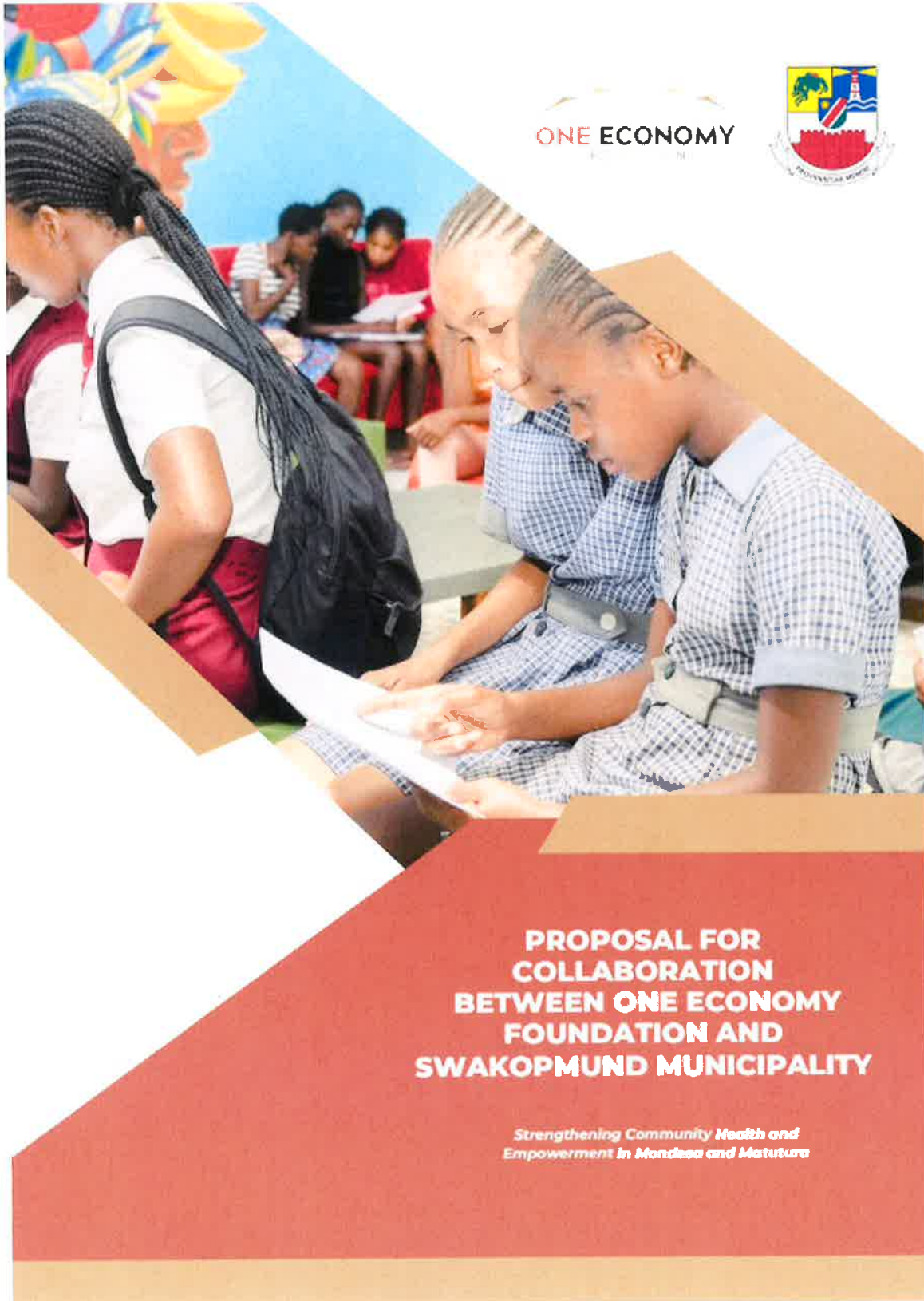
Yours in Youth Development,

Pauline Thomas Katopi

Executive Director

DIRECTORS

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**PROPOSAL FOR
COLLABORATION
BETWEEN ONE ECONOMY
FOUNDATION AND
SWAKOPMUND MUNICIPALITY**

*Strengthening Community Health and
Empowerment in Mandesa and Matutura*

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1. Introduction

The One Economy Foundation (OEF), in collaboration with the Swakopmund Municipality, is committed to advancing holistic community development through the delivery of integrated services to underserved populations. At the invitation of the Municipality, OEF conducted an official visit to Swakopmund to explore opportunities for partnership aimed at addressing the pressing social and economic challenges faced by residents.

During this engagement, several sites were toured, and meaningful discussions were held with municipal officials. From these deliberations, two priority areas for intervention were identified: the Mondesa Community Centre and the Matutura site adjacent to the Democratic Resettlement Community (DRC).

Although distinct in character, both sites reflect a shared reality they are situated in communities marked by socio-economic vulnerability, where access to holistic health, empowerment, and development services is limited. This proposal therefore presents the contextual need, outlines the vision for intervention, defines the collaborative roles of OEF and the Municipality, and highlights the anticipated impact of these initiatives. Accompanying this proposal are preliminary building plans, offering a tangible illustration of the intended developments.

2. Project One: Revitalisation of Mondesa Community Centre

2.1 Context and Need

Mondesa is one of Swakopmund's largest and most dynamic townships, marked by cultural vibrancy but also significant socio-economic challenges. The community is densely populated, with a large youth demographic, high unemployment levels, and many households struggling to access affordable, quality health services. Young people face additional vulnerabilities due to limited access to safe recreational spaces, psychosocial support, and structured after-school programmes. These gaps have contributed to rising concerns such as substance abuse, school dropouts, and mental health challenges.

The existing Mondesa Community Centre serves as an important gathering and service hub. The proposed intervention aims to optimise its role by integrating health services and enhancing its facilities to create a non-judgmental, youth-friendly, and inclusive space. This transformation will ensure the centre not only meets immediate community needs but also supports long-term wellbeing, youth empowerment, and holistic service delivery.

2.2 Proposed Intervention

Following the site visit to the Mondesa Community Centre on 07 March 2025, it was evident that the facility is already well-developed, with strong foundational amenities and infrastructure. However, the key gap identified during discussions centred on the absence of healthcare services within the centre and the need to cultivate a more inclusive and non-judgmental environment one that mirrors the safe, youth friendly approach successfully demonstrated at the #BeFree Youth Campus.

The visit also highlighted opportunities to enhance the centre's aesthetics and overall functionality. Simple yet impactful improvements, such as incorporating shading in the courtyard and refreshing the interior design, would contribute to creating a vibrant, welcoming atmosphere that encourages greater community use and engagement.

The proposed intervention therefore seeks to integrate a healthcare facility into the existing centre, drawing inspiration from the #BeFree Cares Clinic model. This will enable residents to access reproductive health, and primary healthcare services in a safe and dignified setting. Alongside health services, the proposed changes to the centre will deliver complementary programmes including life skills training, afterschool tutoring, psychosocial counselling, and youth empowerment initiatives.

Through this collaboration, the Mondesa Community Centre will be further strengthened by the introduction of holistic, integrated services. The revitalisation effort will not only improve service delivery but also enhance the physical environment, fostering greater pride, ownership, and long-term sustainability within the Mondesa community.

2.3 Areas of Collaboration

The collaboration between the Swakopmund Municipality and One Economy Foundation parties bring unique strengths and resources, and by adopting a collaborative approach, the project will ensure long-term impact and sustainability.

The Municipality will take the lead in reviewing and approving proposed improvements, ensuring that upgrades meet municipal standards, and supporting integration with existing services and infrastructure.

ONE will provide input on best practices in youth activation and holistic service provision, sharing lessons learned from similar initiatives such as the #BeFree Youth Campus. This will help guide programme development to ensure that the centre becomes a vibrant, inclusive, and youth friendly space.

Both partners will also work together on resource mobilisation, including joint fundraising campaigns and outreach to development partners and private sector stakeholders. This co-mobilisation will strengthen sustainability and ensure that the centre's revitalisation is backed by a wide base of support.

2.4 Expected Impact

Integrating health services into the community centre will ensure residents have safer, more reliable, and affordable access to essential care. This reduces the barriers that often prevent people from seeking support, leading to healthier households, improved productivity, and less socio-economic strain on families.

For the youth, the centre will provide much more than healthcare. It will serve as a safe and vibrant hub where they can take part in positive activities, receive mentorship, and build critical life skills that strengthen their ability to contribute meaningfully to both the economy and society.

By adopting a holistic approach, the additions to the centre will also seek to create a non-judgmental space that fosters knowledge sharing, skills development, and integrated healthcare. This inclusive environment will help build stronger community connections while empowering individuals to thrive socially, emotionally, and economically.

3. Project Two: Establishment of a Modular Community Hub in Matutura

3.1 Context and Need

The prospective Matutura site, located near the DRC settlement on the outskirts of Swakopmund, is strategically positioned for the establishment of a small modular community hub to serve both the community and surrounding areas.

The DRC settlement, developed informally, faces significant challenges including limited infrastructure and high unemployment. Residents struggle with inadequate access to basic services, particularly healthcare. The absence of integrated service hubs has perpetuated cycles of vulnerability, leaving communities without reliable support for health, education, and empowerment. Through various proposals and innovative approaches such as modular hubs, the Swakopmund Municipality seeks to address these gaps and provide essential services.

Matutura itself is centrally located, making it an ideal site for a development that can serve both its residents and those of the neighbouring DRC. The socio-economic conditions in the area highlight the urgency of such an intervention: households face high

levels of food insecurity, limited economic opportunities, and poor health outcomes. Without proactive measures, these challenges will continue to deepen, widening inequalities across Swakopmund. The interventions planned by the Swakopmund Municipality are therefore critical, not only for improving service provision but also for fostering positive community building and resilience.

3.2 Proposed Intervention

The intervention at Matutura will take the form of a modular community hub, designed to provide integrated primary healthcare alongside community development and empowerment services. The facility will be constructed using containers and other modular elements, showcasing how readily available and locally sourced materials can be transformed into functional, cost-effective, and sustainable service delivery spaces.

The modular hub will include a primary healthcare unit. Beyond healthcare, it will incorporate multi-purpose spaces for youth training, entrepreneurship programs, and community workshops. This design allows for flexibility and scalability: as community needs evolve, the hub can be expanded incrementally without the need for large-scale construction. Its central placement within Matutura will make it easily accessible to residents while serving as a vital link to the DRC settlement.

3.3 Areas of Collaboration

This project represents an innovative step toward rethinking service delivery and strengthening community building in Swakopmund. By adopting a collaborative model, it demonstrates how municipalities and civil society can jointly create inclusive, accessible, and sustainable solutions for underserved communities.

The Swakopmund Municipality will lead in providing the identified site, preparing and servicing the land, and ensuring access to essential utilities and infrastructure. It will also oversee municipal approvals and ensure alignment with development frameworks, embedding the hub within long-term service delivery systems.

ONE will contribute programmatic input, offering best practices in community activation, youth engagement, and holistic service design. ONE will also play a role in mobilizing the community and shaping the hub into a safe, youth-friendly, and empowering space.

Together, the Swakopmund Municipality and ONE will co-mobilize resources, engaging development partners and private sector stakeholders. This joint effort underscores the innovative, collective nature of the project designed not only to expand access to

essential services but also to inspire pride, resilience, and shared ownership within the community.

3.4 Expected Impact

The modular community hub in Matutura will significantly improve access to healthcare for residents of Matutura and the DRC settlement, bridging longstanding service gaps. It will reduce health inequities and improve outcomes. Beyond health, the hub will become a nucleus for empowerment, offering young people and community members opportunities to learn, grow, and participate in community-driven initiatives. By using modular construction, the project will demonstrate a scalable and replicable model for delivering essential services to underserved areas, positioning Swakopmund as a leader in innovative, community-centred development.

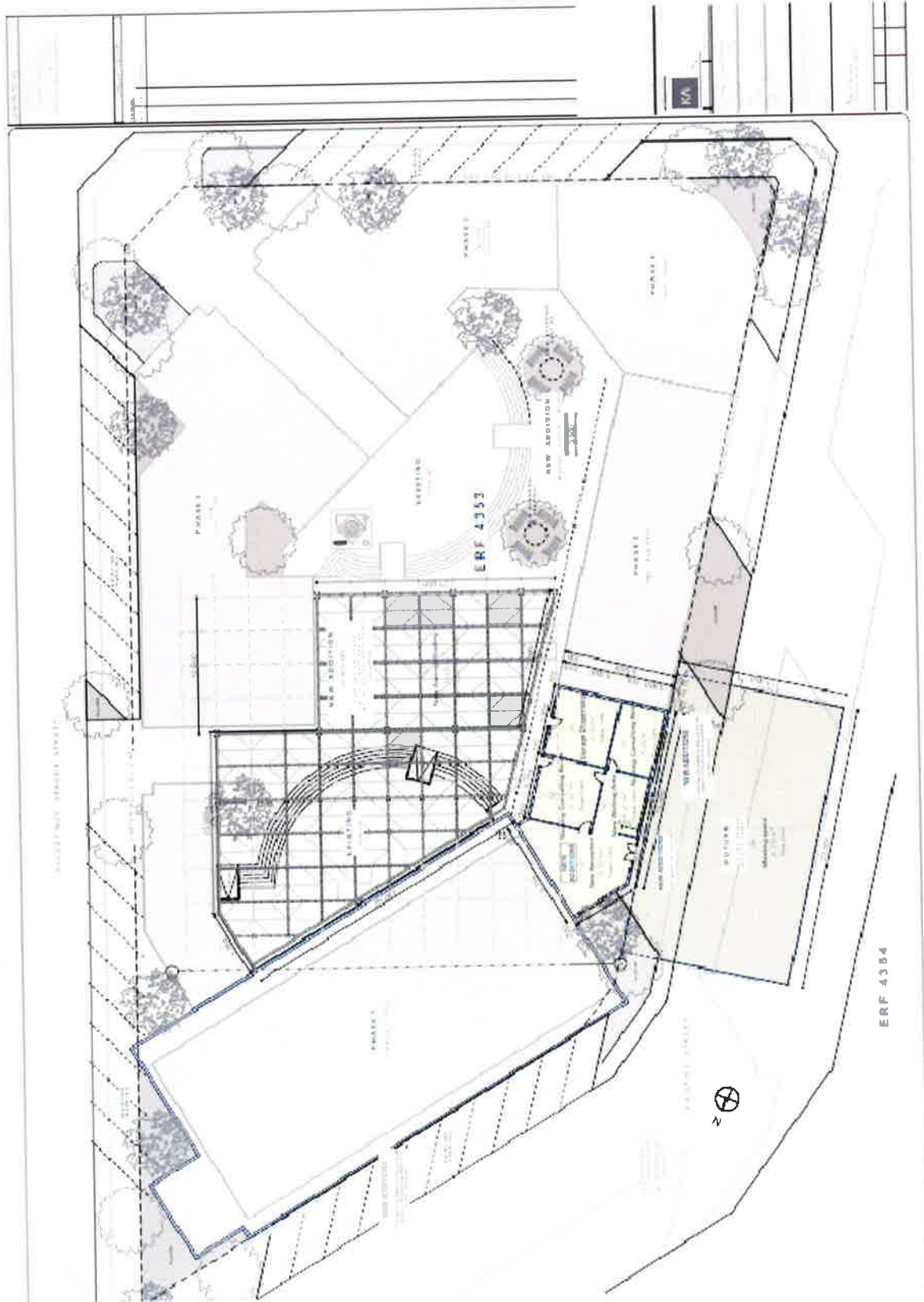
4. Way Forward

The next steps toward implementing these interventions involve formalizing the partnership between OEF and the Swakopmund Municipality through a Memorandum of Understanding. This will provide the framework for collaboration and establish a joint technical working group to oversee the projects. Building plans for Mondesa and modular designs for Matutura will then be reviewed in detail, with technical feedback from the Municipality guiding final adjustments. Parallel to this, both parties will collaborate on a funding strategy to secure contributions from government, the private sector, and development partners. Implementation will follow a phased approach, beginning with the revitalisation of the Mondesa Community Centre before advancing to the construction of the modular hub in Matutura.

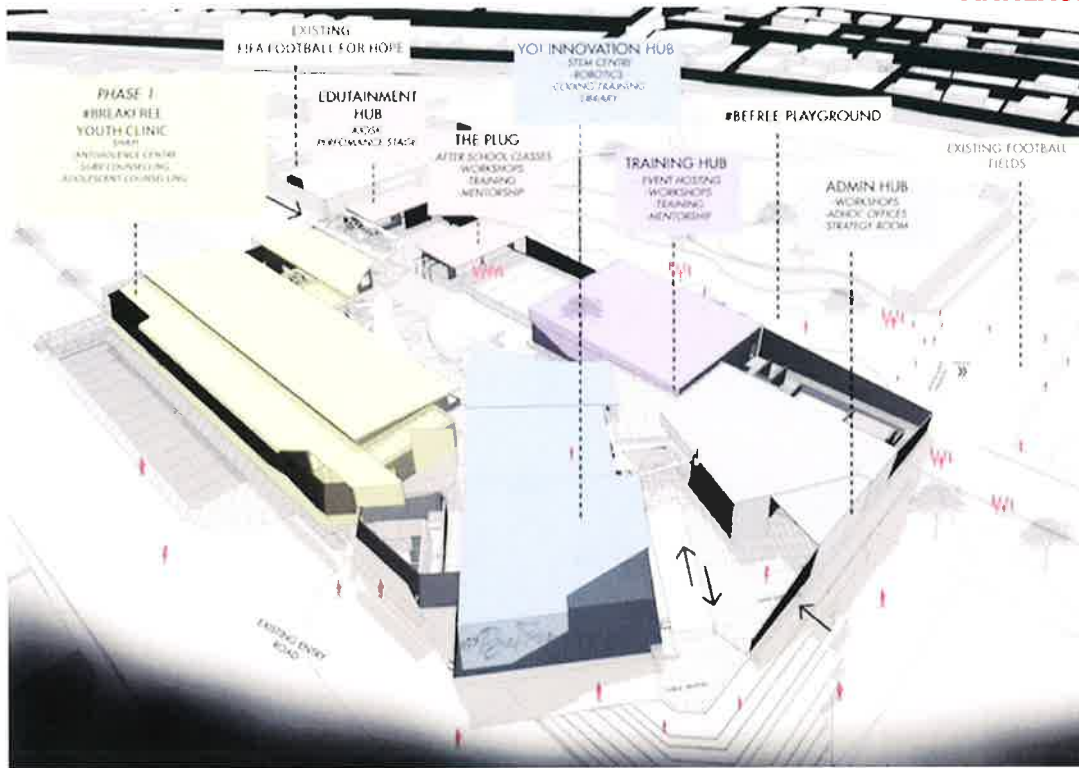
5. Conclusion

The proposed collaboration between the One Economy Foundation and the Swakopmund Municipality offers a transformative opportunity to address the pressing needs of two communities while setting a precedent for inclusive, innovative, and community-centred development. By revitalising the Mondesa Community Centre and establishing a modular hub in Matutura, OEF and the Municipality will jointly create spaces that integrate healthcare, empowerment, and resilience building for underserved populations. These interventions go beyond physical infrastructure — they represent a commitment to equity, youth empowerment, and sustainable development. Together, OEF and the Municipality can turn these proposals into models that not only transform Swakopmund but inspire replication across Namibia.

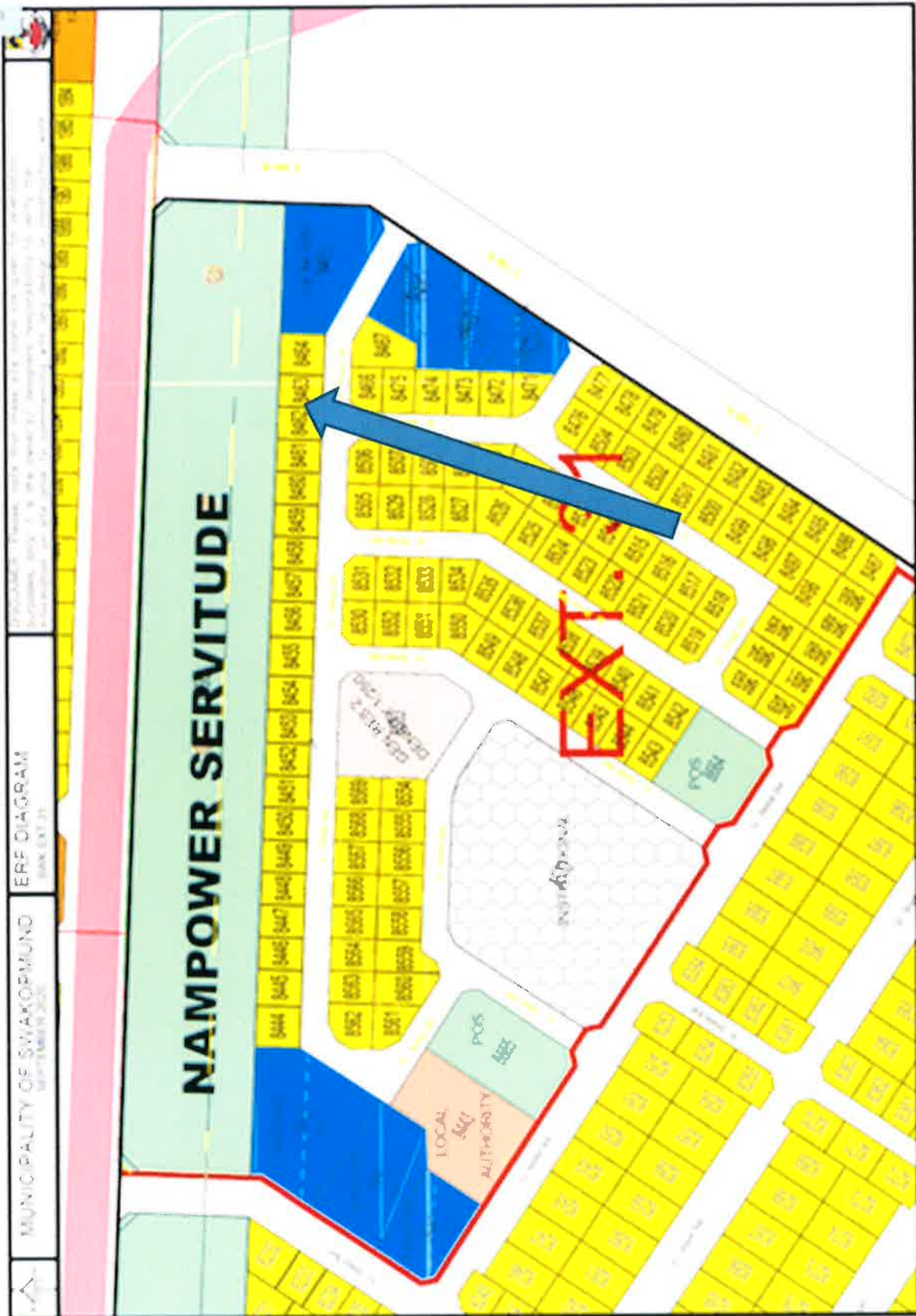
ANNEXURE "B"



ANNEXURE "C"



ANNEXURE "D"



11.1.8

PLANNING FOR MAJOR LAND USE SITES AND FUTURE ROAD NETWORK ON PLOTS AND FARM PORTIONS EAST OF SWAKOPMUND

(C/M 2026/03/05 - 17/1/1/3/1)

Ordinary Management Committee Meeting of 18 February 2026, Addendum **8.1** page **03** refers.**A. This item was submitted to the Management Committee for consideration:****1. Purpose**

The purpose of this submission is for the Council to consider the procurement of professional services for the purposes of planning for major land use sites and future road networks on plots and farm portions east of Swakopmund.

2. Introduction and Background

The Town Planning Department has noted a rise in applications for subdivision and densification of land within the Swakopmund River Smallholdings. These subdivisions, if not adequately managed, may place a strain on municipal services and limit the availability of sites for essential public amenities in this area.

Given Swakopmund's population growth set at 5.7% per annum, the town is on track to double in size by 2040, placing significant pressure on the sustainable delivery of housing, engineering, and social services. It is therefore important that the future land required for the development of infrastructure, services corridors, and public amenities, such as sites for school, clinic, recreation, major service roads, and public utilities are identified and mapped out to avoid haphazard development and guide sustainable future land subdivisions in terms of the Swakopmund Structure Plan 2020-2040.

3. Proposal

It is proposed that a detailed study of the area be undertaken, which includes a survey of existing developments and an analysis of various aspects listed in the terms of reference herein attached as **Annexure A**. Upon completion, the information will be formulated in a set of recommendations with accompanying plans and be presented in a format appropriate to understand the evolving situation with its projections and trends of future development scenarios.

Consultation will be held with affected and interested stakeholders. A technical committee (The Swakop River Smallholdings Stakeholder Committee (SRSSC) representing a stakeholder group will be constituted in collaboration with Council and will be comprised of :

- *landowners*
- *Swakopmund Municipal Council,*
- *Erongo RED,*
- *Roads Authority,*
- *Telecom, and*
- *Any other body that is deemed to be a main stakeholder with the ability to provide significant technical input.*

This committee will serve in an advisory capacity to Council.

4. **Procurement**

A Request for Proposals in terms of the Public Procurement Act (Act No. 15 of 2015) is suggested, by first calling for an expression of interest. The Proposals will be evaluated based on aspects such as local consultant, methodology, financial offer, understanding the assignment, relevant experience, expertise, competency, and capacity, which must consist of a minimum of a town planner, engineer, environmentalist, and support staff.

- *Local Consultant (10 Points)*

Over 80% per cent of the bidder's team is to be Namibian. Have or arrange to have an office or permanent representative in Swakopmund or Walvis Bay will account for 5% of the scoring.

- *Financial Offer (20 Points)*

The price offered should be realistic, in accordance with professional rates where appropriate, market-related, and not subject to significant future increases.

- *Understanding Of The Assignment (30 Points)*

This will be based on the understanding of the content of the Terms of Reference by the bidder.

- *Experience, Expertise, Competency, And Capacity Of The Bidding Team (20 Points)*

The bidder must show previous experience in the type of work required by listing completed projects in the fields of town planning, development of structure or spatial development plans, statistical analysis, and socio-economic surveys. The number of successfully completed projects is critical.

It is expected that the consultancy team members must show a balance of expertise and skills with the associated required experience for the task. The team's capacity will be measured not on the absolute quantities but on the availability of manpower in the categories that can be dedicated to the task, such as the number of professionals with relevant experience and the number of professionals dedicated to the project.

- *Methodology (15 Points)*

The methodology and schedule of actions should be logical and enable completion of the project within a twelve (12) months period.

5. **Conclusion**

The volume of applications, especially for cadastral and land use changes, is increasing at a concerning rate. These developments need to be well managed as early as possible to evade complications related to the future provision of municipal services and infrastructure.

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

RECOMMENDED:

- (a) That Council approves the procurement of professional Town Planning Services for planning for major land use sites and future road networks on plots and farm portions east of Swakopmund in terms of the Public Procurement Act (Act No. 15 of 2015),
 - (b) That bids for the envisaged exercise be invited on an expression of interest, and only qualifying town planners or town planning firms be allowed to partake and be provided with the Terms of Reference, and
 - (c) That the cost for the procurement be defrayed from the Vote 500031032500, where an amount of N\$3,550,643.75 is available.
-

11.1.9

RELOCATION PLAN FOR INFORMAL SETTLERS IN THE TRANSNAMIB SERVITUDE (MONDESA EXTENSION 14) NAMPOWER SERVITUDE (EXTENSIONS 24 & 37, SWAKOPMUND)

(C/M 2026/03/05 - 15/2/1/2)

Ordinary Management Committee Meeting of 18 February 2026, Addendum **8.2** page **05** refers.

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

1. **INTRODUCTION**

The purpose of this submission is to request approval of a Relocation Plan, to implement Item 11.1.1 of the Council Meeting held on **2 October 2025**, to relocate informal households occupying Nampower Servitude in Ext 24 & 37 Swakopmund, and TransNamib Servitude in Extension 14, Mondesa.

2. **BACKGROUND**

On 2 October 2025, Council considered the matter of informal occupants within the TransNamib railway reserve and NamPower servitudes and resolved that a detailed relocation plan be prepared and communicated to the affected residents as a matter of urgency.

3. **DISCUSSION**

A comprehensive Relocation Plan contained in **Annexure A** provides a structured and practical framework to guide the relocation process. The plan outlines the sequencing of activities, coordination mechanisms, logistical arrangements, and timelines required to ensure an orderly relocation process.

Emphasis is placed on community engagement, clear communication with affected households, and interdepartmental coordination to minimise disruption. The plan further provides for monitoring and reporting mechanisms to track progress and address challenges as they arise.

4. **PROPOSAL**

It is proposed that Council take note and approve the Relocation Plan (Annexure A), to serve as an operational guide for the relocation process.

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

RECOMMENDED:

- (a) **That Council approves the implementation of the Relocation Plan (Annexure A, on file) in line with the Council meeting of 2 October 2025, under item 11.1.1.**
- (b) **That Council authorises the General Manager: Corporate Services, HC & ICT to coordinate, mobilise departments, appoint task teams, for execution of this project, effective from the date of the Council meeting.**

Annexure "A"



**RELOCATION PLAN FOR INFORMAL SETTLERS WITHIN THE
TRANSNAMIB AND NAMPOWER SERVITUDES**

(EXTENSION 14, MONDESA AND EXTENSIONS 24 & 37, SWAKOPMUND)

29 OCTOBER 2025

Swakopmund Municipality
Corporate Services & HC & ICT Department
Housing Section
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1. INTRODUCTION

In recognition of the urgent safety and operational concerns raised by TransNamib and NamPower regarding the occupation of their respective servitude area, during the Ordinary Council Meeting held on 02 October 2025, under item 11.1.1 Council, resolved to undertake the relocation of informal settlers residing within these restricted zones.

The relocation initiative seeks to mitigate risks associated with railway operations and high voltage electrical infrastructure, safeguard the lives and structures of the affected households, and ensure compliance with safety and planning regulations. A total of 178 households have been identified for relocation, 172 from the TransNamib servitude and 6 from the NamPower servitude area in Extension 24, Swakopmund.

The relocation will be undertaken in a phased and participatory manner, emphasizing humane treatment, transparency, and coordinated support. The designated relocation site of the affected households is Extension 42, Swakopmund (Erven 10838, 10839, 10840, 10841, 10842).

This process will include logistical, social, and infrastructural support to ensure a smooth and sustainable transition for all affected residents. The plan also incorporates provisions for the design and erection of warning signboards along the servitudes by TransNamib and NamPower, in collaboration with the General Manager Engineering & Planning Services, to prevent future illegal occupation and reinforce compliance with servitude regulations.

2. OBJECTIVES OF THE RELOCATION PLAN

The primary objectives of this plan are to:

- Ensure the safe and orderly relocation of households residing within hazardous servitude zones.
- Safeguard public safety and protect vital infrastructure belonging to TransNamib and NamPower.
- Provide adequate and dignified relocation support, including transportation, and temporary land allocation at the reception area in the 5 block erven in Extension 42 Swakopmund.
- Maintain effective communication with affected households throughout the process.
- Establish mechanisms to prevent future encroachment into servitude areas.

3. METHODOLOGY

The relocation exercise will be implemented in five structured phases over a 12-week period to ensure systematic coordination, effective communication, and smooth transition of all affected households. Preparation and Coordination Phase, the Communication and Social Engagement Phase, The Physical Relocation Phase, and lastly the Closure and Reporting Phase.



3.1. Phase 1: Preparation and Coordination (Weeks 1-3)

During this phase a Relocation Task Team will be officially created to oversee the entire process. This phase will also involve the verification and profiling of all affected households to establish an accurate demographic database. Concurrently, engagements will be conducted with community leaders to secure their commitment and input. Site preparation activities at Extension 42, including informal demarcation with lime to ensure readiness for relocation.

3.2. Phase 2: Communication and Social Engagement (Weeks 4-5)

Focus on keeping the community informed and involved throughout the relocation process. Community information sessions will be organized to explain relocation procedures, timelines, and expectations. Official relocation notices and schedules will then be distributed to each household affected. Additionally, a grievance redress and feedback mechanism will be established to handle any concerns or queries raised by affected residents, ensuring transparency and accountability.

3.3. Phase 3: Physical Relocation (Weeks 6-10)

Consist of the actual movement of households to the prepared relocation site. The Housing Section will oversee the allocation of erven and issuance of occupation permits to eligible households. Transportation and logistical arrangements will be coordinated to facilitate a smooth transition. Once relocation is complete, vacated structures within the servitude areas will be safely dismantled and the areas cleared.

3.4 Phase 4: Closure and Reporting (Week 11-12)

Involve the compiling a comprehensive final relocation report summarizing all activities, challenges, and outcomes. feedback will be submitted to Council to ensure institutional learning and accountability for future relocation initiatives.

4 WORK SCHEDULE

Phase	Activities	Responsible Unit / Team	Timeline	Expected Output / Deliverables
Phase 1: Preparation and Coordination	Establish Relocation Task Team and define roles	GM: CS&HC, Manager P&H	Week 1	Functional Relocation Task Team with clear TORs
	Verification and profiling of affected households	Housing Section,	Weeks 1-2	Verified database of affected households
	Engagement meetings with community leaders and stakeholders	Relocation Task Team, GM: CS&HC, Manager P&H, Councilor	Weeks 1-2	Community leadership buy-in and participation
Phase 2: Communication and Social Engagement	Site preparation at Extension 42 (demarcation, basic layout, accessibility)	Housing Section	Weeks 2-3	Site readiness and informal demarcation completed
	Conduct community information sessions	Relocation Task Team, Marketing Task Team, & Communications	Week 4	Informed community on relocation procedures
	Distribute official relocation notices and schedules	Relocation Task Team	Week 4	All affected households formally notified
	Establish grievance redress and feedback mechanism	Relocation Task Team,	Weeks 4-5	Functioning grievance mechanism and feedback log
Phase 3: Physical Relocation	Show informally demarcated area at reception area and issue occupation permits	Housing Section	Weeks 6	All eligible households allocated even
	Coordinate transportation and logistical arrangements	Relocation Task Team, Works section	Weeks 6-9	Smooth movement of households to new site
	Dismantle vacated structures and clear servitude area	Household owner, Health Dept.	Weeks 9-10	Cleared and secured servitude areas
Phase 4: Closure and Reporting	Monitor Remaining Households (Ext 24 & 32)	Housing Section	Weeks 6-10	
	Complete final relocation report (activities, challenges, outcomes)	Relocation Task Team	Week 11	Comprehensive relocation completion report
	Submit report and feedback to Council	Relocation Task Team, GM: CS&HC, Manager P&H, Councilor	Week 12	Council briefing and institutional learning captured



5. MATTERS REQUIRING CONSIDERATION AND APPROVAL BY MANAGEMENT

Before the Relocation Plan can be finalized and implemented, the following key matters require management's consideration, guidance, and formal approval to ensure an efficient, coordinated, and compliant execution process:

5.1. Confirmation of Project Commencement Date

Management must confirm and communicate the exact date for the commencement of the relocation exercise to allow all departments and stakeholders to align their activities and resource planning accordingly.

5.2. Approval and Appointment of the Relocation Task Team

The formal composition and appointment of the Relocation Task Team must be approved, with clear terms of reference and designated representatives from relevant departments to oversee and coordinate all relocation phases.

5.3. Interdepartmental Coordination and Logistical Support

Management should ensure that all relevant departments, including EPS (Works Section), CS&HC (Housing), EDS (Traffic), and Health (Solid Waste), CEO (Communications) are consulted and actively involved in providing logistical, technical, and operational support throughout the relocation process.

5.4. Budgetary Allocation and Overtime Authorization

Budgetary confirmation to cover operational costs. In addition, management should authorize overtime remuneration for staff required to work after hours or on weekends to accommodate household owners who are only available during those times.

5.5. Mandate for Demolition of Vacated or Unoccupied Structures

A formal directive should be issued authorizing the demolition and clearance of vacated or unoccupied structures within the TransNamib and NamPower servitudes to prevent reoccupation and ensure compliance with safety regulations.

5.6. Appointment of Security Services

Management should approve the engagement of a private security company to safeguard both the cleared servitude areas and the reception area during and after the relocation process.

5.7. Mobilization of the Municipal Traffic Section

The Traffic Section should be placed on standby to assist with control and safety during the relocation phase, ensuring minimal disruption.



SWAKOPMUND

6. CONCLUSION

The successful implementation of this Relocation Plan requires multi-sectoral coordination, community participation, and timely resource mobilization. Through this structured approach, the Swakopmund Municipality aims to enhance safety, uphold the dignity of affected residents, and ensure compliance with statutory land-use regulations.

- 11.1.10 **BEACH AND RELOCATION PROJECT FOR COASTAL EROSION MANAGEMENT**
(C/M 2026/03/05 - 17/2/9/3, 17/1/3/8)

Ordinary Management Committee Meeting of 18 February 2026, Addendum **8.3** page **12** refers.

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

1. Introduction and Context

Swakopmund has been experiencing progressive coastal erosion along its southern beach areas, while excess sand accumulation is evident along the northern beach areas, particularly in the vicinity of the Braai Area near Platz am Meer Mall. This imbalance in sediment distribution has resulted in:

- *Progressive narrowing of beaches in the south.*
- *Increased vulnerability of coastal infrastructure.*
- *Reduced public access and recreational space.*

Historically, Council has relied on hard engineering solutions, including the placement of rocks along eroding beach sections. While these measures offer short-term infrastructure protection, they are costly, visually intrusive, and render beaches inaccessible to residents and visitors.

This submission proposes a pilot beach sand relocation project as an alternative, soft-engineering approach to coastal protection.

2. Problem Statement

2.1. Current Situation

- *The southern beach areas are experiencing persistent and ongoing erosion.*
- *Reduced beach width negatively affects:*
 - *Public access;*
 - *Coastal resilience;*
 - *Tourism and recreational value.*
- *The northern beach areas, particularly near the Braai Area and Platz am Meer Mall, continue to accumulate significant volumes of wind-blown and wave-deposited sand.*

2.2. Risks of Not Acting

Failure to intervene strategically may result in:

- *Progressive loss of sandy beach areas;*
- *Increased future expenditure on hard coastal protection structures;*
- *Greater exposure to storm damage;*
- *Reduced recreational and tourism appeal of Swakopmund's coastline.*

3. Project Objectives

3.1. Primary Objective

To mitigate coastal erosion along identified southern beach sections through controlled sand relocation and beach nourishment.

3.2. Secondary Objectives

- Re-balance sediment within the same coastal system;
- Restore beach width;
- Test a low-cost, locally implementable solution;
- Reduce reliance on hard coastal protection structures;
- Generate data to inform long-term coastal management decisions.

4. Proposed Solution

4.1. Description of the Intervention

The pilot project will involve:

- Mechanical excavation of sand from the northern beach accumulation zone.
- Transport of sand using loaders and dump trucks;
- Placement and levelling of sand at identified southern erosion hotspots;
- Application of soft erosion control measures to slow further sand loss.

The approach mirrors conventional sand handling operations but is undertaken strictly for coastal protection purposes and not for commercial gain.

5. Implementation Methodology

5.1. Phase 1 - Planning and Preparation (1-2 Months)

- Identification and mapping of:
 - Sand source areas (above the normal high-water mark).
 - Sand placement areas (southern erosion hotspots).
- Confirmation of access routes and haul distances.
- Development of the Environmental Management Plan (EMP) to guide sand relocation, access control, dune stabilisation, and monitoring activities. The EMP will be prepared before the implementation of the works.
- Share the EMP with the Office of the Surveyor-General and the Office of the Environmental Commissioner.

5.2. Phase 2 - Procurement and Mobilisation

Confirmation of funding availability and budget approval:

- Initiation of procurement processes in accordance with the National Procurement Act.
- Appointment of any required service providers.
- Mobilisation planning before commencement of physical works.

5.3. Phase 3 - Sand Relocation Operations (2-3 Weeks)

- Front-end loaders excavate sand from approved northern beach areas.
- Dump trucks transport sand to the southern beach sections.
- Sand is placed along the dune toe and lower beach profile.
- No mechanical compaction, allowing natural wave and wind action to settle the sand.

5.4. Phase 4 - Beach Shaping and Stabilisation (±1 Week)

- Grader or dozer shapes the beach to a natural slope (approximately 1:10 to 1:15).
- Installation of sand fencing.
- Brush packing and controlled access were required to protect rehabilitated areas.

5.5. Phase 5 - Monitoring and Evaluation (6-12 Months)

- Establishment of baseline beach profiles.
- Monitoring at 1, 3, 6, and 12 months.
- Post-storm inspections.
- Performance evaluation and reporting to inform potential scaling of the intervention.

6. Environmental and Legal Considerations

- In the absence of a formally surveyed High Water Mark (HWM), a precautionary interim High-Water Mark will be applied using visible coastal indicators and a conservative landward buffer to ensure that all sand sourcing areas are located above the normal high-water mark.
- The proposed pilot project is classified as a municipal coastal protection and rehabilitation activity and does not constitute sand mining, commercial extraction, or a change in land use or cadastral boundaries.
- A project-specific Environmental Management Plan (EMP) will be drafted before implementation to guide environmental controls, access management, and monitoring during the pilot phase.
- Once drafted, the EMP will be shared with the Office of the Surveyor-General and the Office of the Environmental Commissioner for information and inter-institutional coordination.
- The pilot intervention is temporary and reversible in nature, with no permanent coastal structures proposed.

7. Funding Considerations

Council will explore external funding and technical support opportunities to support the implementation and potential scaling of the pilot project.

Consideration will be given to engaging ICLEI - Local Governments for Sustainability, a global network of local and regional governments committed to sustainable urban development and climate resilience.

ICLEI supports projects that:

- Promote nature-based solutions.
- Enhance climate change adaptation and resilience.
- Protect coastal and marine ecosystems.
- Strengthen local government capacity for sustainable development.

The proposed pilot beach sand relocation project aligns with ICLEI's objectives by applying a nature-based coastal protection approach, improving climate resilience along the coastline, and promoting sustainable management of natural assets critical to the local economy.

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

RECOMMENDED:

- (a) That Council approves the implementation of the Pilot Beach Sand Relocation Project.
 - (b) That the General Manager: Engineering Services proceed with the planning, implementation, and monitoring of the pilot project.
 - (c) That a project-specific Environmental Management Plan (EMP) be developed and shared with the Office of the Surveyor-General and the Office of the Environmental Commissioner.
 - (d) That the General Manager: Engineering Services engages with ICLEI (South Africa) to request support for the project.
-

11.1.11

ECO RENOVATIONS CC: JOINT VENTURE PROPOSAL TO ESTABLISH A BRICK AND PAVER MANUFACTURING PLANT IN SWAKOPMUND

(C/M 2026/03/05 - 17/1/4/2/1/12)

Ordinary Management Committee Meeting of 18 February 2026, Addendum **8.4** page **15** refers.

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

The attached application was received on **11 December 2025** from Eco Renovations CC proposing a joint venture between them and Council for the establishment of a brick and paver manufacturing plant in Swakopmund.

The application was discussed at the Investment Coordination Committee on **22 January 2026** under item 8.1 and is now submitted to the Management Committee.

2. Proposal

Eco Renovations CC proposes the following:

Eco Renovations CC	Council
• 70% Equity	• 30% equity
• building and commissioning of the plant	• provides 1 hectare portion of land on 20 years lease basis
• 30% of the workforce recruited by them (1 000 employees in total)	• 70% of the workforce from Council's labour pool (1 000 employees in total) and a liaison officer
• 100% of net profit / loss	• 0% of net profit / loss
• provides all machinery and plant equipment	• purchases 70% of the pavers, bricks, and cement products at a fixed tariff (5 th page of their letter)
• provides training and skills transfer	• assists with fast tracking of permits and approvals
• manage daily operations and provide logistics support for road-upgrade programmes	• provides labour and machinery equal to 30% of the road-upgrade needs, and collaborates on prioritizing roads for upgrade

The proposal is not entirely clear and is contradictory on some aspects, such as Council providing 70% of the workforce, being 1 000 employees in total (page 1), and on page 4 it reads 30% (which might be the actual labour of constructing roads and not the manufacturing labour). It is also not stated who will be responsible for the 1 000 employees.

3. Joint Venture Proposal

Although both the Local Authorities Act, Act 23 of 1992, as amended (section 94A (1) b)) and the Public Private Partnerships Act, Act 4 of 2017 provides for the establishment of joint ventures, Council is cautious of

considering such proposals based on the various risks involved in dealing with public funds and has never agreed to a real joint venture.

The offer by Eco Renovations CC is unsolicited and appears to benefit the private party and not the local community as an economy. Eco Renovations CC will benefit by selling 70% of their products to Council and is in a position to establish a monopoly in Swakopmund.

Currently, pavers and related cement products are sourced in terms of the Public Procurement Act, Act 15 of 2015, as amended, as the need arises for such products. Various suppliers benefit from this process, instead of one.

4. **Industrial Land**

New erven have been created in the new industrial township Hage Geingob Square, but they are not serviced. On **20 January 2025**, the General Manager: Engineering & Planning Services confirmed that the relocation of the railway line will affect the Hage Geingob Square layout. Therefore, Council cannot commit to the allocation of land in this township (CommEagles Investment (Pty) Ltd application served at Council on **02 April 2024** under item 11.1.11).

5. **Discussion**

The unsolicited application by Eco Renovations CC does not appear to be mutually beneficial.

Currently Council does not have a portion of land readily available, and fixed structures may not be constructed on land being leased.

Furthermore, Council is bound by the Public Procurement Act, Act 4 of 2015, as amended, which regulates the purchasing of goods and services.

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

RECOMMENDED:

That the proposal from Eco Renovations CC not be accepted as Council is bound by the Public Procurement Act, Act 15 of 2015, as amended, which regulates the purchasing/acquisition of goods (pavers and cement products) and services.



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JOINT VENTURE PROPOSAL

To Establish a Brick and Paver Manufacturing Plant in Swakopmund

Eco Renovations CC

8th Street, Industrial Area, Walvis Bay

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P.O. Box 5110

Email: ecosolarenergynam@gmail.com | ecofleetnamibia@gmail.com

Parties

- Swakopmund Municipality
- Eco Renovations CC

Purpose

To establish a paver and brick manufacturing plant in Swakopmund, leveraging the Municipality's local workforce and Eco Renovations' technical expertise and capital investment.

Capital & Ownership Structure

- Total Project Cost: N\$25 million
- Swakopmund Municipality – 30% Equity
 - Provides 10,000 m² of land on a 20-year lease basis
 - Commits to absorbing 70% of the final products (pavers, bricks and related concrete products)
- Eco Renovations CC – 70% Equity
 - Responsible for building and commissioning the N\$25 million manufacturing plant

Workforce Allocation

- 70% of the plant's permanent workforce to be sourced from the Municipality's labour pool
- 30% recruited by Eco Renovations, preferably from local eco construction firms or trainees



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REG 1104/2018

Management & Governance

- **Board of Directors:** 2 representatives from each party
- **Operations Manager:** Appointed by Eco Renovations, reporting to the Board
- **Local Liaison Officer:** Appointed by the Municipality to ensure compliance with local labour and municipal regulations

Benefits to Swakopmund Municipality

- Access to **subsidized pavers and bricks** at a fixed price for the duration of the JV
- Ability to **upgrade unpaved roads** using locally manufactured pavers
- Skills transfer to **municipal staff and local workers**
- Stimulation of **local employment and municipal economic activity**

Profit & Loss Distribution

- **Eco Renovations:** Receives **100% of net profit/loss after tax**
- **Municipality Contributions:**
 - Land (lease or grant)
 - Assistance with permits and approvals
 - Provision of agreed labour contingent
- **Eco Renovations Contributions:**
 - All machinery and plant equipment
 - Technical know-how and training
 - Management of daily operations

Training & Skills Transfer

Eco Renovations will conduct a **12-month skills transfer programme** covering:

- Production processes



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- Quality control
- Equipment operation and maintenance

Term & Exit Conditions

- **Initial Term:** 20 years with an option to renew
- Either party may exit after 20 years with **180-day written notice**, subject to buy-out at fair market value

Confidentiality & Non-Compete

- Both parties shall maintain confidentiality of proprietary information for **20 years after termination**
- Eco Renovations commits to:
 - Constructing a **10,000 sq ft paver plant** within 6 months
 - Supplying **70% of pavers** to the Municipality under a fixed-price off-take agreement
 - Partnering to upgrade Swakopmund's unpaved roads, where the Municipality contributes **30% labour & machinery**

Development Impact

The project will:

- Create **1,000 jobs**
- Upgrade road infrastructure
- Stimulate local businesses
- Promote skills development in Swakopmund

Project Objectives



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Objective	How It Will Be Achieved
Local production of high-quality pavers	Construction of a 10,000 sq ft plant; 6 month build period
Guaranteed market demand	20-year off-take agreement (Municipality purchases 70% of production) Municipality provides 30% labour & machinery; Eco Renovations provides materials & logistics
Road upgrade acceleration	
Socio economic impact	1,000 direct/indirect jobs, training programmes, support for local suppliers

Scope of Work

Eco Renovations CC

- Finances and constructs the plant on land leased/provided by Swakopmund Municipality
- Full operation of paver and brick production operations
- Supplies pavers and logistics support for road-upgrade programmes

Swakopmund Municipality

- Provides labour and machinery equal to 30% of road-upgrade needs
- Collaborates on prioritizing roads for upgrade

Implementation Timeline

Phase	Duration	Key Milestones
Feasibility & Agreement	1 month	Signing of JV & off take agreement



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REC (Box 507)

Phase	Duration	Key Milestones
Site Preparation & Factory Build	6 months	Groundbreaking, building completion, equipment installation
Commissioning & Production Start	1 month	Trial run & quality certification
Road Upgrade Programme	24–36 months	Upgrade of first 5 intersections; ongoing roll-out
Monitoring & Review	Continuous (20 years)	Quarterly reports

Financial Overview

- **CAPEX:** N\$25 million (factory, equipment, site works)
- **OPEX:** N\$14.4 million/year (labour, raw materials, maintenance)

Revenue:

- o 70% of production sold to Municipality at fixed rate
- **Municipal Contribution:**
 - o Labour & machinery valued at N\$1.80–N\$2.50 per km of road upgraded

Off-Take Agreement (20 Years)

- **Volume:** Municipality purchases 70% of annual output
- **Price:** Fixed for first 5 years, then CPI-adjusted
- **Payment Terms:** Net 90 days

Municipal Support Requested



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Support	Description
Land Lease	20-year lease of 1-hectare industrial-zone land
Labour & Machinery	30% of required workforce + machinery for road upgrades
Permits	Fast-tracking of environmental and building approvals
Tax Incentives	5-year waiver on property tax + discounted utilities

Socio-Economic & Environmental Benefits

- Creation of 1,000 jobs
- Training programmes for local residents
- Priority use of local suppliers
- Use of recycled aggregates to reduce environmental impact
- Reduced carbon footprint through local production

Risk Management

Risk	Mitigation
Demand shortfall	70% off-take agreement guarantees sales
Construction delays	Fixed-price EPC agreement with penalties
Regulatory changes	Continuous legal review; renegotiation clause
Cost spikes	Fixed-price raw-material agreements & contingency reserves

Governance

- **Steering Committee:** Equal representation from Eco Renovations and Swakopmund Municipality



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- **Reporting:** Quarterly performance reports; annual financial audits
- **Dispute Resolution:** Arbitration in Namibia per UNCITRAL rules

Annex: Equipment & Inventory (Owned by Eco Renovations)

Item	Quantity	Remarks
Water Tankers	4	Owned by Eco Renovations
Side loaders	5	Owned by Eco Renovations
Rollers	2	Owned by Eco Renovations
Asphalt Mixers	2	Owned by Eco Renovations
Low bed Trucks	9	Owned by Eco Renovations Sourced
Safety Gear	-	locally from Erongo Region

All equipment meets Namibian safety standards and will be used throughout the road-upgrade programme.

Contact

Eco Renovations CC

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11.1.12

APPLICATION BY THE LOCAL SPIRITUAL ASSEMBLY OF THE BAHA 'I' IN SWAKOPMUND FOR BURIAL SPACE WITHIN THE SWAKOPMUND MUNICIPAL CEMETERY

(C/M 2026/03/05 - 15/2/6/2/1)

Ordinary Management Committee Meeting of 18 February 2026, Addendum **8.5** page **24** refers.**A. This item was submitted to the Management Committee for consideration:****1. Purpose of Submission**

This submission seeks approval from Council following a request from the Local Spiritual Assembly of the Bahá'ís in Swakopmund for the provision of a designated burial site within the Swakopmund Municipal Cemetery.

2. Background and Discussion

The Bahá'í Faith is a recognized independent world religion emphasizing unity, equality, and spiritual principles. Bahá'í burial laws require that the deceased be buried within one hour's travel from the place of death, prohibit cremation, and prescribe simple, dignified interment practices. Where possible, burial should occur in a Bahá'í cemetery; however, in the absence of such facilities, municipal cemeteries are utilized.

In their letter attached hereto (**Annexure "A"**), Messrs Local Spiritual Assembly of the Baha'i in Swakopmund states that approximately 50 Baha'i members are residing in Swakopmund. The local Bahá'í community has therefore indicated the need for a dedicated space within the Swakopmund cemetery to comply with their religious requirements.

According to the **Local Authorities Act, 1992 (Act No. 23 of 1992)**, Municipal councils have the authority under Section 94(1)(k) to regulate cemeteries, including allocation of grave spaces, control over interments, and maintenance of burial grounds. In addition, Article 21 of the Namibian Constitution guarantees the right to practice religion, including burial rites, subject to reasonable restrictions for public health and order.

Council has therefore always strived to accommodate religious practices where feasible, without compromising statutory obligations. Dedicated spaces were also allocated to other religious affiliations, such as the Jewish and Muslim, measuring 50m² at the Swakopmund and Tamariskia Cemeteries, respectively.

3. Conclusion:

Bahá'í burial laws require that the deceased be buried within one hour's travel from the place of death, prohibit cremation, and prescribe simple, dignified interment practices. There is about 50 members of the Local Spiritual Assembly of the Bahá'ís in Swakopmund who are seeking a designated burial site within the Swakopmund Municipal Cemetery to ensure that members are buried in accordance with the requirements of their faith.

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

RECOMMENDED:

- (a) **That the local spiritual assembly of the Bahá'í community be advised to book for the desired space.**
 - (b) **That Council does not approve segregation of burial sites on grounds of religion.**
-

11.1.13

APPROVAL TO ENGAGE THE MINISTRY OF ENVIRONMENT, FORESTRY AND TOURISM (MEFT) ON AN ENVIRONMENTAL MANAGEMENT COOPERATION FRAMEWORK

(C/M 2026/03/05 - 17/1/3/1)

Ordinary Management Committee Meeting of 18 February 2026, Addendum **8.6** page **26** refers.**A. This item was submitted to the Management Committee for consideration:****1. Background Information**

In 2025, the Environmental Management Policy, developed by the Engineering Services Department, was reviewed, updated, and subsequently Council resolved the following on **04 November 2025**, under item 11.1.1:

- (a) *That Council approves the updated Environmental Management Policy and its Implementation Plan.*
- (b) *That Council approves the hosting of the Environmental Management System (EMS) and its components on the Municipal website.*
- (c) *That the General Manager: Engineering & Planning Services initiates the implementation of the EMS portal and coordinates with all relevant departments.*
- (d) *That internal awareness and training sessions be conducted by the Engineering & Planning Services Department (Environmental Management Office), in collaboration with the Marketing and Communications Section.*

The updated Policy reaffirms the Swakopmund Municipal Council's commitment to sustainable environmental management, ecosystem protection, and responsible development within the Swakopmund municipal area.

While the Policy provides a comprehensive framework for guiding Council's environmental priorities, its effective implementation depends on coordinated action between the Ministry of Environment, Forestry and Tourism (MEFT) and the Municipality.

The Ministry, through the Environmental Management Act, 2007 (Act No. 7 of 2007), serves as the national authority mandated to ensure environmental protection, compliance, and governance across Namibia.

Despite this legislative framework, Swakopmund continues to face numerous environmental challenges, including:

- *The open burning of waste in open spaces to recover scrap metal;*
- *Non-compliance with the Environmental Management Act by individuals and businesses operating without valid Environmental Clearance Certificates (ECCs).*
- *Pollution generated by industries and institutions;*
- *Coastal erosion threatening infrastructure; and*
- *Limited monitoring and enforcement capacity at the municipal level due to overlapping mandates and resource constraints.*

To address these growing environmental pressures, the Engineering and Planning Services Department, through the Environmental Management Office, proposes

initiating formal engagement with MEFT to establish an Environmental Management Cooperation Framework, which may later be formalized through a Memorandum of Understanding (MoU).

This partnership will:

- Clarify institutional roles and responsibilities.
- Strengthen environmental enforcement and compliance with national legislation.
- Facilitate data sharing and joint monitoring of sensitive ecosystems such as the Swakop River; and
- Align Council's environmental management functions with national policies and strategies.

Attachments:

Annexure A"	- Draft Cover Letter to MEFT
Annexure B	- Concept Note – Proposed MEFT-SMC Environmental Management Cooperation Framework
Annexure C"	- Approved Environmental Management Policy (2025) – For Reference

2. Discussion

2.1 Purpose Of The Proposed Cooperation Framework

The proposed Environmental Management Cooperation Framework aims to create structured collaboration between the Swakopmund Municipal Council and MEFT. This will ensure shared responsibility in addressing environmental issues, monitoring compliance, and aligning local actions with national environmental goals.

The framework will serve as the foundation for a future Memorandum of Understanding (MoU) defining key areas of cooperation, including:

- Environmental compliance and enforcement;
- Information sharing through the Environmental Information System (EIS);
- Joint training and capacity-building initiatives; and
- Harmonization of municipal environmental by-laws and procedures with national legislation.

This engagement represents the next logical step in implementing Council's 2025 Environmental Management Policy.

2.2 Importance Of Environmental Management In Council

Environmental management should form a core pillar of municipal governance, shaping public health, sustainable development, and Swakopmund's long-term resilience.

An effective environmental management system enables Council to:

- Safeguard public health by preventing pollution, waste burning, and illegal dumping;
- Protect and promote tourism by preserving Swakopmund's coastal and natural assets;
- Ensure responsible land use and sustainable urban growth;
- Strengthen climate resilience against drought and coastal impacts; and
- Promote resource efficiency through recycling and circular economy practices.

Enhanced collaboration with MEFT will empower Council to manage environmental issues proactively and ensure all development activities are environmentally sound, transparent, and sustainable.

2.3 Strategic Importance

The proposed cooperation between MEFT and Council will:

- *Strengthen Council's environmental management mandate under the Local Authorities Act, 1992, and Environmental Management Act, 2007;*
- *Enable delegation of environmental functions to the Municipality under Section 44 of the EMA;*
- *Improve coordination on compliance monitoring and environmental data reporting;*
- *Enhance access to technical expertise, capacity building, and potential donor support;*
- *Strengthen enforcement of municipal environmental by-laws; and*
- *Position Swakopmund as a national leader in innovative and sustainable local environmental governance.*

This initiative aligns with the principles of cooperative governance, decentralization, and sustainable development embedded in the Namibian Constitution and Vision 2030.

2.4 Legal Framework

This proposal is supported by the following legislation and policy instruments:

- *Environmental Management Act, 2007 (Act No. 7 of 2007) - Section 44 enables the delegation of powers to other authorities.*
- *Local Authorities Act, 1992 (Act No. 23 of 1992) - Sections 30(1)(u) and 94 authorize Councils to regulate and protect the environment.*
- *Public and Environmental Health Act, 2015 (Act No. 1 of 2015) - Provides for pollution control and environmental health functions at the local level.*
- *Decentralization Policy (2013) - Promotes the devolution of environmental management functions to local authorities.*

2.5 Financial Implications

There are no immediate financial implications associated with this proposal. Future costs related to joint activities, training, or awareness programmes will be accommodated within existing budgets or addressed through collaboration with MEFT and other stakeholders.

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

RECOMMENDED:

- (a) **That Council approves the proposal for the Swakopmund Municipal Council to engage the Ministry of Environment, Forestry and Tourism (MEFT) to develop an Environmental Management Cooperation Framework.**
 - (b) **That Council authorizes the Chief Executive Officer to transmit the attached Concept Note and cover letter to MEFT to initiate formal discussions.**
 - (c) **That the Environmental Officer, under the supervision of the General Manager: Engineering Services, be mandated to coordinate all follow-up engagements with MEFT and report progress to Council.**
-

DRAFT COVER LETTER TO MEFT

+264 84 410 4406 | townmanager@swakopmund.com.na | P.O. Box 53, Swakopmund, Namibia

Ref: 17/1/1/1	17/1/3/1
Enquiries: Mr. C McClune	
07 January 2026	

Executive Director
Ministry of Environment, Forestry and Tourism
Private Bag 13306
WINDHOEK,
10005

Dear Mr. Sikongo Haihambo

PROPOSAL FOR ENVIRONMENTAL MANAGEMENT COOPERATION BETWEEN THE MINISTRY OF ENVIRONMENT, FORESTRY AND TOURISM AND THE SWAKOPMUND MUNICIPAL COUNCIL

The Swakopmund Municipal Council extends its compliments to the Ministry of Environment, Forestry and Tourism (MEFT) and acknowledges the Ministry's leadership in promoting sound environmental governance and sustainable development throughout Namibia.

Following the approval of the updated Environmental Management Policy by Council on 13 November 2025, the Municipality has prioritized strengthening intergovernmental cooperation to effectively implement the policy's objectives and address pressing local environmental challenges.

Swakopmund continues to experience issues such as illegal sand mining, waste burning, pollution, biodiversity loss, and non-compliance with the Environmental Management Act, 2007.

Recognizing that these challenges require coordinated action between national and local government, Council proposes to engage MEFT in developing an Environmental Management Cooperation Framework, which may later be



formalized through a Memorandum of Understanding (MoU). This partnership will aim to:

- Strengthen collaboration on environmental management and compliance;
- Support data and information sharing through the national Environmental Information System (EIS);
- Enhance capacity-building and environmental governance at municipal level; and
- Establish clear mechanisms for monitoring and enforcement in areas such as the Swakop River, waste management, and coastal protection.

Attached for your consideration is a Concept Note outlining the purpose, rationale, and mutual benefits of the proposed cooperation.

The Swakopmund Municipal Council would greatly appreciate the opportunity to convene a joint technical meeting with MEFT to discuss this proposal and agree on the modalities for finalizing the cooperation framework.

Council believes this initiative will set a national precedent for collaborative environmental management, aligning with Namibia's Decentralization Policy, the Environmental Management Act, and Vision 2030 objectives.

We look forward to your favourable consideration and partnership in advancing sustainable environmental governance within the Swakopmund municipal area.

For any further inquiries or information, please do not hesitate to contact the General Manager: Engineering and Planning Services, Mr Clarence McClune, at telephone number (064) 410 4400 or email townengineer@svkmun.com.na

Yours faithfully,

A Benjamin
CHIEF EXECUTIVE OFFICER

Cc:

Mr. Timoteus Mufeti – Environmental Commissioner, MEFT
Mrs. Natalia IGoagoses – Erongo Regional Governor

Enclosures:

- **Annexure A: Concept Note – Proposed Environmental Management Cooperation Framework**
- **Annexure B: Approved Environmental Management Policy (2025) – For Reference**



CONCEPT NOTE - PROPOSED MEFT-SMC ENVIRONMENTAL MANAGEMENT



SWAKOPMUND
MUNICIPALITY

**PROPOSED ENVIRONMENTAL MANAGEMENT COOPERATION
FRAMEWORK BETWEEN THE MINISTRY OF ENVIRONMENT, FORESTRY
AND TOURISM (MEFT) AND THE SWAKOPMUND MUNICIPAL COUNCIL
(SMC)**

Swakopmund Municipality
Engineering & Planning Department
Tel: 064 - 4104438
Email: townengineer@swkmun.com

**COOPERATION FRAMEWORK
ANNEXURE B**

1. BACKGROUND

The Swakopmund Municipal Council recognizes that effective environmental management is essential for maintaining the town's environmental integrity, public health, and economic sustainability.

In 2025, Council updated and approved its Environmental Management Policy (21 November 2025), reaffirming its commitment to sustainable development, pollution control, biodiversity conservation, and ecosystem protection.

Despite this, Swakopmund continues to experience growing environmental challenges that cut across the mandates of both the Municipality and the Ministry of Environment, Forestry and Tourism (MEFT).

These include:

- Non-compliance with the Environmental Management Act, 2007 (Act No. 7 of 2007);
- Illegal sand mining in townlands
- Poaching of wildlife, illegal firewood collection, and dumping in the river corridor;
- Pollution from open waste burning, industrial activities, and stormwater runoff.
- Coastal erosion, marine litter; and
- Limited local capacity for environmental monitoring, data management, and enforcement.

The absence of a formal cooperation framework between MEFT and Council has led to fragmented implementation of the Environmental Management Act at local level, inconsistent enforcement, and duplication of effort.

In response, the Swakopmund Municipal Council proposes the development of an Environmental Management Cooperation Framework with MEFT, which may later be formalized through a Memorandum of Understanding (MoU).

2. PURPOSE

The purpose of this Concept Note is to outline a proposal for structured collaboration between the Ministry of Environment, Forestry and Tourism (MEFT) and the Swakopmund Municipal Council (SMC) to enhance environmental management, promote compliance, and strengthen sustainable development at local level.

This cooperation aims to bridge existing coordination gaps, improve implementation of environmental laws, and create an operational model for integrated environmental governance in Namibia.

3. OBJECTIVES

The key objectives of the proposed cooperation are to:

- Establish a formal partnership between MEFT and SMC for joint environmental governance within the Swakopmund municipal area;
- Enhance compliance monitoring and enforcement of the Environmental Management Act and other environmental laws at local level;

- Develop a mechanism for information and data sharing, linking Council's environmental database with MEFT's national Environmental Information System (EIS);
- Strengthen capacity building and technical collaboration between MEFT and Council Environmental Office, Town Planners, and Environmental Health Practitioners;
- Coordinate environmental education and awareness initiatives for residents, industries, and developers;
- Promote ecosystem-based management of sensitive areas such as the Swakop River corridor and the coastal zone; and
- Support Council in integrating environmental considerations into urban planning, waste management, and infrastructure development processes.

4. LEGAL AND POLICY FRAMEWORK

The cooperation framework is anchored in Namibia's existing environmental and governance instruments, including:

- Environmental Management Act, 2007 (Act No. 7 of 2007) – Section 44 provides for the delegation of functions to other authorities;
- Local Authorities Act, 1992 (Act No. 23 of 1992) – Empowers Councils to protect and manage the local environment;
- Public and Environmental Health Act, 2015 (Act No. 1 of 2015) – Mandates local authorities to prevent pollution and safeguard community health;
- Decentralization Policy (2013) – Promotes devolution of environmental responsibilities to local government; and
- Swakopmund Environmental Management Policy (2025) – Provides strategic direction and principles for local environmental stewardship.

5. JUSTIFICATION

Environmental issues within Swakopmund have become increasingly complex and cross-sectoral. Many activities impacting the environment fall within shared jurisdiction between MEFT and Council, creating uncertainty over enforcement authority and reporting responsibilities.

A cooperation framework will:

- Clarify institutional roles and responsibilities between the two entities;
- Streamline communication and joint decision-making;
- Facilitate quicker responses to environmental incidents and non-compliance cases;
- Improve enforcement of Environmental Clearance Certificate (ECC) conditions; and
- Enhance efficiency by leveraging existing human and technical resources of both institutions.

This collaboration will demonstrate the practical implementation of Namibia's Decentralization Policy, while positioning Swakopmund as a pilot municipality for integrated environmental governance in urban areas.

- Review and approval of the MoU and regulation by both institutions; and
- Implementation and monitoring of joint activities, with quarterly reporting to both parties.

9. CONCLUSION

The proposed cooperation between MEFT and the Swakopmund Municipal Council is a strategic step towards strengthening environmental governance, improving compliance, and promoting sustainable urban management.

By working together, MEFT and Council can demonstrate effective local-level implementation of the Environmental Management Act, 2007, while developing Swakopmund's first Environmental Management Regulation, a model for empowering municipalities to take ownership of environmental protection within their jurisdictions.

This partnership will enhance transparency, accountability, and long-term sustainability, positioning Swakopmund as a national leader in municipal environmental governance.

Prepared by:

Paulina Engelbrecht
 Environmental Officer – Environmental Management Office
 Swakopmund Municipal Council

Endorsed by:

 Mr C McClune
 General Manager: Engineering & Planning Services

 Date

Approved by:

 Chief Executive Officer
 Swakopmund Municipal Council

 Date

**APPROVED ENVIRONMENTAL MANAGEMENT POLICY
ANNEXURE C**



SWAKOPMUND
M U N I C I P A L I T Y

**ENVIRONMENTAL MANAGEMENT POLICY
2026-2030**



Swakopmund Municipality
Engineering & Planning Department
Environmental Management
Tel: 064 – 4104438
Email: townengineer@swakmun.com



Prepared by

Engineering and Planning Services: Environmental Management Office

Document Title: Swakopmund Environmental Management Policy			
Date Submitted for approval to Council: October 2025			
SIGN-OFF			
Date approved by Council:	Chief Executive Officer Name	Signature	Version number
11 November 2025	Mr Alfeus Benjamin		1 2
Item Number: 11.1.1			





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ACRONYMS & ABBREVIATIONS

EM Policy:	Environmental Management Policy
SWK Municipality:	Swakopmund Municipality
NGOs:	Non-Governmental Organizations
EIA:	Environmental Impact Assessment
PPP:	Polluter Pays Principle



KPIs: Key Performance Indicators

DEFINITIONS

Biodiversity: Biodiversity refers to the variety and variability of life forms, including species of plants, animals, microorganisms, and their interactions within ecosystems. In the context of the policy, biodiversity conservation aims to protect and sustain the diverse range of species and habitats found within the Swakopmund Municipality, contributing to ecosystem health and ecological balance.

Council: means the Council of the Municipality of Swakopmund

Climate Change: Climate change refers to the long-term alteration of Earth's climate due to human activities, causing shifts in temperature, weather patterns, and sea levels, with widespread impacts on ecosystems and societies.

Climate Change Adaptation: Climate change adaptation refers to strategies and actions taken to adjust and prepare for the adverse effects of changing climate conditions. The policy emphasizes measures aimed at enhancing the Swakopmund Municipality's resilience to climate-related impacts, such as extreme weather events, sea-level rise, and temperature fluctuations.

Compliance and Enforcement: Compliance and enforcement involve adhering to the policies, regulations, and guidelines established within the Environmental Management Policy. This includes implementing monitoring systems, conducting audits, and applying enforcement measures to ensure that individuals, businesses, and organizations uphold the standards set forth in the policy.

Ecosystem: An ecosystem is a community of living organisms interacting with their environment, playing a crucial role in providing essential services for both nature and human well-being.

Environment: means the complex of natural and anthropogenic factors and elements that are mutually interrelated and affected that ecological equilibrium and the quality of life; and the environment includes:

- (a) the natural environment being land, water and air, all organic and inorganic material and all living organisms; and
- (b) the human environment being the landscape and natural, cultural, historical, aesthetic, economic and social heritage, and values.

Environmental Education and Awareness: Environmental education and awareness encompass efforts to inform, educate, and engage the public about environmental issues, sustainable practices, and the importance of responsible behaviour. The policy outlines initiatives to empower residents with knowledge and skills that promote positive environmental attitudes and actions.

Natural Resources: are materials or components which occur naturally within the environment or are derived from the environment and may include both tangible and intangible goods and services.



Pollution: Pollution refers to the introduction of harmful substances or contaminants into the environment, often caused by human activities. These pollutants can include chemicals, waste materials, pollutants, and other substances that disrupt natural processes, harm living organisms, and degrade air, water, and soil quality. Pollution poses significant threats to human health, ecosystems, and the overall balance of the environment.

Stakeholder Engagement: Stakeholder engagement refers to the collaborative and inclusive process of involving individuals, organizations, and groups that are affected by or have an interest in the outcomes of the policy. This process ensures that diverse perspectives are considered, fostering community participation, ownership, and the generation of well-informed decisions.

Sustainable Development: Is development meets the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainability: Sustainability refers to the concept of meeting the needs of the present without compromising the ability of future generations to meet their own needs. In the context of the Environmental Management Policy, sustainability involves implementing practices, policies, and initiatives that balance economic, social, and environmental considerations to ensure long-term well-being and resilience.

Polluter Pays Principle: is an environmental norm that is enacted to make the party responsible for producing pollution to pay for the damage done to the natural environment or to invest in activities aimed at protecting the environment.

Precautionary principle: is an environmental principle that states that an activity that raises threats of harm to the environment or human health must implement measures to prevent harm even if some cause-and-effect relationships are not fully established scientifically.

Resilience: Resilience refers to the capacity of a system, community, or individual to absorb and recover from disturbances or shocks while maintaining its essential functions and structure. It involves the ability to adapt, withstand, and bounce back from challenges, changes, or stresses, ensuring stability and continuity in the face of disruptions.

Resource Management: Resource management involves the responsible and efficient utilization of natural resources such as water, energy, land, and minerals to meet current needs while ensuring their availability for future generations. The policy focuses on resource management strategies that minimize waste, optimize usage, and mitigate negative environmental impacts.

Urbanisation: urbanization is the social process that leads to the creation of cities.

Vulnerability: Vulnerability refers to the degree to which a system, community, or individual is susceptible to potential harm, risks, or negative impacts. It arises from factors such as exposure to hazards, lack of resources, and limited capacity to cope with adverse conditions.



1. INTRODUCTION AND PURPOSE

1.1. Context Setting

The environmental context of Swakopmund is characterized by its unique and diversified natural environment on Namibia's west coast. The city is bordered by the Dorob National Park, which holds significant importance in terms of tourism, ecology, commodities, and services. Additionally, efforts have been made to preserve the city's character and ensure sustainable development through the designation of further areas as conservancy areas.

Key points about Swakopmund's environmental context:

Dorob National Park: The Dorob National Park is a crucial component of Swakopmund's environmental context. As a protected area, it serves as a habitat for diverse flora and fauna and plays a significant role in promoting ecological balance. The park's natural beauty and biodiversity make it an attractive destination for tourists, contributing to the city's economy through nature-based tourism.

Tourism Potential: Swakopmund's proximity to the Dorob National Park and its natural coastal location make it an ideal destination for ecotourism and outdoor activities. The park offers opportunities for wildlife viewing, hiking, and experiencing the unique desert landscapes, which attract tourists from around the world.

Conservancy Areas: The designation of further areas in Swakopmund as conservancies demonstrates the commitment to preserving the city's current character and natural heritage. By designating these areas, the authorities aim to protect the environment and promote sustainable development practices that align with the National Heritage Act of 2004.

Ecological Significance: The ecological significance of Swakopmund's environment lies in its coastal ecosystems, desert landscapes, and the interactions between various species. Conservation efforts in the region are crucial for maintaining the delicate balance of these ecosystems and safeguarding the unique biodiversity present in the area.

Sustainable Development: Swakopmund's environmental context calls for a balanced approach to development. While economic growth and urban expansion are essential for the city's progress, it is equally important to ensure that development activities do not harm the natural environment. Sustainable development practices are necessary to preserve the city's environmental assets and ensure that future generations can continue to benefit from them.

Cultural and Heritage Considerations: Swakopmund's environment is not only ecologically valuable but also culturally and historically significant. Preserving the city's heritage and character is crucial for maintaining its identity and ensuring that development initiatives are aligned with the city's unique cultural attributes.

Challenges: Swakopmund's environmental context may face challenges such as climate change impacts, habitat degradation, water scarcity, and waste management. Addressing these challenges requires comprehensive environmental management strategies and collaboration among various stakeholders, including the local council, community, businesses, and conservation organizations.



1.2. Purpose of the Environmental Management Policy

The purpose of the Environmental Management Policy for the Swakopmund Council is to provide a comprehensive framework and guidelines for managing the city's natural resources, ecosystems, and environmental assets. This policy aims to promote sustainable development practices, preserve the unique and diversified natural environment, and enhance the overall quality of life for current and future generations of Swakopmund residents.

1.2.1. Significance in Promoting Sustainable Development

Balancing Development and Conservation

The policy's focus on sustainable development ensures that economic growth and urban expansion occur in harmony with environmental conservation. It encourages development initiatives that minimize ecological impact and support long-term environmental health.

Enhancing Livelihoods

Sustainable development practices promote the responsible use of natural resources, ensuring their availability for livelihoods and economic activities dependent on them, such as fishing, tourism, and agriculture. This, in turn, improves the resilience and prosperity of local communities.

Attracting Responsible Tourism

By preserving the natural environment and promoting eco-friendly practices, the policy contributes to the attraction of responsible and nature-based tourism. The unique landscapes and biodiversity of Swakopmund become a draw for environmentally conscious travellers, boosting the local tourism industry.

Economic Efficiency and Resource Management

Sustainable development encourages resource efficiency, waste reduction, and energy conservation. This translates into cost savings for the city, local businesses, and residents, while reducing the overall ecological footprint.

Community Engagement and Empowerment

The policy fosters community engagement in environmental stewardship, empowering residents to participate in conservation efforts, environmental education, and decision-making processes. A sense of ownership over the natural environment leads to more sustainable practices and community resilience.

1.2.2. Significance in Protecting the Environment

1. **Conserving Biodiversity:** The policy recognizes the importance of conserving Swakopmund's unique biodiversity, including the flora and fauna found in the Dorob National Park and surrounding areas. Conservation measures help protect endangered species and preserve ecological balance.



2. **Addressing Climate Change Impacts:** The policy emphasizes climate change adaptation and mitigation strategies. By promoting renewable energy, carbon emissions reduction, and climate-resilient infrastructure, Swakopmund can contribute to global efforts in combating climate change.
3. **Preserving Ecosystem Services:** The natural environment provides essential ecosystem services such as clean air, water purification, and soil fertility. The policy ensures the preservation of these services, benefiting both the environment and the well-being of the town's residents.
4. **Protecting Cultural and Heritage Values:** Environmental conservation is closely tied to the preservation of cultural and heritage values. The policy acknowledges the importance of preserving the city's identity and historical significance, which are often intertwined with the natural environment.
5. **Long-Term Sustainability:** By prioritizing the protection of the environment, the policy lays the foundation for long-term sustainability. It ensures that Swakopmund's natural resources and ecosystems can continue to support the needs of current and future generations.

The Environmental Management Policy for the Swakopmund Council plays a vital role in promoting sustainable development by balancing economic growth with environmental conservation. It safeguards the city's natural heritage, fosters responsible tourism, empowers the community, and addresses global challenges such as climate change. By implementing this policy, Swakopmund demonstrates its commitment to protecting the environment and ensuring a prosperous and resilient future for the city and its inhabitants.

2. VISION AND MISSION

2.1.1. Vision

To create a resilient, harmonious, and sustainable coastal city, where the natural environment thrives alongside vibrant communities, fostering a model of responsible development that preserves Swakopmund's ecological integrity and cultural heritage for generations to come.

2.1.2. Mission

1. Environmental Preservation

Our mission is to protect and preserve Swakopmund's unique and diversified natural environment, including the Dorob National Park and surrounding areas. We are committed to safeguarding the city's biodiversity, ecosystems, and natural resources for the benefit of both current and future generations.



2. Sustainable Development

The Municipality of Swakopmund shall promote sustainable development practices that balance economic growth with environmental conservation. The Municipality aims to foster responsible urban expansion, efficient resource management, and environmentally conscious infrastructure development that minimises ecological impact and enhances the well-being of residents.

3. Community Empowerment

The Council shall engage and empower the Swakopmund community in environmental stewardship. This includes encouraging active public participation, environmental education, and awareness initiatives that instil a sense of ownership and shared responsibility for the city's natural heritage.

4. Responsible Tourism

The Municipality of Swakopmund is dedicated to attracting and promoting responsible, nature-based tourism that appreciates and respects the city's natural beauty and cultural significance. The Municipality aims to showcase diverse ecosystems while ensuring their continued integrity and protection.

5. Climate Action

The Municipality of Swakopmund is committed to addressing the impacts of climate change through targeted adaptation and mitigation strategies. The Municipality shall work to reduce greenhouse gas emissions, enhance climate resilience, and contribute to national and global efforts to combat climate change.

6. Preservation of Cultural Heritage

The Municipality of Swakopmund shall protect and celebrate the city's cultural and historical values, which are closely linked to the natural environment. All development shall respect and preserve Swakopmund's unique identity and heritage.

7. Collaboration and Partnerships

The Municipality of Swakopmund shall actively pursue collaboration with relevant stakeholders, including government agencies, local communities, businesses, and conservation organisations. The aim is to build strong partnerships that support the achievement of shared environmental and sustainability goals.

8. Monitoring and Adaptive Management

The Municipality of Swakopmund shall establish effective monitoring systems to assess the progress and effectiveness of environmental management initiatives. The Municipality will apply adaptive management principles, continuously improving strategies based on new knowledge, emerging challenges, and evolving best practices.



9. Transparency and Accountability

The Municipality of Swakopmund is committed to maintaining transparency in decision-making processes and ensuring accountability to the public and stakeholders. The Municipality shall communicate openly about environmental initiatives, progress, and challenges.

10. Long-Term Sustainability

The Municipality of Swakopmund shall ensure the long-term sustainability of the city by integrating environmental considerations into all aspects of planning, policymaking, and development. Sustainable development principles shall guide decision-making to secure environmental integrity for future generations.

3. LEGAL AND REGULATORY FRAMEWORK

3.1. Introduction to the Legal Framework for Environmental Management in Swakopmund

The environmental management of Swakopmund is governed by a comprehensive legal framework that sets out the rules, regulations, and guidelines for protecting and preserving the city's natural environment and promoting sustainable practices. This legal framework encompasses national laws, international conventions, and local regulations that collectively aim to ensure responsible development, biodiversity conservation, and environmental sustainability.

3.1.1. National Environmental Laws

At the national level, Swakopmund's environmental management is governed by several key laws and regulations. These laws are designed to safeguard the country's natural resources, ecosystems, and biodiversity. Some of the significant national environmental laws applicable to Swakopmund include:

1. The Constitution of the Republic of Namibia, 1990

The Constitution provides the foundational legal document for Namibia and lays down the principles and rights related to the environment. It enshrines the right to an environment that is not harmful to health or well-being and outlines the state's responsibility to protect and conserve natural resources for present and future generations.

2. Local Authorities Act 23 of 1992

The Local Authorities Act governs the establishment, functions, and powers of local authorities in Namibia, including the Swakopmund Council. It provides a legal basis for local governance and decision-making on matters related to the environment and sustainable development within the city.

3. The Environmental Management Act No 7 of 2007

This act provides the overarching legal framework for environmental management in Namibia. It establishes the Environmental Commissioner's office and outlines procedures for environmental impact assessments, permits, and enforcement of environmental regulations.

4. National Heritage Act No 27 of 2004

This act identifies and protects natural and cultural heritage sites, including those in Swakopmund, to preserve the country's unique cultural and historical assets.

5. The Nature Conservation Ordinance No 4 of 1975

This ordinance focuses on the conservation and protection of natural resources and wildlife in Namibia. It establishes protected areas, wildlife management measures, and regulates activities related to the conservation of flora and fauna, including those within Swakopmund's jurisdiction.

6. The Pollution Control and Waste Management Bill of 1999

The Pollution Control and Waste Management Bill aims to regulate pollution prevention and control, waste management practices, and environmental standards. It addresses issues related to air, water, and soil pollution, as well as waste management and disposal.

3.1.2. International Conventions and Agreements

Namibia, including Swakopmund, is a party to various international conventions and agreements related to environmental protection and sustainability. These agreements aim to address global environmental issues and encourage cooperation between countries. Some of the key international conventions that impact Swakopmund's environmental management include:

1. Convention on Biological Diversity (CBD)

Namibia is a signatory to the CBD, which emphasizes biodiversity conservation and the sustainable use of biological resources.

2. United Nations Framework Convention on Climate Change (UNFCCC)

As part of the global efforts to address climate change, Namibia participates in the UNFCCC conferences to combat climate change and implement adaptation and mitigation measures.

3. Ramsar Convention on Wetlands



Swakopmund's wetlands, including those within the Dorob National Park, are protected under this convention, which promotes the conservation and sustainable use of wetland ecosystems.

4. Precautionary Principle

The Precautionary Principle is a fundamental concept in international environmental law. It states that in the face of potential risks and uncertainties associated with human activities that may harm the environment, precautionary measures should be taken even in the absence of scientific certainty. If there is a threat of serious or irreversible environmental damage, action should be taken to prevent harm, even if there is no clear scientific evidence of the potential harm. This principle encourages a proactive approach to environmental protection and decision-making.

5. Polluter Pays Principle (PPP)

The Polluter Pays Principle (PPP) is a widely recognized environmental policy principle that assigns the responsibility for environmental damage and pollution to those who cause it. According to this principle, individuals, businesses, or industries that engage in activities leading to environmental degradation should bear the cost of managing and rectifying the harm they have caused.

6. Principle of Sustainable Development

The Principle of Sustainable Development, often enshrined in international agreements and conventions, emphasizes the integration of economic, social, and environmental considerations to achieve development that meets the needs of the present without compromising the ability of future generations to meet their own needs. It recognizes the interdependence of human well-being and environmental health and advocates for responsible resource management, conservation, and equitable distribution of benefits. Sustainable development ensures the long-term viability of ecosystems and natural resources, including those in and around Swakopmund.

7. Principle of Common but Differentiated Responsibilities (CBDR)

The Principle of Common but Differentiated Responsibilities is a key aspect of international environmental law, particularly in agreements related to climate change. It recognizes that while all nations share responsibility for protecting the global environment, developed countries, which historically contributed more to environmental degradation, have a greater responsibility to take action to address environmental issues. Developing countries like Namibia, including Swakopmund, also have responsibilities, but they may require support and assistance from the international community to implement sustainable practices and mitigate the impacts of environmental challenges.

These principles, along with the international conventions and agreements, guide and influence Swakopmund's environmental management strategies and actions. They promote responsible decision-making, sustainable development, and equitable



distribution of environmental benefits and burdens in the pursuit of a resilient and environmentally healthy city.

3.1.3. Local Regulations and Ordinances

In addition to national and international laws, Swakopmund have specific local regulations and ordinances related to environmental management. These could include zoning regulations, waste management guidelines, building codes, and other city-specific rules that address environmental concerns at the local level.

One of the key recent additions to Swakopmund's local regulatory framework is:

- Parks, Jetty and Beaches Regulation No. 897 of 2024 (Government Gazette)

This regulation governs the use, protection, and maintenance of public parks, the Jetty area, and beaches within Swakopmund. It outlines permissible and prohibited activities to preserve the aesthetic, ecological, and recreational value of these areas. The regulation supports the Council's commitment to environmental conservation by ensuring sustainable and responsible use of natural and recreational resources, particularly in sensitive coastal zones.

3.1.4. Swakopmund Council's Commitment to Compliance and Integration

The Swakopmund Municipal Council is committed to complying with all applicable national environmental legislation, international conventions, and local regulations related to environmental management. Council recognises that adherence to these laws is essential to protect and preserve Swakopmund's natural resources and promote sustainable development.

To give effect to this commitment, the Council will integrate relevant regulations into its Environmental Management Policy framework. This will ensure a cohesive, legally aligned, and proactive strategy that supports the municipality's environmental objectives.

Furthermore, the Council will develop and implement an Environmental Management System (EMS) to operationalise this commitment. The EMS will provide a structured approach to identifying environmental risks, setting performance targets, monitoring compliance, and ensuring continual improvement across all departments. Where feasible, the EMS will be aligned with ISO 14001 standards and will include regular internal audits, capacity building, and corrective action processes to support effective and transparent environmental governance.

3.1.5. Integration of Regulations into the Policy Framework

The integration of regulations into this policy framework shall involve the following key steps:

- **Review and Analysis:** Council shall undertake a comprehensive review and analysis of all relevant national legislation, international conventions, and local regulations related to environmental management. This process shall include assessing how each regulatory instrument applies to Swakopmund's specific environmental context and



identifying areas of alignment as well as opportunities for strengthening policy implementation.

- **Incorporation of Principles:** The fundamental principles outlined in the legal framework, including the Precautionary Principle, the Principle of Sustainable Development, and the Polluter Pays Principle, shall be explicitly integrated into this policy framework. These principles shall guide Council's decision-making and actions concerning environmental conservation and sustainability.
- **Setting Objectives:** This policy framework shall establish clear, measurable, and actionable objectives to address identified environmental challenges and opportunities. These objectives shall be aligned with relevant legislation, municipal regulations, and applicable international conventions.
- **Policy Implementation:** Council shall develop specific strategies and action plans to implement this policy framework effectively. These strategies shall outline the steps necessary to ensure compliance with applicable regulations and to fulfil Council's commitment to environmental protection and sustainable development.
- **Monitoring and Reporting:** The policy framework shall include provisions for monitoring and reporting on progress in meeting objectives and complying with regulations. Regular assessments shall be undertaken to identify areas of success as well as areas where additional measures may be required.

Stakeholder Engagement: Council recognises that effective environmental management requires collaboration with a broad range of stakeholders, including local communities, businesses, non-governmental organisations (NGOs), and government agencies. The policy framework shall incorporate strategies for engaging stakeholders and facilitating their participation in decision-making processes.

- **Continuous Improvement:** As part of its commitment to compliance and sustainability, Council shall foster a culture of continuous improvement. The policy framework shall be regularly reviewed and updated to reflect changing environmental conditions, emerging challenges, evolving best practices, and amendments to relevant legislation.

By integrating relevant regulations into its Environmental Management Policy Framework, the Swakopmund Municipal Council aims to lead by example and demonstrate its dedication to environmental conservation and sustainable practices. Council pledges to work diligently towards the realisation of its vision for a resilient, harmonious coastal city that thrives in balance with its natural environment, ensuring a sustainable future for all residents and visitors of Swakopmund.



4. ENVIRONMENTAL OBJECTIVES

4.1. Objective 1: Enhance Environmental Impact Assessment (EIA) Procedures

- **Specific:** Strengthen the EIA process for all development projects to ensure thorough assessment and mitigation of potential environmental and social impacts.
- **Measurable:** Evaluate the quality and comprehensiveness of EIAs for selected projects and ensure 100% compliance with EIA guidelines.
- **Achievable:** Collaborate with relevant authorities to update and enforce EIA regulations, provide training for project proponents, and engage stakeholders in the process.
- **Relevant:** Effective EIAs will help prevent and minimize adverse environmental and social impacts, fostering responsible and sustainable development.
- **Time-bound:** Implement the improved EIA procedures within six months and monitor compliance annually thereafter.

4.2. Objective 2: Promote Green Infrastructure and Nature-Based Solutions

Specific: Integrate green infrastructure and nature-based solutions into urban development plans to enhance resilience to hazards and risks.

Measurable: Assess the percentage of new urban development projects that incorporate green infrastructure elements.

Achievable: Develop guidelines for integrating green infrastructure, encourage private developers to adopt nature-based solutions, and allocate funding for pilot projects.

Relevant: Green infrastructure supports sustainable urban development by improving climate resilience, mitigating floods, and enhancing ecosystem services.

Time-bound: Integrate green infrastructure principles into all new urban development plans within two years.

4.3. Objective 3: Strengthen Community Engagement and Environmental

Education

Specific: Establish community-based environmental education programs to empower residents with knowledge about environmental conservation and sustainability.

Measurable: Measure the participation and engagement of residents in environmental education initiatives.

Achievable: Collaborate with local schools, NGOs, and community organizations to develop and implement educational programs, workshops, and awareness campaigns.



Relevant: Environmental education fosters a sense of ownership and responsibility for the environment, promoting informed decision-making and behaviour change.

Time-bound: Launch community-based environmental education programs within one year and evaluate their impact annually.

4.4. Objective 4: Promote Sustainable Practices in the Business Sector

Specific: Encourage local businesses to adopt sustainable practices, such as energy efficiency, waste reduction, and responsible sourcing.

Measurable: Assess the percentage of businesses that implement sustainable practices and track their resource consumption and waste reduction progress.

Achievable: Provide incentives, certifications, and recognition for businesses implementing sustainable practices, and offer support through workshops and consultations.

Relevant: Promoting sustainable practices in the business sector contributes to the overall environmental sustainability of Swakopmund.

Time-bound: Achieve an increase of 20% in the number of businesses adopting sustainable practices within five years.

4.5. Objective 5: Conduct Regular Environmental Impact Monitoring

Specific: Establish a comprehensive environmental monitoring program to assess and mitigate environmental impacts of various activities in the city.

Measurable: Regularly collect and analyse data on key environmental indicators, such as air quality, water quality, and waste generation rates.

Achievable: Invest in monitoring equipment and capacity-building, collaborate with research institutions, and create a dedicated monitoring team.

Relevant: Monitoring environmental impacts allows for informed decision-making and ensures that the council remains proactive in addressing emerging issues.

Time-bound: Implement the environmental monitoring program within one year and conduct regular assessments every six months.

4.6. Objective 6: Implement Waste Reduction Strategies

Specific: Reduce the volume of non-recyclable waste sent to landfills by 30% within three years.

Measurable: Monitor the quantity of waste disposed of in landfills and track progress toward the 50% reduction target.

Achievable: Establish waste separation and recycling initiatives, promote composting, and collaborate with waste management stakeholders.

Relevant: Waste reduction contributes to environmental conservation and minimizes the environmental impact of waste disposal.

Time-bound: Achieve the 30% reduction in non-recyclable waste by the end of Year 2027.

4.7. Objective 3: Preserve Biodiversity and Natural Habitats

Specific: Identify and protect critical habitats and biodiversity-rich areas within Swakopmund's jurisdiction.

Measurable: Conduct biodiversity assessments and map identified habitats, tracking the expansion of protected areas.

Achievable: Collaborate with conservation organizations and local communities to designate and manage protected areas.

Relevant: Biodiversity conservation is vital for preserving ecosystem services and maintaining the city's natural beauty.

Time-bound: Establish protected areas and conservation measures for identified habitats by the end of Year 2026.

4.8. Objective 4: Improve Water Use Efficiency

Specific: Reduce water consumption in municipal facilities by 15% compared to the baseline year (Year 2020).

Measurable: Monitor water consumption regularly and report on progress toward the 15% reduction target.

Achievable: Implement water-saving technologies, repair leaks promptly, and promote water conservation campaigns.

Relevant: Enhancing water use efficiency supports sustainable water management and ensures water availability for future generations.

Time-bound: Achieve the 15% reduction in water consumption by the end of Year 2026.



4.9. Objective 5: Promote Sustainable Transportation

Specific: Increase the percentage of residents using eco-friendly transportation (e.g., bicycles, public transit) by 25% within two years.

Measurable: Conduct surveys and collect data on transportation preferences to track progress toward the 25% target.

Achievable: Develop bike lanes, improve public transportation services, and raise awareness about eco-friendly transportation options.

Relevant: Sustainable transportation reduces air pollution and traffic congestion, contributing to a healthier environment.

Time-bound: Achieve the 25% increase in eco-friendly transportation usage by the end of Year 2028.

These SMART objectives provide a clear direction for the Swakopmund Council's environmental management efforts, focusing on key areas of environmental impact prevention, community engagement, sustainability, and responsible urban development. By adopting these objectives and tracking progress over time, the council can make substantial strides in valuing and preserving its environment for the well-being and prosperity of its residents and future generations.

5. STAKEHOLDER ENGAGEMENT

Stakeholder engagement is a critical aspect of successful environmental management. Engaging with various stakeholders, including residents, businesses, community organizations, government agencies, and non-governmental organizations (NGOs), fosters collaboration, inclusivity, and the exchange of ideas. Effective stakeholder engagement ensures that a diverse range of perspectives is considered, leading to well-informed decisions and a higher likelihood of successful policy implementation.

5.1. Objectives for Stakeholder Engagement

5.1.1. Objective 1: Establish a Stakeholder Engagement Framework

Develop a comprehensive framework for stakeholder engagement, outlining the methods, frequency, and channels through which the council will engage with different stakeholders. Engage with experts in stakeholder engagement and participatory processes to design a structured and inclusive approach. Ensure that the framework aligns with the principles of transparency, openness, and inclusivity.

5.1.2. Objective 2: Identify and Prioritize Stakeholders

Conduct a stakeholder analysis to identify key stakeholders who are directly or indirectly affected by the council's environmental management initiatives.



Prioritize stakeholders based on their level of influence, interest, and potential impact on environmental matters.

Engage with representatives from diverse sectors, such as community members, businesses, environmental organizations, and relevant government agencies.

5.1.3. Objective 3: Enhance Public Participation in Decision-Making

Develop mechanisms to facilitate meaningful public participation in environmental decision-making processes.

Organize public consultations, workshops, and town hall meetings to gather input on significant environmental initiatives and policies.

Provide clear information about the purpose, implications, and potential outcomes of proposed projects or policies to empower informed discussions.

5.1.4. Objective 4: Collaborate with Businesses and Industry

Engage with local businesses and industries to foster their participation in sustainability efforts.

Establish partnerships with industry associations to encourage the adoption of environmentally responsible practices.

Seek input from businesses to identify opportunities for reducing environmental impacts along the value chain.

5.1.5. Objective 5: Strengthen Community Involvement

Empower local communities to actively participate in environmental conservation initiatives.

Establish community-based working groups or committees focused on specific environmental projects, such as waste reduction or tree planting.

Encourage residents to provide feedback, share local knowledge, and suggest ideas for improving environmental management practices.

5.1.6. Objective 6: Collaborate with NGOs and Civil Society

Partner with local NGOs and civil society organizations that have expertise in environmental issues.

Collaborate on joint projects, share knowledge and resources, and leverage the strengths of both parties to achieve common goals.

Engage NGOs in monitoring and advocacy efforts to ensure compliance with environmental regulations.

5.1.7. Objective 7: Ensure Feedback Mechanisms

Establish clear channels for stakeholders to provide feedback, suggestions, and concerns related to environmental management.



Implement a responsive feedback mechanism that acknowledges and addresses stakeholder inputs in a timely manner.

Regularly communicate outcomes and actions taken based on stakeholder feedback to build trust and accountability.

5.2. Benefits of Stakeholder Engagement

Stakeholder engagement is a cornerstone of our Environmental Management Policy and an integral part of our commitment to responsible environmental stewardship. Council recognize that collaborating with a diverse range of stakeholders yields a multitude of benefits that contribute to the success of our environmental initiatives and the well-being of Swakopmund's residents and future generations.

1. Informed Decision-Making

Engaging stakeholders brings a wealth of knowledge, insights, and perspectives to the table. By considering a variety of viewpoints, we ensure that our decisions are well-informed and consider the diverse needs and concerns of our community.

2. Transparency and Trust

Transparency is key to building trust with our stakeholders. By involving them in our decision-making processes, we foster an environment of openness, honesty, and accountability that strengthens the relationships between the council, residents, businesses, and organizations.

3. Inclusive Solutions

The Council's commitment to stakeholder engagement ensures that environmental management strategies and policies are inclusive and equitable. By collaborating with those directly affected by its initiatives, the Council develops solutions that address the unique challenges and opportunities present in Swakopmund.

4. Increased Support and Ownership

Stakeholder engagement cultivates a sense of shared responsibility and ownership in our environmental efforts. When stakeholders actively participate in the planning and implementation of projects, they become champions of positive change, driving greater support within the community.

5. Effective Implementation

Engaged stakeholders are more likely to be advocates for the policies and initiatives we undertake. Their active participation and buy-in contribute to the effective implementation of our strategies, ensuring that our goals are met with enthusiasm and commitment.



6. ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

Environmental Impact Assessment (EIA) is a legally prescribed process in terms of the Environmental Management Act, 2007 (Act No. 7 of 2007) and the Environmental Impact Assessment Regulations, Government Notice No. 30 of 6 February 2012, which evaluates the potential environmental, social, and economic consequences of proposed projects or developments before decisions on approval or implementation are made.

6.1. Objectives for Environmental Impact Assessment

6.1.1. Objective 1: Mandatory EIA for Listed Activities

Any proposed development, project, or associated component that falls within the scope of a listed activity, including ancillary, incidental, or enabling works shall be subject to the EIA process, irrespective of the perceived level of impact.

Where there is uncertainty as to whether a proposed project constitutes a listed activity, the proponent shall submit sufficient project information to the competent authority for a formal determination before undertaking any part of the project.

The Municipal Council shall not consider, process, or approve any application relating to a project that triggers the requirement for an EIA unless a valid Environmental Clearance Certificate has been issued in accordance with the Act and Regulations.

6.1.2. Objective 2: Thorough Impact Assessment

Ensure that EIAs comprehensively assess the potential environmental, social, and economic impacts of proposed projects.

Collaborate with experts, environmental consultants, and relevant stakeholders to conduct thorough impact assessments.

6.1.3. Objective 3: Mitigation and Adaptation Measures

Incorporate effective mitigation and adaptation measures based on the findings of the EIA to minimize negative impacts and enhance positive outcomes.

Collaborate with project proponents to implement recommended measures and monitor their effectiveness.

6.1.4. Objective 4: Public Participation in EIA

Facilitate public participation in the EIA process to gather community insights, concerns, and suggestions related to proposed projects.

Organize public consultations, provide accessible information, and consider public feedback when making decisions.

6.1.5. Objective 5: Monitoring and Enforcement

Establish a monitoring and enforcement mechanism to ensure that approved projects adhere to the mitigation measures outlined in the EIA.



Collaborate with relevant authorities and agencies to conduct regular audits and inspections to verify compliance.

6.1.6. Objective 6: Continuous Improvement of EIA Process

Regularly review and update the EIA process to align with best practices, emerging environmental concerns, and changes in regulations.

Seek feedback from stakeholders, experts, and practitioners to enhance the effectiveness and efficiency of the EIA process.

6.2. Benefits of Effective Environmental Impact Assessment

1. Informed Decision-Making

A thorough EIA process provides decision-makers with a clear understanding of the potential impacts of projects, enabling informed choices.

2. Risk Reduction

Identifying potential environmental and social risks at an early stage allows for the implementation of mitigation measures to minimize adverse effects.

3. Sustainable Development

Properly conducted EIAs ensure that development projects are aligned with sustainable practices, fostering long-term benefits.

4. Community Engagement

Involving the public in the EIA process builds trust, empowers local communities, and allows for the incorporation of valuable local knowledge.

5. Legal and Regulatory Compliance

Proper EIA procedures ensure adherence to national and international environmental regulations and conventions.

7. RESOURCE MANAGEMENT

Resource management is a fundamental aspect of environmental conservation and sustainable development. Effective resource management involves responsible utilization of natural resources, minimizing waste generation, and promoting efficient use of resources to ensure their availability for present and future generations.

7.1. Objectives for Resource Management

7.1.1. Objective 1: Efficient Water Resource Management

Implement water conservation strategies to optimize water use across municipal operations and facilities.



7.1.2. Objective 2: Sustainable Energy Consumption

Reduce energy consumption in municipal buildings and operations through energy-efficient practices and technologies.

Promote the use of renewable energy sources and incentivize energy-saving measures within the community.

7.1.3. Objective 3: Waste Reduction and Recycling

Develop and implement waste reduction programs to minimize the amount of waste generated within the town.

Establish recycling initiatives, including public collection points and educational campaigns, to encourage responsible waste disposal practices.

7.1.4. Objective 4: Responsible Land Use and Development

Ensure that land use planning considers environmental protection, green spaces, and biodiversity conservation.

Promote sustainable construction practices that minimize environmental impacts and enhance urban aesthetics.

7.1.5. Objective 5: Preservation of Natural Habitats

Identify and protect ecologically significant areas and habitats from urban encroachment and development.

Collaborate with conservation organizations to establish protected areas and promote habitat restoration initiatives.

7.1.6. Objective 6: Sustainable Sand and Gravel Mining

Establish and enforce responsible sand and gravel extraction practices to protect natural ecosystems and ensure long-term resource availability.

- Develop and implement Sand and Gravel Mining Regulations currently under preparation for gazetting, to govern extraction activities within municipal jurisdiction.
- Ensure that sand and gravel mining operations are subject to environmental impact assessments (EIAs), operational plans, and site rehabilitation measures aligned with sustainable land use principles.
- Monitor and control extraction activities to prevent environmental degradation such as habitat destruction, erosion, and water pollution.
- Engage with stakeholders, including operators, the community, and regulators, to promote compliance, education, and transparent reporting.



7.1.7. Objective 7: Efficient Resource Allocation

Allocate resources effectively based on priorities identified in the Environmental Management Policy.

Regularly assess resource allocation strategies and adjust ensure optimal use and equitable distribution.

7.2. Benefits of Effective Resource Management

1. Sustainability

Responsible resource management ensures the long-term availability of essential resources, supporting sustainability.

2. Environmental Conservation

Efficient resource utilization minimizes environmental impacts and reduces the depletion of natural resources.

3. Cost Savings

Energy and resource efficiency measures lead to cost savings for the council and the community.

4. Community Well-being

Well-managed resources contribute to a high quality of life for residents by enhancing environmental conditions and aesthetics.

5. Resilience

Sustainable resource management enhances the town's resilience to environmental challenges and changes.

8. CLIMATE CHANGE ADAPTATION AND MITIGATION

By establishing clear objectives for climate change adaptation and mitigation, the Swakopmund Council demonstrates its commitment to building a resilient and sustainable city that takes proactive measures to address the challenges posed by climate change. This section of the policy emphasizes the importance of both preparing for climate impacts and contributing to global efforts to reduce greenhouse gas emissions.

8.1. Objectives for Climate Change Adaptation and Mitigation

8.1.1. Objective 1: Climate Resilient Infrastructure

Incorporate climate-resilient design principles into the planning and construction of municipal infrastructure projects.



Identify vulnerable areas prone to climate-related impacts and develop strategies to protect critical infrastructure.

8.1.2. Objective 2: Carbon Emissions Reduction

Implement initiatives to reduce carbon emissions from municipal operations and activities.

Develop and promote the use of clean energy sources, energy-efficient technologies, and sustainable transportation options.

8.1.3. Objective 3: Climate-Ready Urban Planning

Integrate climate considerations into urban planning and zoning regulations to accommodate changing climate conditions.

Promote green spaces, sustainable drainage systems, and energy-efficient buildings to enhance climate resilience.

8.1.4. Objective 4: Public Awareness and Education

Raise public awareness about climate change impacts and the importance of individual and collective actions.

Provide educational materials, workshops, and campaigns to empower residents to adopt climate-friendly behaviours.

8.1.5. Objective 5: Adaptation Strategies for Vulnerable Communities

Develop and implement climate adaptation strategies to protect vulnerable communities from the impacts of climate change.

Collaborate with local organizations and stakeholders to ensure equitable access to adaptation measures and resources.

8.1.6. Objective 6: Monitoring and Reporting

Establish a comprehensive climate monitoring system to track climate indicators and assess the effectiveness of adaptation and mitigation measures.

Regularly report progress on emissions reduction, adaptation efforts, and climate-related projects to stakeholders and the public.

8.2. Benefits of Climate Change Adaptation and Mitigation

1. Resilience

Climate change adaptation strategies enhance the city's resilience to climate-related impacts, such as extreme weather events and sea-level rise.

2. Environmental Protection

Mitigation efforts contribute to protecting natural ecosystems and reducing the overall impact of climate change on the environment.

3. Health and Safety

Adaptation measures safeguard residents' health and safety from climate-related risks.

4. Economic Savings

Energy efficiency and emissions reduction measures lead to cost savings and economic benefits.

5. Sustainability

Addressing climate change aligns with the principles of sustainability and responsible development.

9. BIODIVERSITY CONSERVATION

By setting clear objectives for biodiversity conservation, the Swakopmund Council demonstrates its commitment to preserving the city's unique natural heritage, fostering ecosystem health, and contributing to the broader global efforts to safeguard biodiversity for future generations.

This section of the policy highlights the importance of responsible stewardship of Swakopmund's rich biodiversity.

9.1. Benefits of Biodiversity Conservation

9.1.1. Objective 1: Identify and Protect Biodiversity Hotspots

Conduct biodiversity assessments to identify areas of high ecological significance and biodiversity richness within Swakopmund's jurisdiction.

Designate and protect these areas as conservation zones to safeguard their unique biodiversity.

9.1.2. Objective 2: Habitat Restoration and Enhancement

Develop and implement habitat restoration projects to rehabilitate degraded ecosystems and enhance their biodiversity.

Collaborate with local communities, conservation organizations, and experts to restore native vegetation and wildlife habitats.

9.1.3. Objective 3: Invasive Species Management

Implement strategies to manage and control invasive species that threaten native biodiversity.

Raise awareness about the impact of invasive species and involve the community in eradication efforts.

9.1.4. Objective 4: Protected Area Management

Manage designated protected areas to ensure the conservation of native flora and fauna.

Develop management plans that balance conservation with sustainable human use and recreation.

9.1.5. Objective 5: Biodiversity Education and Outreach

Promote public awareness about the value of biodiversity and the importance of its conservation.

Organize educational programs, guided nature walks, and community engagement initiatives to foster appreciation for local biodiversity.

9.1.6. Objective 6: Collaboration with Conservation Partners

Collaborate with local and national conservation organizations, academic institutions, and government agencies to enhance biodiversity conservation efforts.

Share knowledge, resources, and expertise to strengthen conservation initiatives.

9.1.7. Benefits of Biodiversity Conservation

1. Ecosystem Services

Biodiverse ecosystems provide essential services such as clean water, pollination, and climate regulation.

Species Protection: Conservation efforts protect threatened and endangered species from extinction.

2. Resilience

Biodiverse ecosystems are more resilient to environmental changes and disturbances.

3. Cultural and Aesthetic Value

Biodiversity contributes to cultural identity and provides recreational and aesthetic benefits to residents and visitors.

4. Sustainable Tourism

Protected areas and diverse habitats support eco-tourism and contribute to the local economy.

10. ENVIRONMENTAL EDUCATION AND AWARENESS

Environmental education and awareness play a vital role in fostering a culture of sustainability, empowering individuals to make informed choices, and encouraging responsible behaviour towards the environment. Effective environmental education

initiatives contribute to creating a community that values and actively participates in environmental conservation.

10.1. Objectives for Environmental Education and Awareness

10.1.1. Objective 1: Curriculum Integration

Collaborate with local schools and educational institutions to integrate environmental topics into curricula at various educational levels.

Develop educational materials and resources that align with national curriculum standards.

10.1.2. Objective 2: Public Awareness Campaigns

Launch targeted public awareness campaigns to raise understanding about environmental issues, conservation practices, and sustainable living.

Utilize various communication channels, including social media, workshops, and community events.

10.1.3. Objective 3: Community Workshops and Training

Organize workshops, seminars, and training sessions to provide residents with practical knowledge and skills for sustainable living.

Cover topics such as waste reduction, energy efficiency, water conservation, and biodiversity protection.

10.1.4. Objective 4: Environmental Youth Programs

Establish youth-focused programs that engage young people in environmental conservation activities, fostering a sense of environmental responsibility from an early age.

Organize nature camps, environmental competitions, and eco-clubs in collaboration with schools.

10.1.5. Objective 5: Partnerships with NGOs and Experts

Collaborate with local environmental NGOs, experts, and practitioners to develop and implement effective educational initiatives.

Leverage the expertise of partners to enhance the quality and impact of environmental education programs.



10.1.6. Objective 6: Continuous Monitoring and Evaluation

Regularly assess the effectiveness of environmental education initiatives through feedback, surveys, and evaluation metrics.

Use the feedback to make improvements and adapt strategies based on the needs of the community.

10.2. Benefits of Environmental Education and Awareness

1. Informed Decision-Making

Educated individuals are more likely to make informed and responsible decisions regarding environmental issues.

2. Behavioural Change

Environmental education promotes sustainable behaviour changes, such as reduced waste generation and energy conservation.

3. Community Engagement

Educational initiatives foster a sense of community involvement and responsibility for environmental conservation.

4. Future Leaders

Youth engagement in environmental education nurtures a generation of environmentally conscious leaders.

5. Long-Term Impact

Well-informed communities contribute to the long-term success of environmental policies and initiatives.

11. MONITORING AND REPORTING

By setting clear objectives for monitoring and reporting, the Swakopmund Council ensures that the environmental management efforts are evaluated systematically, progress is communicated effectively, and actions are taken to continuously improve sustainability practices.

This section of the policy underscores the council's commitment to transparency and responsible environmental governance.



11.1. Objectives for Monitoring and Reporting

11.1.1. Objective 1: Establish Monitoring Indicators

Develop a set of key performance indicators (KPIs) that align with the objectives of the Environmental Management Policy.

Identify indicators for each focus area, such as waste reduction, emissions reduction, biodiversity conservation, and more.

11.1.2. Objective 2: Data Collection and Analysis

Regularly collect and analyse data related to the identified indicators to assess the progress of initiatives.

Ensure data accuracy, reliability, and consistency through proper collection methods and tools.

11.1.3. Objective 3: Periodic Environmental Audits

Conduct periodic environmental audits to comprehensively review the implementation of the policy's objectives.

Evaluate the effectiveness of strategies, measure outcomes, and identify areas for improvement.

11.1.4. Objective 4: Annual Reporting

Produce annual environmental reports that provide a comprehensive overview of progress, achievements, challenges, and future.

Share the reports with stakeholders, including the public, government agencies, and partner organizations.

11.1.5. Objective 5: Transparent Communication

Communicate monitoring results and progress updates transparently to foster accountability and build trust with stakeholders.

Provide accessible information through various communication channels, such as websites, public meetings, and social media.

11.1.6. Objective 6: Continuous Improvement

Use monitoring and reporting data to identify areas where strategies can be refined, and goals can be better achieved.



Regularly review and update the policy based on lessons learned and emerging environmental priorities.

11.2. Benefits of Monitoring and Reporting

1. Evidence - Based Decision-Making

Monitoring data provides a factual basis for evaluating the success of initiatives and making informed decisions.

2. Accountability

Transparent reporting demonstrates the council's commitment to its environmental goals and holds it accountable to stakeholders.

3. Performance Evaluation

Monitoring allows the council to assess the effectiveness of strategies and adjust them as needed.

4. Engagement

Regular reporting engages the public, stakeholders, and organizations in the progress of environmental initiatives.

5. Continuous Improvement

Data-driven insights from monitoring lead to the refinement of strategies and the enhancement of future projects.

12. REVIEW AND CONTINUOUS IMPROVEMENT

By setting clear objectives for review and continuous improvement, the Swakopmund Council underscores its commitment to maintaining a dynamic and effective Environmental Management Policy.

This section emphasizes the council's dedication to staying current with environmental challenges and working collaboratively to refine strategies and actions.

12.1. Objectives for Review and Continuous Improvement

12.1.1. Objective 1: Periodic Policy Review

Conduct regular reviews of the Environmental Management Policy to assess its effectiveness and relevance.

Evaluate the policy's alignment with emerging environmental trends, best practices, and changing community needs.



12.1.2. Objective 2: Stakeholder Feedback Integration

Incorporate feedback from stakeholders, including the public, experts, and relevant organizations, into policy reviews.

Consider input from those directly impacted by the policy's implementation.

12.1.3. Objective 3: Identifying Gaps and Opportunities

Identify areas where the policy may have gaps or where new opportunities for environmental improvement have arisen.

Ensure that the policy remains comprehensive and up to date.

12.1.4. Objective 4: Learning from Experience

Analyse lessons learned from previous initiatives and projects to inform policy updates.

Use both successes and challenges as learning opportunities to guide future decision-making.

12.1.5. Objective 5: Adaptation to Changing Context

Modify policy strategies and objectives as needed to reflect changes in the local, national, and global environmental context. Address emerging issues and challenges that require timely attention.

12.1.6. Objective 6: Broad Stakeholder Engagement

Engage with a diverse range of stakeholders during the policy review process to ensure inclusivity and diverse perspectives.

Collaborate with experts, community members, NGOs, and government agencies to gather insights.

12.2. Benefits of Review and Continuous Improvement

1. Adaptation

Regular policy review ensures that strategies remain relevant and adaptable to changing circumstances.

2. Effectiveness

Continuous improvement enhances the policy's effectiveness in achieving environmental goals.



3. Innovation

Policy updates based on feedback and lessons learned encourage innovative approaches.

4. Community Ownership

Engaging stakeholders fosters a sense of ownership and shared responsibility for the policy's success.

5. Longevity

Policies that undergo regular review are more likely to remain impactful and sustainable over time.

13. BUDGET AND RESOURCE ALLOCATION

By setting clear objectives for budget and resource allocation, the Swakopmund Council demonstrates its commitment to providing the necessary financial and human resources to effectively implement the Environmental Management Policy.

This section of the policy underscores the importance of securing the means to transform policy goals into tangible and meaningful actions.

13.1. Objectives for Budget and Resource Allocation

13.1.1. Objective 1: Dedicated Environmental Budget

Establish a dedicated budget for environmental management initiatives, including staffing, projects, and awareness campaigns.

Ensure that the allocated funds are proportional to the scope and importance of the policy's objectives.

13.1.2. Objective 2: Resource Allocation Prioritization

Prioritize resource allocation to focus on key areas identified in the policy, such as waste reduction, emissions reduction, and biodiversity conservation.

Allocate resources based on the urgency, significance, and potential impact of each initiative.

13.1.3. Objective 3: Public and Private Partnerships

Explore partnerships with private sector entities, NGOs, and external funders to supplement available resources.



Collaborate with organizations that share the same environmental goals and can contribute funding or expertise.

13.1.4. Objective 4: Capacity Building and Training

Allocate resources for capacity-building initiatives, training programs, and workshops to enhance the skills and knowledge of staff involved in environmental management.

13.1.5. Objective 5: Research and Innovation

Allocate funds for research projects and innovation that contribute to the development of sustainable solutions and practices.

Support initiatives that explore new technologies, best practices, and novel approaches to environmental challenges.

13.1.6. Objective 6: Transparent Financial Reporting

Ensure transparent reporting on the allocation and utilization of funds designated for environmental management.

Provide regular updates to stakeholders and the public on how allocated resources are being utilized.

13.1.7. Benefits of Budget and Resource Allocation

1. Effective Implementation

Sufficient resources ensure that initiatives are executed effectively and efficiently.

2. Accountability

Transparent financial reporting demonstrates responsible use of allocated resources.

3. Innovation

Adequate funding supports research and innovation in sustainability practices.

4. Stakeholder Confidence

Proper resource allocation builds trust and confidence among stakeholders and the public.

5. Long-Term Impact

Continued funding sustains the policy's impact over time and enables the achievement of long-term goals.



14. COMPLIANCE AND ENFORCEMENT

The Swakopmund Council emphasizes its commitment to upholding the standards and measures outlined in the Environmental Management Policy.

This section underscores the council's dedication to creating a culture of responsibility and accountability for sustainable environmental practices within the community.

14.1. Objectives for Compliance and Enforcement

14.1.1. Objective 1: Clear Regulatory Framework

Develop clear regulations and guidelines that detail the requirements and expectations outlined in the policy.

Establish a comprehensive framework that provides legal clarity for compliance.

14.1.2. Objective 2: Monitoring and Inspection

Implement a robust monitoring and inspection system to track compliance with policy measures and regulations.

Conduct regular audits to ensure that initiatives are being carried out as intended.

14.1.3. Objective 3: Reporting Mechanisms

Establish channels for reporting potential violations, concerns, or non-compliance from the community and stakeholders.

Ensure that these channels are easily accessible and well-publicized.

14.1.4. Objective 4: Graduated Enforcement Measures

Implement a range of enforcement measures that are commensurate with the level of non-compliance, including warnings, fines, and penalties.

Apply enforcement measures consistently and fairly to all violators.

14.1.5. Objective 5: Collaboration with Authorities

Collaborate with relevant government agencies, law enforcement, and environmental regulators to ensure effective enforcement.

Coordinate efforts to address cross-cutting environmental issues that require multi-agency involvement.

14.1.6. Objective 6: Public Awareness on Compliance



Educate the public about the importance of compliance with environmental regulations and the consequences of non-compliance.

Raise awareness about the benefits of adhering to policy measures for the community and environment.

14.2. Benefits of Compliance and Enforcement

1. Policy Effectiveness

Effective enforcement ensures that policy objectives are met, and initiatives are carried out as intended.

2. Deterrence

Clear consequences for non-compliance deter individuals and entities from engaging in harmful environmental practices.

3. Equity

Fair and consistent enforcement measures ensure that all stakeholders are held accountable.

4. Community Buy-In

Strong enforcement builds community trust in the policy's effectiveness and commitment to environmental conservation.

5. Environmental Protection

Compliance and enforcement protect natural resources, ecosystems, and public health.

15. CONCLUSION

The Environmental Management Policy for the Swakopmund Council marks a significant milestone in the city's journey towards sustainable development, environmental stewardship, and a better quality of life for its residents. This comprehensive policy encapsulates the council's dedication to safeguarding the environment, fostering a culture of responsible practices, and ensuring a harmonious coexistence between the community and the natural world.

Through meticulous consideration of various environmental aspects, from biodiversity conservation and resource management to climate change adaptation and stakeholder engagement, this policy outlines a clear and strategic path forward. It not only reflects the council's commitment to promoting a greener and more resilient city but also demonstrates its recognition of the pivotal role that local governance plays in global environmental efforts.

While this policy serves as a robust foundation, its true impact will be realized through its implementation, continuous monitoring, and collaboration with all stakeholders. Regular reviews, transparent reporting, and the integration of public input will ensure that the policy remains adaptive and effective, capable of addressing emerging challenges and seizing new opportunities.

By embracing the principles of sustainability, transparency, and accountability, the Swakopmund Council sets a powerful example for other communities to follow. This policy signifies not just a vision for the future, but a concrete commitment to creating a city that thrives in harmony with nature while fulfilling the needs of its present and future generations. As the policy embarks on its journey from text to action, it is our collective responsibility to contribute, support, and engage in the initiatives it outlines.

Together, we can shape Swakopmund into a model of environmental responsibility, resilience, and progress, where the preservation of our planet is woven into the fabric of our daily lives. This policy paves the way for a brighter, more sustainable future, and it is a testament to the power of unified efforts towards a common goal.



11.1.14

SUBDIVISION OF ERF 2747, SWAKOPMUND PROPER INTO PORTION X AND REMAINDER

(C/M 2026/03/05 - E 2747)

Ordinary Management Committee Meeting of 18 February 2026, Addendum **8.7** page **76** 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 subdivision of Erf 2747, Swakopmund Proper, into Portion X and Remainder in terms of Section 105 (1) (e) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018).

2. Introduction and Background

A subdivision application was received by the Engineering and Planning Services from Barrie Watson, Town and Regional Planner, acting on behalf of the Swakopmund Municipal Council (the registered owner), nominated by Fiscon Investments Twenty-Three cc in accordance with the Sale Agreement between Council and Fiscon Investments Twenty-Three cc, signed on the 29th July 2025. The application is attached as **Annexure A**.

3. Ownership

Ownership of Erf 2747, Swakopmund, vests in the Swakopmund Municipal Council.

4. Zoning, Locality, and Size

Erf 2747, Swakopmund Proper, is zoned "special", located west of Natanael Maxwilili Street, south of Swakop & Cordes Streets, and east of Sudstrand. It is approximately 13 hectares in extent, and it accommodates the Municipal Rest-Camp.

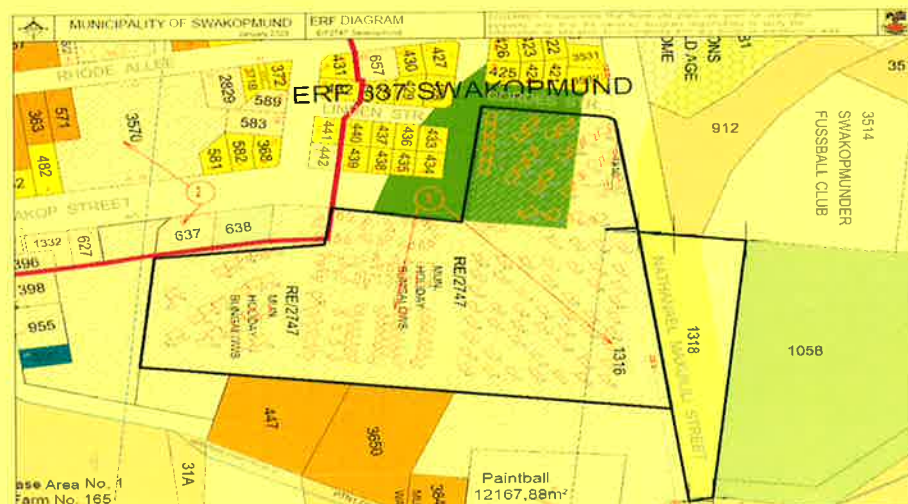


Figure 1: Erf 2747, Swakopmund Proper locality and zoning map

5. Access, parking, and municipal services

Access to Erf 2747, Swakopmund, is obtained from Swakop Street. Portion X will obtain its access from there as well. The property is already connected to the existing municipal service networks. Any further extension or

upgrading of services due to this subdivision should be done to the satisfaction of the General Manager: Engineering and Planning Services, at the cost of the applicant (prospective landowner).

6. **Proposal**

The Council intentions is to subdivide the erf into Portion X, approximately 1.65 hectares in extent, and Remainder of Erf 2747, Swakopmund Proper, to enable the sale of Portion X and transfer of ownership to Fiscon Investments Twenty-Three cc, for a new development aimed at promoting and enhancing present business and tourism-related activities along the coastline. The table below illustrates the subdivision proposal:

Erf Number	Size in hectares	Zoning
<i>Portion X</i>	<i>1.6468</i>	<i>Special</i>
<i>Remainder 2747</i>	<i>11.0000</i>	<i>Special</i>
Total	12.6468	

Table 1: proposed subdivision sizes

7. **Public Notification**

In terms of the Urban and Regional Planning Regulations Section 10 (4) for subdivision, only the affected neighbouring property owners must be notified. No publication of notices in newspapers or the government gazette is required. The closing date for objections or comments was the 30th November 2025.

Three objections were received. However, the received objections suggested not to oppose the subdivision but seek more clarity on the expected development. Two of the three objections are deemed to be premature objections to a subsequent procedure (rezoning), which is yet to be undertaken. The third objection is aimed at the already concluded sale.

8. **Evaluation**

The subdivision is being undertaken to enable the conclusion of the sale of X, approximately 1.65 hectares in extent, to Fiscon Investments Twenty-Three cc, for a new development aimed at promoting and enhancing present business and tourism-related activities along the coastline.

Objections are not aimed at the current subdivision procedure but tend to seek more clarity on the proposed development.

The Council Resolution relating to the sale of the portion is subject to conditions. One of the council sale conditions is that the purchaser of an area of approximately 2,378m² portion of the purchased area to the Ministry of Fisheries and Marine Resources for the sale and transfer to it, should that Ministry accept the offer.

Another condition is that the purchaser prepare a layout plan, a services plan, and conduct an Environmental Impact Assessment for its approval, and follow all legal steps required for the rezoning of the land as laid down in the Urban and Regional Planning Act, 2018. It is this subsequent condition that meets the concerns of the objectors. Any proposal from the public or concerned neighbours on the future use of the subject land will be welcome and appropriate during the rezoning process, which would include the preparation of a layout plan consisting of proposals on land usage, bulk, density, coverage, and height.

The public consultation process, once it commences, will involve an environmental impact assessment and the notification to the public for the rezoning proposals for public input.

Obtaining approval for the use of the land and its suitable zoning is the most important and subsequent step to the subdivision. It will proceed once there is clarity from the Ministry of Fisheries and Marine Resources as to the portion offered to it and the zoning it may want. The rezoning involves more rigorous advertising as required in terms of the sales agreement.

Since the current application deals only with the subdivision, any objection should deal with the subdivision. It is on this basis that objections received are deemed invalid.

9. **Title Deeds Conditions**

The current standard title deed conditions registered against Erf 2747, Swakopmund Proper, should be retained and registered against the newly created Portion X and the Remainder of Erf 2747, Swakopmund Proper, but Condition B may be cancelled against the Remainder.

10. **Conclusion**

The proposed subdivision of Erf 2747, Swakopmund Proper, is aimed at the conclusion of the sale agreement between Council and Fison Investments Twenty-Three cc by creating Portion X to enable the transfer of ownership. Objections received are not relevant to the current procedure and are deemed to be invalid.

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

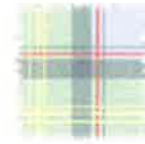
RECOMMENDED:

- (a) **That Erf 2747, Swakopmund Proper, be subdivided into Portion X, approximately 1.6468 hectares in extent, and Remainder as shown on the two attached subdivisional plans.**
 - (b) **That the subdivision of Erf 2747, Swakopmund Proper, be recommended for approval by the Urban and Regional Planning in accordance with the provisions of Section 109 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).**
 - (c) **That conditions (A) and (B) registered against Erf 2747, Swakopmund Proper, be registered against Portion X and only conditions (A) against the Remainder of Erf 2747, Swakopmund Proper.**
 - (d) **That Barrie Watson Town and Regional Planner, be authorized to apply to the Urban and Regional Planning Board for the subdivision of Erf 2747, Swakopmund Proper, on behalf of Council, and that a special power of attorney be provided.**
 - (e) **That the objectors be informed of this decision and their right 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*Barrie P. Watson*

Town and Regional Planner

Operating as Town & Regional Consulting Engineers (Pty) Ltd



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 24 Dr. Kuauna Rirwako Str.
 Windhoek, Namibia

29th July, 2025

**The Chief Executive Officer
 Municipality of Swakopmund,
 PO Box 53,
 Swakopmund.**

Attention: Mr. John Heita

abenjamin@swakmun.com.na; cmcc@swakmun.com.na; heita@swakmun.com.na

Dear Mr. Alfeus Benjamin:

**SUBDIVISION OF PORTION X OF REMAINING EXTENT OF ERF NO. 2747,
 SWAKOPMUND**

Background

I refer you to the sales agreement between the Swakopmund Municipal Council and Fison Investments 23 CC signed on the 29th April, 2025, and the e-mail response dated 25th July, 2025 from Ms. Emilia Nakale providing me with Council Resolutions of 28th July, 2022, 28th March 2019, and 26th July, 2018 which deal with the sale of the portion and copy of the Certificate of Registered Title for Erf 2747, Swakopmund.

As you have been informed, I am commissioned to undertake the subdivision. Since the Council Resolutions deal mainly with the sale, a new resolution is now needed that approves the subdivision. Please note that the subdivision must be done in the name of the owner of the portion, that is, in the name of the Swakopmund Municipal Council.

Motivation for the Subdivision

The Swakopmund Municipal Council is keen to promote new developmental initiatives that complement and enhance present business and tourist related activities along its coastline. Unused land forming part of Erf 2747, Swakopmund was seen as having this potential and being currently neglected as waste land. Most of Erf 2747, Swakopmund is occupied by the Swakopmund Municipal Restcamp. Messrs Fison Investments 23 CC offered to develop the area in such a way that it would achieve desired benefits to which the Municipality agreed. A sales agreement has therefore been signed by the two parties on the 29th April, 2025. The next step is to complete the subdivision so that the underutilised land may be transferred into the ownership of Fison Investments 23 CC.

We are committed to Service with Integrity

The area in question is shown outlined in red on the following Google Earth map of the Swakopmund Municipal Restcamp on Erf 2747, Swakopmund



Future Land Allocation and Zoning

It must be recorded that the sales agreement includes the requirement that a caveat be registered against the title deed on transfer to Fiscon Investments 23 CC that a further portion of land be subdivided for the benefit of the Ministry of Fisheries and Marine Resources, should that Ministry so request. Should the Ministry be in favour then, in terms of the sales agreement, a further subdivision with appropriate zoning will be a second step in the process. No change in zoning is proposed at this first stage.

Subdivisional Plan

The proposed subdivision as agreed to by the two parties is shown on the two attached subdivisional plans. The area of Portion X is approximately 1.6468 hectares in extent and takes in all the unused western parts of Erf 2747, Swakopmund.

Title Conditions

Erf 2747, Swakopmund is subject to the standard conditions in favour of a local authority (A), namely that it is subject to the Zoning Scheme and a minimum building value of four times the erf value. In addition there is a Notarial Praedial Deed of Servitude (B) affecting its boundary with Erf 627, Swakopmund. Both (A) and (B) need to be carried over and registered against the proposed

Debbie P. Mathon Town and Regional Planner

Portion X Erf 627 Swakopmund borders on Portion X. Condition (B) may be cancelled against the Remainder of Erf 2747, Swakopmund.

The set of conditions applicable to Erf 2747, Swakopmund read as follows:

- A. SUBJECT to the following conditions imposed in terms of the Town Planning Ordinance, Ordinance 18 of 1954, (BC 22/2007), 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 Notarial Praedial Deed of Servitude for the creation of a Right of Encroachment of 0,21 metres wide from point 1^a along boundary 1k¹, as indicated on Diagram SG No. 416/1977 for a distance of 25,99 meters and also for a distance of 0,28 meters wide from point 1^a along boundary 1^a, for a distance of 6,2 meter, which diagram is attached to Certificate of Consolidated Title No. T. 146/1978 in favour of Erf No. 2747, Swakopmund held by Deed of Transfer No. T. 3788/2000 over Erf 627 Swakopmund, held by Deed of Transfer No. T. 1339/1997 and as more fully set out in Notarial Praedial Deed of Servitude for the creation of a Right of Encroachment No. K. 125/2007S.

Recommendations

The following are recommended to the Swakopmund Municipal Council:

- 1 That Erf 2747, Swakopmund be subdivided into Portion X of approximately 1,6468 hectares and Remainder as shown on the two attached subdivisional plans;
- 2 That the subdivision of Erf 2747, Swakopmund be recommended for approval to the Urban and Regional Planning Board (URPB) in terms of Section 109 of the Urban and Regional Planning Act (Act 5 of 2018);
- 3 That the conditions (A) and (B) registered against Erf 2747, Swakopmund be registered against Erf X and that only Conditions (A) be registered against the Remainder.

Barrie W. Watson Town and Regional Planner

4. That Barrie Watson, Town and Regional Planner be authorized to apply to the Urban and Regional Planning Board for the subdivision of Erf 2747, Swakopmund on behalf of Council, and that a special power of attorney be provided for this purpose.

Advertising

In view of there being an existing sales agreement, Swakopmund may choose to initiate the advertising required in terms of the Regulations to the Urban and Regional Planning Act (Act 5 of 2018) either before or after the subdivisional item has served before Council.

Please advise either:

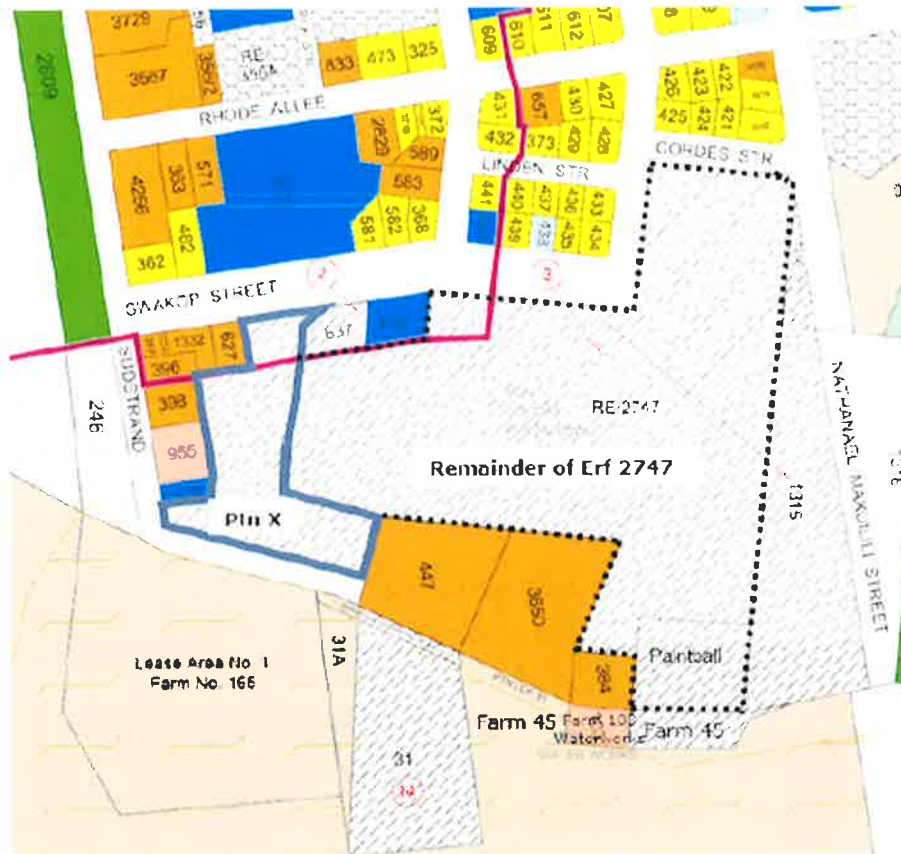
- Swakopmund Council's approval to commence advertising immediately, or
- Swakopmund Council's preference to advertise after a further Council Resolution has been taken.

I trust you will be able to assist further with the subdivision so that progress might be made.




Yours Faithfully,



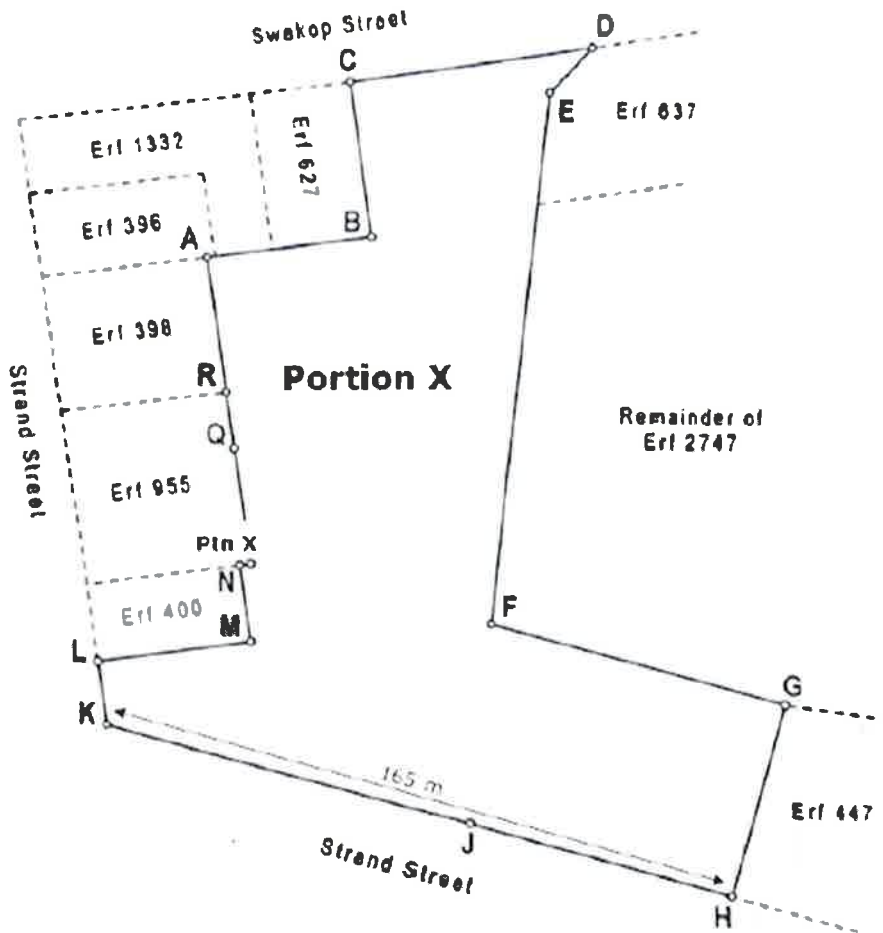
Barrie Watson TRP






Slope is less than 1 in 20

Reference:	Scale: 1:5000	North:
Revision: 0	Author: BAW	Date: 30 June 2025
 <p>Teloos Namibia Consulting Engineers (Pty) Ltd</p> <p>PO Box 9933, 24 Dik. Breaak Street, Windhoek; 051 223334</p>	Legend: Proposed PORTION X Area = approx. 1.5468 Ha  Remainder 2747 (approx. 111ha) 	Title: SUBDIVISION OF ERF 2747 SWAKOPMUND INTO PORTION X & REMAINDER
	Note: Zoning (3) of Erf 2747 Swakopmund is 'special' for 'Holiday houses and Caravan park'	

B. Barrie (P) (Hatch) Town and Regional Planner



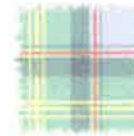
Slope is less than 1 in 20

Reference: Swakop 2747	Scale: 1:1500	North: 
Revision: 1	Author: BPW / N. Hanqula	Date: 29 th July, 2025
 <p>Tetris Namibia Consulting Engineers (Pty) Ltd</p> <p>PO Box 9993, 21 Dr. K. Rruako Street, Windhoek; 061 223004</p>	Legend:	<p></p> <p>Proposed PORTION X Area = approx. 1.6468 Ha</p> <p>Remainder 2747 (approx. 11Ha)</p>
	<p>DRAFT DIAGRAM for SUBDIVISION OF ERF 2747 SWAKOPMUND INTO PORTION X & REMAINDER</p>	

Barrie P. Watson

Town and Regional Planner

Operating as Town & Regional Consulting Engineers (Pty) Ltd.



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Windhoek

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24 Dr. Kuatima Riruako Str
Windhoek, Namibia

11th November, 2025

**The Chief Executive Officer
Municipality of Swakopmund,
PO Box 53,
Swakopmund.**

Attention: Mr. John Heita

ce@swkmm.com.na; jheita@swkmm.com.na :

Dear Sir,

**SUBDIVISION OF PORTION X OF REMAINING EXTENT OF ERF NO. 2747,
SWAKOPMUND**

With reference to your instruction to advertise the above rezoning of the 15th August, 2024, please find a progress report on public consultation for subdivision in terms of the specified sections of the Urban and Regional Planning Act, Act 5 of 2018 and the promulgated Regulation hereunder.

Reference: Giving notice of application [Sect. 107 (1) & Reg. 10]

Notice of the application of the application is being given as follows:

- a. neighbouring land owners have been notified in writing of the intention to make the application with a written explanation to them of the purpose of the application in the following two ways as described in Section 121 (1) of the Act:
 - by delivering it by hand at that physical address to a person who apparently is over the age of 16 years and apparently resides or works at that neighbouring erf
 - by sending it by registered post or signature on delivery mail to that postal address used for dispatch of Municipal accounts;
- b. A notice containing the above information was placed at a visible place on the land which is the subject of the application;
- c. A notice containing the same information was also placed on the town planning notice board

Not all neighbours have been adequately contacted. E-mail addresses are now being used where available and a second round of hand-deliveries is being undertaken. This stage of public consultation should be completed by the 1st December, 2025.

Proof of the advertisements posted on site and on the Municipal notice board, the notification by registered post to the neighbouring land owners and the response of some of the neighbouring owners on the proposed application are attached below as Annexure A.

There were comments labelled as objections received from the owners of two erven. They are attached in Annexure B. The contents of the two letters are virtually the same. The two letters do not object to the subdivision but they prematurely object to not being informed of a rezoning that has not yet commenced. The response to the two letters is attached in Annexure C.

E-Mail addresses supplied by erf owners who expressed concerns:

Erf 396, Swakopmund junge@rway.na; mkh.hoffmann@rway.na; psbaumann@gmx.net

Owners: HJG Jung, MK Hoffmann, SE Baumann

Erf 627, Swakopmund fafa@rway.na; b.m.esslinger@gmail.com

Owners: B. Esslinger, F. Frank-Schultz

I trust this progress report will prove satisfactory.

Yours Faithfully:



Barrie P. Watson TRP

ANNEXURE A PROOF OF ADVERTISING

NOTICE ON SITE



NOTICE

Take notice that Barrie Watson, Town & Regional Planner intends applying in terms of Section 105 (e) of the Urban and Regional Planning Act, Act No. 5 of 2018, to the Urban and Regional Planning Board on behalf of the Swakopmund Municipal Council, owner of Erf 2747 Swakopmund, for consent for the subdivision Erf 2747, Swakopmund into one new portion X of approximately 1.6 hectare and the Remainder of Erf 2747, Swakopmund.

Erf 2747 is located along Swakop and Corder Streets on the southern edge of the Swakopmund central area. It is the locality of the Swakopmund Municipal Rest Camp which is unaffected by the proposals and will remain on the Remainder of Erf 2747, Swakopmund of approximately 11 hectares. The area of Portion X of approximately 1.6 hectares takes in all the unused western parts of Erf 2747, Swakopmund bordering on Swakop Street and Südstrand Street adjacent to, inter alia, the Beach Hotel.

The Swakopmund Municipal Council is keen to promote new developmental initiatives that complement and enhance present business and tourist related activities along its coastline. Unused land forming part of Erf 2747, Swakopmund was seen as having this potential and being currently neglected as waste land. The proposal is to subdivide the undeveloped Portion X and sell it to Messrs Fison Investments 23 CC so that it might be developed and achieve desired benefits.

Further take notice that copy of the application, subdivisional plan and Council Resolution, lie for inspection in the offices of the Manager Planning, Engineering and Town Planning Department, Swakopmund Municipal Council and may be obtained from the applicant at the contact numbers below

Further take notice that any person objecting to the proposed subdivision may lodge such objection together with the grounds thereof with the Manager, Town Planning, Engineering and Town Planning Department, Swakopmund Municipal Council ([the info@swakman.com.na](mailto:info@swakman.com.na)), and the Urban and Regional Planning Board, Private Bag 13289, Windhoek, and with the applicant in writing within 14 days of receipt of this notice or the 30th September, 2025, whichever is the later.

Should you not respond, it will be taken to mean that you have no objections to the application.








Barrie Watson TRP

Contact details: info@swakman.com.na; Cell 081 1402457; PO Box 9993;
24 Dr. Kuaima Riruako Street, Windhoek, Fax: 061 400328








ERF NUMBER	LIST OF REGISTERED ITEMS POSTED		
	Donor's Name/Address	Addressed to (Name and Address)	Registration No.
438	WRENZ PJ C/O Mrs J. WRENZ P.O. Box 438 Middletown	▶ [Barcode]	[Barcode]
435	BROWN SJ C/O Mrs S. BROWN P.O. Box 435 Middletown	▶ [Barcode]	[Barcode]
434	LONG PJ C/O Mrs J. LONG P.O. Box 434 Middletown	▶ [Barcode]	[Barcode]
627	BROWN PJ C/O Mrs J. BROWN P.O. Box 627 Middletown	▶ [Barcode]	[Barcode]
439	WRENZ PJ C/O Mrs J. WRENZ P.O. Box 439 Middletown	▶ [Barcode]	[Barcode]
3532	WRENZ PJ C/O Mrs J. WRENZ P.O. Box 3532 Middletown	▶ [Barcode]	[Barcode]

No notice isation will be considered unless authority regarding this post-notice is made within one year after the date of posting.

ERF NUMBER	LIST OF REGISTERED ITEMS POSTED		 <small>postnet</small>
	<small>Code</small>	<small>Address name and address</small>	<small>Reference no.</small>
3570 & 637		WILKINSON'S... 100...	
442		
638		
582		
246		
433		

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

Printed

ERF NUMBER	LIST OF REGISTERED ITEMS POSTED		 or post
Farm 45	Applicant name and address	Registration no.	
	KETICORP LTD 10000 100th Ave Edmonton, AB T5A 0A8 (Handwritten: KETICORP LTD, 10000 100th Ave, Edmonton, AB T5A 0A8)	 1	
424 & 421	KETICORP LTD 10000 100th Ave Edmonton, AB T5A 0A8 (Handwritten: KETICORP LTD, 10000 100th Ave, Edmonton, AB T5A 0A8)	 2	
425	KETICORP LTD 10000 100th Ave Edmonton, AB T5A 0A8 (Handwritten: KETICORP LTD, 10000 100th Ave, Edmonton, AB T5A 0A8)	 3	
428	KETICORP LTD 10000 100th Ave Edmonton, AB T5A 0A8 (Handwritten: KETICORP LTD, 10000 100th Ave, Edmonton, AB T5A 0A8)	 4	
	(Empty rows for additional items)	(Empty registration numbers)	

Number of items: 4 Registered by: A. [Signature] Date of registration: [Blank]

No compensation will be considered or less priority registration if the postal article is made within one year after the date of posting.

9/2/15

11.1.15 **SUBDIVISION OF PORTION 27 OF THE FARM NO. 163, SWAKOPMUND INTO 16 PORTIONS AND REMAINDER**
(C/M 2026/03/05 - PTN 27 OF FARM 163)

Ordinary Management Committee Meeting of 18 February 2026, Addendum 8.8 page 94 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 27 of the Farm No. 163, Swakopmund, into 16 Portions and Remainder in terms of Section 105 (1) (e) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018).

2. Introduction and Background

A subdivision application was received by the Engineering and Planning Services department from Stewarts Planning Town and Regional Planners on behalf of the registered owner, The Trustees for the Time Being of the Rent Trust. The application is attached as **Annexure A**.

Council, in its meeting of the 29th February 2024, turned down an application to rezone the same property from agricultural to special for the purpose of a 12.4 MW solar farm. As a result thereof, the owner is opting for an alternative investment option, hence the proposed subdivision.

3. Ownership

Ownership of Portion 27 of the Farm No. 163, Swakopmund, is held in the Deed of Transfer Title No. 1979/2006 and vests in The Trustees for the Time Being of the Rent Trust. Proof of ownership has been attached to the application.

4. Zoning, Locality, and Size

Portion 27 of the Farm No. 163, Swakopmund, is zoned agricultural and is located east of Swakopmund and south of the B2 Main Road. The property measures 61.7648 Ha in extent.



5. Access, parking, and municipal services

Access to the portion is currently gained from a 10m right-of-way servitude registered over several properties; however, the owner intends to build a bridge across the Namwater pipeline to intersect with the B2 Road for improved accessibility to the proposed development. Parking for the proposed development will be provided as stipulated by the Swakopmund Zoning Scheme. The farm is currently connected to the municipal infrastructure, and any infrastructure resulting from the proposed development shall be the responsibility of the owner of the property.

6. Public Notification

The public consultation for the proposed development was conducted in accordance with the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) and the Environmental Management Act, 2007 (Act No 7 of 2007).

The neighbours, the Roads Authority, and Namwater were notified by email on the 5th July 2024. An A2 notice was placed at the B2 junction 2 turn off and another notice at the D1901 junction 3 turn off, which was displayed from the 28th June to 17 July 2024. A notice was placed at the notice board of the Swakopmund Municipality from the 28th June to 17 July 2024. A notice was also placed in the government gazette as notice 309 on the 1st July 2024, and notices were placed in both the Namib Times and the Namibian newspapers on the 28th June and the 5th July 2024.

The deadline for written comments or objections for the proposed development was 30 July 2024. A total of four (4) objections were received from the owners of Portions 167, 164, 67, and 184B.

7. Proposal

The applicant intends to subdivide the portion into 16 smaller portions measuring not less than 3.5 Ha each. This will enable the portions of land to be sold and developed for agricultural purposes, which will fit into the land use character of the area. The remaining portion will be reserved for street, measuring 15 meters, and will be a public ring road that provides access to Portions 1 to 16. A 25m wide turning circle has been proposed to ensure sufficient space for larger vehicles and refuse trucks to make a U-turn. The road will form a T-junction and will intersect with the future eastern road that links with the Junction 3 /D1901 Roads to the south. With an additional implementation of cameras at the access point to help improve surveillance. To improve accessibility to the portions and to reduce traffic volumes on Junction 3 and the D1901 Roads, the owner intends to build a bridge across the Namwater pipeline to intersect with the B2 Road, like the bridge at Junction 2.

Portion 27 falls in the Zone C (Residential Estates & Tourism) of the Swakopmund Structure Plan 2020-2024, which permits small holdings not less than 3.5Ha and making the proposed development to be in accordance with the plan.

The proposed development will also be in accordance with the Property Policy of the Swakopmund Municipality in terms of the 7.5 % endowment fee levy on the first 10 portions. In addition, note should be taken that the Property policy condition for all portions to have a minimum of 10Ha was replaced by the Swakopmund Structure Plan 2020-2024 regulations.

The creation of a street is a listed activity as per the Environmental Management Act, 2007 (Act No 7 of 2007) and would require an Environmental Clearance Certificate from the Commissioner.

The existing water pipeline servitude will remain in place in favour of the Local Authority.

The proposal is indicated in the table below:

Proposed Portion number	Area (Ha)	Zoning
Portion 1	3.6108	Agricultural
Portion 2	3.5765	Agricultural
Portion 3	3.7642	Agricultural
Portion 4	3.5202	Agricultural
Portion 5	3.6246	Agricultural
Portion 6	3.5494	Agricultural
Portion 7	3.7457	Agricultural
Portion 8	3.5081	Agricultural
Portion 9	3.5250	Agricultural
Portion 10	3.6964	Agricultural
Portion 11	3.5433	Agricultural
Portion 12	3.8379	Agricultural
Portion 13	3.5261	Agricultural
Portion 14	3.6315	Agricultural
Portion 15	4.4272	Agricultural
Portion 16	4.1572	Agricultural
Remainder PTN 27	2.5025	Street
Total	61.7468	

Portion 27 has a total of three servitudes registered in terms of Deeds of Transfer No. T1976/2006.

The servitude under condition B is a 10m pipeline which taps into the Namwater pipeline situated just north of the property and is registered in favour of the Swakopmund Council. It is therefore suggested that the said servitude be retained in the proposed development and be registered against proposed Portions 1, 2, 14, 15, and 16 in favour of the Local Authority.

The servitude under condition C is a 6m pipeline from the eastern boundary of Portion 27 registered in favour of the Swakopmund Council. Because no physical pipeline was observed onsite, it is suggested to delete this servitude as it will be replaced by a public road reserve 20m wide, which will be transferred to the Swakopmund Municipal Council.

The servitude under condition D is a rectangular servitude created to provide space for vehicles to U-turn at the end of the junction 3. It is also suggested to delete this servitude as it will be replaced by a public road reserve 20m wide, which will be transferred to the Swakopmund Council.

Proposed Portions 1, 2, 3, 4, 7, 10, 13, 14, 15, and 16 will take direct access from the proposed public road reserve, whereas proposed Portions 5, 6, 8, 9, 11, and 12 will not have direct access. Therefore, a 10m right-of-way servitude will be registered against proposed Portions 7 and 10 (5m from each portion) in favour of proposed portions 9 and 10. A 10m wide right of way servitude will be registered against Portions 4 and 5 in favour of

Portions 5 and 6. A 10m wide right of way servitude will be registered against Portions 12 and 13 in favour of Portions 11 and 12.

8. **Objections**

The objections towards the proposed subdivision are summarised as follows. It is the opinion of the objectors that the present infrastructure of roads, water, and electricity in the area is already under pressure, and the proposed development will result in an increase in the frequency of infrastructural failure, especially as the Municipality is unable to keep up with servicing the basic necessities, which will only make the situation worse should the development proceed.

The objectors further argue that the smallholding area is a low-density, quiet, and peaceful area, which is the main reason why they moved out to the plots. The vast increase in population density and traffic will increase noise pollution, which would defeat the goal of why people invested in their properties.

The objectors also state that the proposed subdivision is contrary to the Swakopmund Structure Plan 2020-2024. The objectors are of the opinion that Portion 27 falls under Zone D, which is earmarked for agricultural estates with a minimum of 10Ha. According to the objectors, the proposed development does not reflect the spirit of agricultural estates but more of a residential development.

The objectors further state that the road access to and from Portion 27 is inadequate, especially at Exit 3 (the intersection between D1901/junction 3), which is already dangerous due to concealed corners. Although there are currently no accidents occurring at the junction, the proposed development would ultimately increase the risk of accidents should the traffic flow be increased.

Lastly, the objectors argue that the proposed development would destroy the amenity of the area by creating overpopulation, as the tranquillity of the area and the free-roaming animals would be disrupted.

9. **Applicant's Response**

The applicant has indicated that the owner takes full responsibility to provide all essential services and create a new road that will link to the B2 road. All services will be provided in accordance with the regulations and in accordance with the specifications of the Municipality of Swakopmund. All the services required will be discussed and confirmed with both the Municipality of Swakopmund and Erongo Red. Therefore, all sufficient capacity can be made available without negatively impacting the existing property owners, and the subdivision will create additional revenue for the Council, which can make maintenance more sustainable.

The applicant argues that portion sizes of 3.5Ha are still low density and unlikely to significantly increase and overpopulate the area, nor increase noise. Additionally, some objectors with 11Ha portions have constructed 3 dwelling houses on the property, which is equivalent to the proposed subdivision of 3.5Ha portions. This is seen as unfair for the objectors to be against the subdivision of portions, allowing a similar development as that on their properties. In addition, the objector's interpretation of the structure plan is incorrect as Portion 27 falls in Zone C for residential estates, which permits the subdivision of the properties with a minimum of 3.5Ha portions.

Therefore, the proposed development is in accordance with the spatial guidelines of the plan.

The applicant was equally concerned about the accessibility of the proposed development, hence the proposal to create a road that will intersect with the B2 Road. This would not only improve access but also reduce traffic on the D1901 Road or at the dangerous section on Junction 3. The Roads Authority has granted access approval to and from the B2 Road (Trunk Road 2/2) on the 25th April 2025; the approval is herewith attached. With this new link, the applicant argues that there will be sufficient access, and this would also improve road safety.

The applicant states that the necessary waste services and connections will be installed without causing more water troubles. Additionally, with the use of the proposed road, people were less likely to make use of junction 3, which means potentially less dust. The Junction 3 road could also be upgraded to a salt road or bitumen standard to mitigate dust impacts. Lastly, the applicant argues that over the years, their property has not been fenced and, as such, has been open to the roaming of animals; however, the property is privately owned and has the same rights as those of the objectors.

10. **Evaluation**

The concerns raised are acknowledged; however, note should be taken that the proposed development is low-density in nature and is not intended for intensive residential or urban development.

Portion 27 is located within Zone C: Residential Estates & Tourism, as defined in the Swakopmund Structure Plan 2020-2024. Zone C permits smallholdings of not less than 3.5 hectares and encourages low-density, semi-rural development. The proposed subdivision fully complies with these provisions and does not introduce land uses incompatible with the existing environment. Therefore, it is in accordance with the Structure Plan. The previous municipal requirement of a minimum 10-hectare portion size has been superseded by the Structure Plan 2020-2024, and the proposed development is therefore policy-compliant. The proposed development also complies with the Municipal Property Policy, including payment of the 7.5% endowment fee levy on the first ten (10) portions.

The creation of a street constitutes a listed activity in terms of the Environmental Management Act, 2007 (Act No. 7 of 2007). Accordingly, an Environmental Clearance Certificate (ECC) should be obtained from the Environmental Commissioner before approval by the Minister of Urban and Rural Development.

While the objectors express concern regarding infrastructure pressure, it is noted that the development is low-density agricultural in nature, service provision will be addressed through standard municipal engineering approval processes, and the proposed alternative access to the B2 Road will alleviate pressure on existing road infrastructure. Additionally, no accident history has been recorded at the junction, and the proposed bridge connection to the B2 Road will reduce reliance on Junction 3, thereby mitigating traffic risk rather than increasing it. Larger roads are proposed to accommodate all types of vehicles, and surveillance cameras are proposed at the access point to improve security and monitoring. This intervention will significantly improve regional accessibility and traffic distribution; Therefore, the subdivision will not result in urban-scale service demands.

Lastly, the free-roaming animals and tranquillity are unlikely to be materially affected by a compliant, low-density subdivision of this nature.

11. **Title Deeds Conditions**

The current title deed condition A registered against the title of Portion 27 of the Farm No. 163, Swakopmund, should be deleted.

The current title deed condition B registered against the title of Portion 27 of the Farm No. 163, Swakopmund, should be retained against the title of Portions 1, 2, 14, 15, and 16 of Portion 27 of Farm No. 163, Swakopmund in favour of the Local Authority.

The current title deed condition C registered against the title of Portion 27 of the Farm No. 163, Swakopmund, be deleted and replaced by a public road reserve 20m wide, which will be transferred to the Swakopmund Council.

The current title deed condition D registered against the title of Portion 27 of the Farm No. 163, Swakopmund, be deleted and replaced by a public road reserve 20m wide, which will be transferred to the Swakopmund Council.

That a 10m right of way servitude be registered against proposed Portions 7 and 10 (5m from each portion) in favour of proposed portions 9 and 10.

That a 10m wide right of way servitude will be registered against Portions 4 and 5 in favour of Portions 5 and 6.

That a 10m wide right of way servitude will be registered against Portions 12 and 13 in favour of Portions 11 and 12.

That the following conditions should be registered against the title of the newly created Portions 1- 16 of Portion 27 of Farm No. 163, Swakopmund:

- (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, including the outbuildings, to be erected on the erf, must be at least four times the prevailing valuation of the erf.*

12. **Conclusion**

The subdivision of Portion 27 of the Farm No. 163 into Portion and Remainder is in line with the Swakopmund Zoning Scheme provisions, the Swakopmund Structural Plan 2020-204, as well as the Swakopmund Property Policy. It does not have detrimental effects on the surrounding neighbourhood, and it can be supported.

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

RECOMMENDED:

- (a) That the subdivision of Portion 27 of the Farm No. 163, Swakopmund, into Portions 1- 16 and Remainder, be approved.
- (b) That the minimum size of all the proposed portions 1-16 shall be 3.5 Ha in accordance with the Zone C of the Swakopmund Structure plan 2020-2024.
- (c) That all the proposed portions 1-16 be retained for the zone "Agriculture" and the Remainder be reserved for street and transferred to the Local Authority fee of compensation.
- (d) That the applicant provides proof that the subdivision of Portion 27 of the Farm No. 163, Swakopmund, into Portions 1-16 and Remainder has been approved by the Minister before any submission of building plans, including building line relaxations, to the Engineering and Services Department for approval.
- (e) That compensation in the form of an endowment fee of 7.5% of the land value (market values as determined by Council valuer) for the first 10 portions and 1% on the remaining portions, excluding the remainder, be levied.
- (f) That no building plans be approved until proof of payment of the compensation fee for the newly created portions has been received by Council.
- (g) That all additional infrastructure (roads, water, sewerage, and electricity) that are required as a result of the proposed development be for the account of the applicant and in accordance with the specifications of the Road Authority, the Erongo Red, and the General Manager: Engineering Services.
- (h) That an Environmental Clearance Certificate (ECC) in terms of the Environmental Management Act, 2007 (Act No. 7 of 2007) be obtained before submission of the application to the Urban and Regional Planning Board.
- (i) That the applicant, at their own costs, provide for the following as indicated in the application:
- *Construction of a bridge across the Namwater pipeline to intersect with the B2 Road, like the bridge at Junction 2, with consent from Namwater,*
 - *Cameras at the access point to help improve surveillance, and*
 - *Upgrade the Junction 3 road to a salt road or bitumen standard to mitigate dust impacts.*
- (j) That the current title deed conditions A, C, and D registered against the title of Portion 27 of the Farm No. 163, Swakopmund, be deleted and the following conditions be registered against portions 1 to 16 of Portion 27 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 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, including the outbuildings, to be erected on the erf, must be at least four times the prevailing valuation of the erf.*

- (k) That title deed condition B registered against the title of Portion 27 of the Farm No. 163, Swakopmund, should be retained against the title of Portions 1, 2, 14, 15, and 16 of Portion 27 of Farm No. 163, Swakopmund in favour of the Local Authority.**
 - (l) That right of way servitudes be registered against Portions 4, 5, 7, 8, 12 and 13 in favour of Portions 5, 6, 8, 9, 11 and 12 for vehicular access.**
 - (m) That onsite parking be provided in accordance with the Swakopmund zoning scheme.**
 - (n) That the objectors be informed of this decision and of their right 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

100 Upper Linden Mall
127 New Nicosia Avenue
Windhoek

Fax: 864 2095
Tel: 064 295 275
Email: info@stewartplanning.com

Purpose

The purpose of this report is to obtain Council's approval for the subdivision of Portion 27 of the Farm No. 163 into Portions 1 to 16 and the Remainder of Portion 27 of the Farm No. 163.

Introduction

Stewart Planning has been appointed to apply to the Swakopmund Municipality, the Urban and Regional Planning Board, and the Environmental Commissioner for permission to subdivide Portion 27 of Farm No. 163 to create smaller plots in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and/or Environmental Management Act, 2007 (Act No. 7 of 2007).

Background

The previous applicant (Zero Carbon Namibia) intended to develop a 12.4 MW solar farm on Portion 27 of Farm No. 163 (Plot 27 Swakopmund or the site). These intentions required the property to be rezoned from "Agriculture" to "Special" to permit such a land use.

The solar farm proposal received widespread objections from the plot community. According to objectors, the location was not fit for a solar farm and was not in line with the *Swakopmund Structure Plan of 2020-2040*.

The applicant has taken the numerous solar farm objections and suggestions into account and will consider an alternative location for the solar farm on condition that the Swakopmund Council grant in-principle approval for the subdivision of the site.

The Swakopmund Council at their meeting held on 29 February 2024 turned down the rezoning application (see Annexure B) for the solar farm and recommended alternative site locations. The Council did not make any recommendations on the subdivision of the site as this would require a new application to be made and advertised, hence the purpose of this application.

Planning Proposal

With the solar farm project not proceeding, the owner has considered alternative investment options for Plot 27 Swakopmund. The plot is too large to sell as a freestanding property and the owner has identified a market demand for smaller plots.

Therefore, the owner intends to subdivide the site into smaller 3.5 hectares plots. These will enable portions of the land to be sold and be developed for "Agriculture" purposes which will fit into the land use character of the area.

Site Development Plan

The owner has provided the following subdivision plan for Plot 27 Swakopmund:

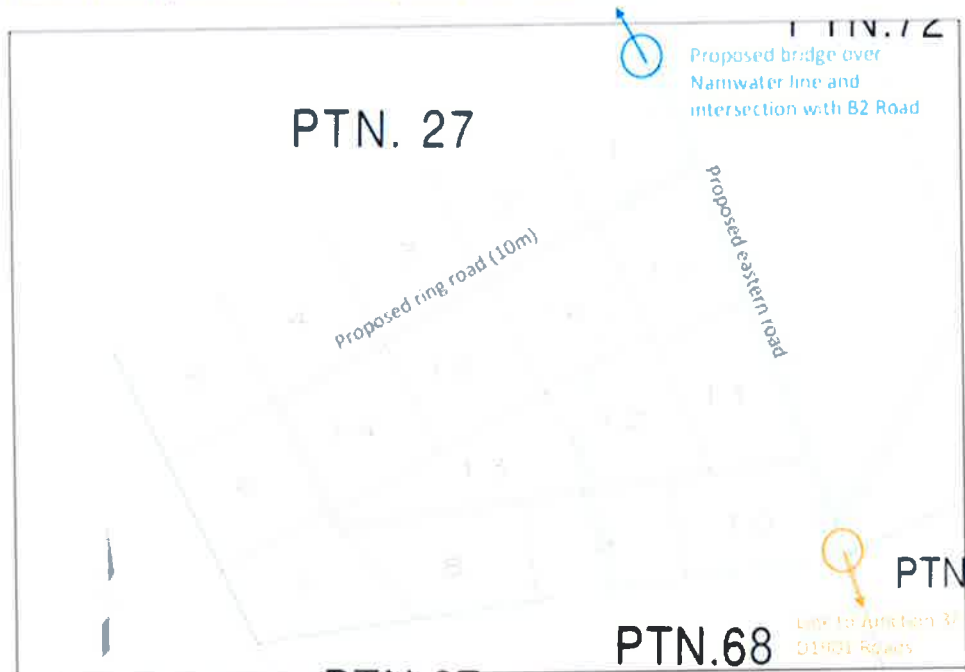


Figure 1: Proposed subdivision of Portion 27 into 17 land portions as received from the owner.

The size of Portions 1 to 17 will be at least 3.5 hectares ($\geq 35,000\text{m}^2$) in extent and will retain the current "Agriculture" zoning.

The Remainder of Portion 27 will be zoned "Street" and will be a public ring road that provides access to Portions 1 to 17 and will have a road reserve of 15 metres. This ring road will intersect with a future eastern road that links with the Junction 3/D1901 Roads to the south.

To improve accessibility to Portions 1 to 17, and to reduce traffic volumes on Junction 3 and the D1901 Roads, the owner intends to build a bridge across the Namwater pipeline to intersect with the B2 Road – similar to the bridge at Junction 2.

Site Location

The site is located approximately 14 km east of Swakopmund and south of the B2 Main Road. It measures 61.7468 hectares in extent and is zoned "Agriculture" in terms of the Swakopmund Zoning Scheme.



Figure 2 Location of Portion 27 of Farm No 163

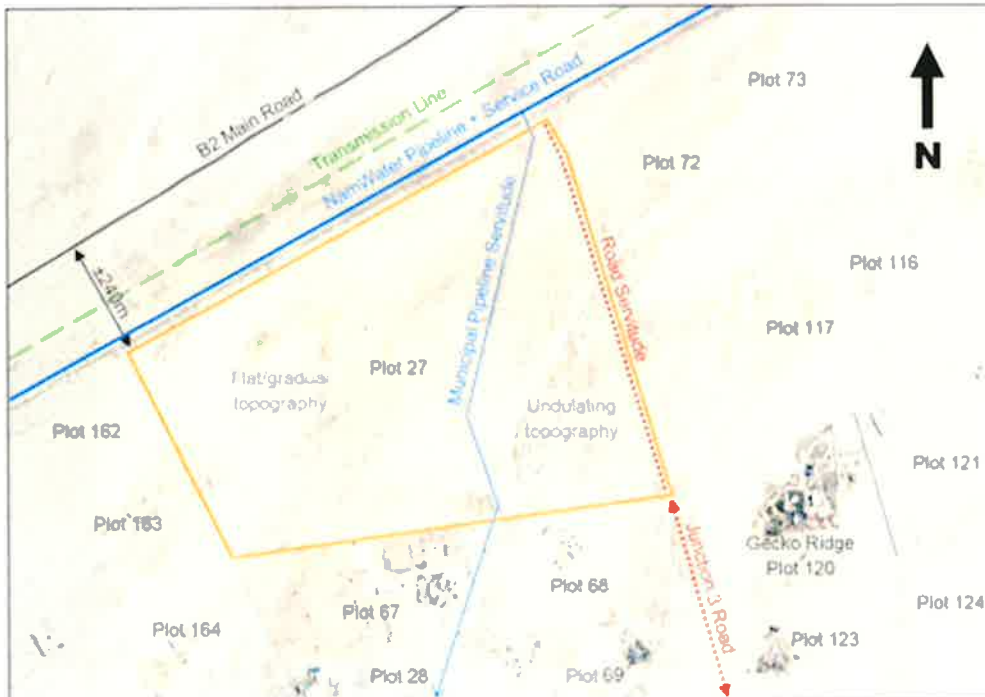


Figure 3 Nearby infrastructure and servitudes over Portion 27



Figure 4 Zoning of Portion 27 and surrounding portions

Registered Owner or Applicant

The Trustees for the time being of the Rent Trust
 Registration No: 1790/05(T)
 (See Annexure I)

Stewart Planning has been appointed by Hendrik Johannes Steenkamp for the proposed subdivision (see Annexure E), who represents the Rent Trust.

Applicable Policy/Legislation

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

Swakopmund Structure Plan 2020-2040:

- Portion 27 falls in Zone C (Residential Estates) as shown in Figure 5 which permits smallholdings not less than 3.5 hectares.



Figure 5 Extract of Map 7 on page 124 of the Swakopmund Structure Plan with the boundaries of Plot 27 shown in red

- o The following police guideline for Zone C applies (page 119 of the Structure Plan):

"The residential estate (Zone C) is to widen the choice of living within a rural setting by permitting smallholdings of not less than 3.5 Hectare. The area should not be developed into a low density neighbourhood area similar to the Rossmund Golf Estate and emphasis is to be placed on maintaining the rural setting by preventing non-complying land uses such as industrial, warehousing, scrap yards or other non-residential land used to penetrate this area.

The keeping of domestic animals, inclusive of horses, poultry, sheep or pigs and the cultivating of orchid gardens and plantations inclusive of nurseries within this area is encouraged. With special permission of Council tourism developments such as nature estates, wildlife estates, equestrian estates or retirement villages may be permitted as these activities are non-intrusive and in support of strengthening and diversification of the local economy of Swakopmund."

- o In conclusion, the proposed subdivision is fully in accordance with the Swakopmund Structure Plan of 2020-2040.

Property Policy of 2013

- o The Property Policy also deal with Endowment Fees which recommend the following guidelines:

- That where a subdivision involves no rezoning and no streets or other public places are created by reason thereof and endowment of 7.5% of the land value (market value as determined by the Municipal Valuer) of the first 10 erven and 1% of the value of additional erven created by the subdivision (but excluding the remainder) shall be payable.
- That where a subdivision in an existing township involves no rezoning but involves the creation of streets of public places, the necessity for which streets or other public places arises from the subdivision, such streets or public places shall be transferred free of compensation, sub divisional costs and transfer fees to the Municipality and an endowment fee as provided above shall be payable in respect of the balance of the newly created erven.
- That Council reserves the right to amend the endowment percentage required when subdivision of land outside proclaimed townships is involved.

- o In terms of the above, it is recommended to levy a 7.5% endowment on the first 10 portions, and 1% on the additional portions but excluding the remainder. It is further recommended that the street be transferred to the Municipality free of compensation.

- o The Property Policy deals with the Subdivision of Smallholdings which provide the following guidelines:

- Smallholdings may be subdivided into portions with a minimum size of not smaller than 10ha. (note, this specific provision has been replaced by the Swakopmund Structure Plan)
- Owners who wish to subdivide their smallholding shall provide services to the subdivided portions according to the specification of the Engineering Services Department.
- The smallholding owners are specifically prohibited from developing housing schemes on the plots.
- The portions created by such subdivisions shall only be used for purposes as stipulated in the Town Planning Amendment Scheme Regulations.
- Any upgrading of services is for the account of the applicant.
- An endowment fee of 7.5% of the land value (as determined by the Municipal Valuator) of the portion, shall be paid for each newly created portion by the applicant.
- No building plans shall be approved until proof of payment of the endowment fee and completion of services, for the newly created portion/s has been received by the Council.
- That all layout plans of applicants must be submitted to the Council for approval.

- o The proposed subdivision will be in accordance with the above policy guideline.

Swakopmund Zoning Scheme

- The newly subdivided portions will retain the current "Agriculture" zone with the following provisions and restrictions:

K. AGRICULTURE

1. Colour Notation	Green Outline
Primary Uses	Agricultural Building
Consent Uses	Tourist Facilities, Dwelling Houses, Farm Shop, Place of instruction, Place of Public Worship, Shop, Tourist Establishment, Private Open Space

2. Land Use Restrictions**2.1 Number and Type of Buildings**

- (a) In this zone, except with the consent of the Council, only one residential dwelling, together with such buildings which are normally used in connection with agriculture, may be erected on each farm portion or agricultural holding.

2.2 Building Lines

- (a) No building may be erected nearer than:
 - (i) 10 metres from any street, including a Right of Way,
 - (ii) 15 metres from any other boundary.
- (b) No building for agricultural purposes may be erected within a distance of 10 metres from any dwelling house, except with the consent of the Council.
- (c) With the consent of the Council or the Competent Authority, a building (with opening windows overlooking the neighbouring property) can be erected on a common border with a Public Open Space.

- No change in zoning is required to permit the subdivision. The Remainder of Portion 27 will be reserved as a "Street".

Urban and Regional Planning Act of 2018

- The proposed subdivision and public consultation has/will be undertaken in terms of this Act.

Environmental Impact Assessment

- The creation of a street or road is a listed activity that requires an environmental clearance certificate in terms of the Environmental Management Act, 2007 (Act No. 7 of 2007). Application will be made to the Environmental Commissioner to obtain an ECC for the creation of a road.

Preliminary Potential Impacts

The following potential impacts have been identified:

- Impact of increased traffic on roads:
 - The proposed Junction 3/B2 Road intersection will help redirect the potential increase in traffic from Junction 3/D1901 Roads to the B2 Road.
- Impact on safety and security:
 - The proposed Junction 3/B2 Road intersection will be an entry/exit point for criminals. Implementation of cameras at the access point will help improve security/surveillance.
- Impact on services such as water, sewerage, and refuse removal:

- The owner will supply and install the required services to the satisfaction of the Local Authority and Erongo RED. Each subdivided portion will have access to essential services and will pay their respective rates, taxes, and service charges as compensation.
- Impact on the neighbourhood:
 - The proposed subdivision will be maintained at minimum size of 3.5 hectares (or 35,000m²) so that the land portions will retain their rural character and use, in order to minimise the impact on the neighbourhood character.
- Servitudes:
 - The existing water pipeline servitude will remain in place in favour of the Local Authority.

Public Consultation

The proposed subdivision into 17 land portions were advertised in accordance with the Urban and Regional Planning Act of 2018 and the Environmental Management Act of 2007 as follows:

- Neighbours (owners of Portions 67, 68, 72, 117, 120, 162, 163, and 164) were notified by email on 05 July 2024.
- The Roads Authority and NamWater was notified on 05 July 2024.
- An A2 notice was placed at the B2/Junction 2 turn off, and another notice at the D1901/Junction 3 turn off, which was on display from 28 June 2024 to 17 July 2024.
- A notice was placed at the notice board of the Swakopmund Municipality which was on display from 28 June 2024 to 17 July 2024.
- A notice was placed in the Government Gazette, Notice 309 of 1 July 2024.
- Notices were placed in the Namib Times and the Namibian on 28 June and 5 July 2024.

Proof of public consultation is attached Annexure K. The deadline for written comments or objections to the proposed subdivision was 17:00, Tuesday, 30 July 2024.

Objections received

The proposed subdivision received a total of four (4) written objections from the owners of Plots 167, 164, 67, and 184B. The contact details of the objectors and their written objections are attached Annexure L.

The objectors views are summarised as follows:

- (a) Impact on roads, water and electricity
Objectors argue that the present infrastructure of roads, water and electricity is under pressure and with an increase in demand for these services, the frequency of infrastructure failure will increase. Objectors further argue that the municipality is unable to keep up with servicing the basic necessities which will only make the situation worse if Plot 27 is subdivided.
- (b) Increased noise pollution
According to objectors, the smallholding area is a low density, quiet and peaceful area which is the main reason why they moved out to the plots. The vast increase in population density and traffic will increase noise pollution, which defeats the goal

why people invested in their secluded plots in the first place. Objectors feel their quality of life will devalue immediately.

- (c) Contrary to the Swakopmund Structure Plan
Objectors argue that the proposed subdivision is illegal and contrary to the structure plan which was Gazetted on 1 August 2022. Objectors believe that Portion 27 falls in Zone D for agricultural estates which sets the minimum plot size at 10 hectares. Therefore, a subdivision into 3.5 ha sizes are not permitted. Objectors argue that there are other zones in the structure plan which are better suited for higher density developments.
- (d) Contrary to character of agricultural estates
According to objectors the proposed subdivision does not reflect the spirit of agricultural estates of the structure plan, but more a residential/urban development. Objectors moved to the plots to live in a more open and quiet environment and this will be lost should Plot 27 be subdivided into 3.5 ha plots.
- (e) Inadequate road access and traffic hazard
According to objectors, road access to and from Plot 27 is inadequate, especially at Exit 3 (the intersection between D1901/Junction 3) which is a dangerous at the moment due to concealed corners. According to objectors, with the current low traffic no accidents have occurred to date, but with the added traffic from the subdivision of Plot 27, it will become very dangerous to use that road.
- (f) Impact on agriculture businesses
According to objectors, the plots experience constant water problems and the Junction 3 road is just a gravel road that will generate a lot of dust, unlike the D1901 which is a salt road. The environment is sensitive and will take strain under the heavy burden of more vehicles and people. The proposed subdivision is perceived to be detrimental to all plot owners who are in the real agriculture business.
- (g) Impact on animal movement
Objectors appreciate the tranquillity and free roaming of animals such as Springbucks, Jackals etc. The subdivision is perceived to destroy this amenity by creating an overpopulated property. Therefore, objectors do not give consent to the subdivision of Plot 27.

Response

The following is a summary of the views of the owner in response to objections received.

- (a) Impact on roads, water and electricity
The owner will be responsible for the provision of essential services and a new road that will link to the B2 Road. Service requirements will be discussed and confirmed with the Swakopmund Municipality and Erongo RED at a future date. From the owner's point of view, sufficient capacity can be made available without negatively impacting existing plot owners. The subdivision of Plot 27 will also create added revenue for the Council which can make maintenance more sustainable.

(b) Increased noise pollution:

The owner argues that a plot size of 3.5 hectares or 35,000m² is still a very low density which is unlikely to significantly increase and overpopulate the area or increase noise. The applicant note that some of the objectors, such as Plot 167, have built three dwelling units on a plot size of ±11 ha, which is a density of 1:3.5 in any case. Therefore, it is unfair for objectors to be against 3.5 ha subdivision if they have developed at the same density.

(c) Contrary to the Swakopmund Structure Plan:

According to the owner, the objectors interpretation of the structure plan is incorrect. Plot 27 falls in Zone C for residential estates which permit subdivisions with minimum plot sizes of 3.5 hectares -- it does not fall in Zone D. This was also confirmed with officials from the Swakopmund Municipality. Therefore, the proposed subdivision is not unlawful or contrary to the Swakopmund Structure Plan, it is in fact, fully in accordance with the spatial guidelines of the plan.

The owner further argues that their initial proposal for a solar farm was turned down and they were told to follow the structure plan which they have done, and according to this approved plan, it supports 3.5 ha plot sizes and the establishment of residential estates.

(d) Contrary to character of agricultural estates:

According to the owner, the intention is to establish residential estates at a low density which is still aligned with the peaceful and rural character of the smallholding area. The proposed subdivision cannot be compared to residential or urban development such as Rossmund or Heritage Hill which has a zoning density of 1:600. This subdivision will be a density of 1:35,000m² which is in accordance with the spirit of residential estates as contemplated by the approved structure plan.

(e) Inadequate road access and traffic hazard:

The inaccessibility of the Plot 27 was a concern for the owner as well, so they intend to fix this problem by developing a new road that will intersect with the B2 Road. This will help improve road access and the value of Portion 27 including other plots in the area. Residents are more likely to make use of this new road link which can help reduce traffic on the D1901 Road or at the dangerous section on Junction 3. The Roads Authority has granted access approval to/from the B2 Road (Trunk Road 2/2) on 25 April 2025 (Annexure G). With this proposed road link, the owner argues that there will be sufficient access and will help improve road safety for everyone.

(a) Impact on agriculture businesses:

The owner argues that the necessary water services and connections will be installed without causing more water troubles. Furthermore, with the proposed road link to the B2, people are less likely to make use of the Junction 3 road, which means potentially less dust. In future, the Junction 3 road could be upgraded to a salt road or bitumen standard in order to mitigate dust impacts. From the owner's

point of view, the subdivision of Plot 27 is not expected to negatively impact existing agriculture businesses in the area.

(a) Impact on animal movement:

The owner argues that their land is undeveloped with no fences, so this has been a benefit for wild animals, neighbours and their domesticated animals like horses. However, it is privately owned property and not a public open space, and from the owner's point of view, they retain the same developmental rights of objectors who have fenced and developed their properties.

Evaluation

Portion 27 is indeed a privately owned and undeveloped property, zoned "Agriculture" with a very large size of ±61 hectares. It does fall in Zone C which support the creation of residential estates with minimum plot sizes of 3.5 hectares, which is still a very low residential density akin to a rural character of the smallholding area. In reality, the difference between plots of 3.5 ha vs 10 ha will be unnoticeable. The "Agriculture" zoning will be retained, therefore, the permitted primary and consent uses will be similar to surrounding plots in terms of use.

It is argued that developing Plot 27 into smaller residential estates will increase the improvement value and consequently the rates and taxes for the Swakopmund Municipality. This will help make it more sustainable to maintain the area. The owner will also be responsible for provision of essential services, developing new roads, and creating a new link with the B2 Road, which will benefit the Council and all plot owners in the area.

All the concerns raised by the objectors have been addressed by the owner.

Alternative Subdivision

The initial subdivision layout as received from the owner (Figure 1) was also reviewed and the following flaws were found with the this layout:

- The proposed ring road has a width of 10 metres whereas the Swakopmund Municipality confirmed that a road reserve of 15 metres is required. This is to ensure sufficient space for larger agricultural vehicles.
- The ring road is quite long in length (1660 metres) which increases the cost of essential services, including maintenance thereof.
- Portion 5 shares a corner point with the road reserve which is not suitable for access.
- The subdivision layout does not take into account the existing pipeline servitude, and consequently, the pipeline will run through the middle of some plots, such as Portion 9 which reduces the development potential.

Consequently, an alternative layout was prepared in order to address the above flaws with the initial layout.

Site topography and existing servitudes

The first step was to determine and assess the existing cadastral boundaries and servitudes on or near to Portion 27, including the contours and topography of the site. This information was compiled and is illustrated in in Figure 6.

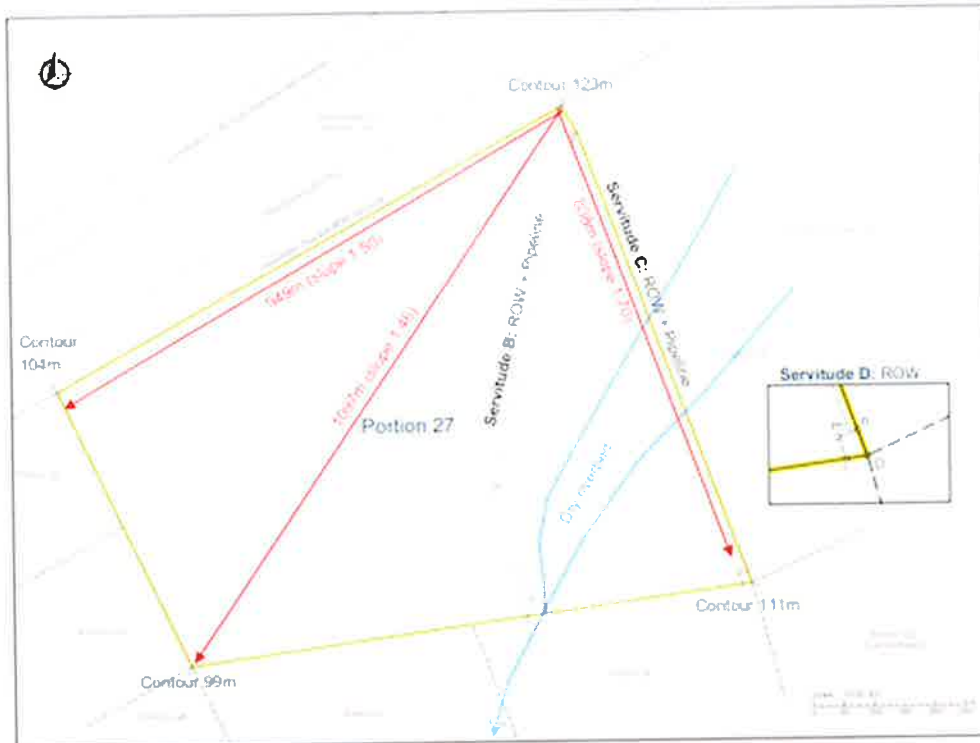


Figure 6 The current status of cadastral boundaries and servitudes of Portion 27 of the Farm No. 163 including contours

Portion 27 has a total of three servitudes as registered in terms of Deed of Transfer No. T1976/2006 and shown on Diagram No. A332/94 (see Annexure I). These servitudes are registered as follows:

- | | | |
|-----------|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| B. | SUBJECT FURTHER | to a servitude of right of way and of pipeline 10 metres wide the eastern boundary which is indicated by the broken line fghjk on Diagram No. A 332/1994 in favour of the Municipal Council of Swakopmund, subject to conditions with ancillary rights and created in Notarial Deed No. K 113/1996S. |
| C. | SUBJECT FURTHER | to a servitude of right of way and of pipeline six metres wide the eastern boundary which is indicated by the unbroken line BCD on Diagram No. A 332/1994, in favour of the Municipal Council of Swakopmund, subject to conditions with ancillary rights and created in Notarial Deed No. K 113/1996S. |
| D. | SUBJECT FURTHER | to a servitude of Right of Way, comprising the area indicated by figure lmnD on Diagram No. A 332/1994 in favour of the Municipal Council of Swakopmund, subject to conditions with ancillary rights and created in Notarial Deed No. K 113/1996S. |

Servitude B splits the site into two halves. This is an existing pipeline which taps into the NamWater pipeline situated just north of Portion 27, and is a registered servitude in favour of the Swakopmund Council. It is recommended to retain this servitude and to register it against the subdivided portions.

Servitude C is a similar servitude, 6 metres wide, from the eastern boundary of Portion 27, although no physical pipeline was observed. It is recommended to delete this servitude as it will be replaced by a public road reserve, 20 metres wide, which will be transferred to the Swakopmund Council.

Servitude D is a small rectangular servitude, measuring about 15m x ±18m in extent, and was created to provide space for vehicles to make a U-turn at the end of the Junction 3 road. It is recommended to delete this servitude, as it will be replaced by a public road reserve, 20 metres wide, which will be transferred to the Swakopmund Council.

In terms of topography, Portion 27 is situated between contour levels of 99m-123m and slopes downwards from the north-east to the south-west. The land east of the pipeline servitude has two dry riverbeds which joins into one, forming a minor tributary of the Swakop River. The banks of these rivers have an undulating topography which evens out further away from the river. The owner will provide appropriate stormwater infrastructure when developing the public roads over these dry rivers.

The land west of the pipeline servitude have gradual slope with very small dry streams. Generally slopes range on average between 1:46 to 1:70, which makes the land suitable for the development of residential estates.

Proposed subdivision

Taking into account the site topography and existing servitudes, several subdivision layouts were prepared and discussed with the owner. After considering several different iterations, the final and preferred layout is shown in Figure 7.

The following highlight key differences between the initial layout and the latest proposal:

1. The 10m ring road was changed to a single 15m wide dead-end road and the road length was reduced from 1660m to 548m. This will significantly reduce the cost of essential services and ongoing maintenance.
2. The proposed cul-de-sac has a 25m wide turning circle, to ensure sufficient space for larger vehicles, and refuse trucks to make a U-turn. This road will form a T-junction with the eastern road which will have a road reserve of 20 metres. The owner will put a sign at the entrance to warn the public about this dead-end road. The eastern road will effectively link Junction 3 with the B2 Road, lending access to all land portions.
3. The number of land portions have decreased from 17 to 16 to account for a wider road reserves, and to ensure that each land portion meets the minimum 3.5 ha size.
4. The proposed subdivision boundaries follow the existing pipeline servitude, which improves the development potential of the land portions.



Figure 7 Proposed alternative subdivision layout for Portion 27 of Farm No. 163 as shown in red.

Access and proposed servitudes

Portions 1, 2, 3, 4, 7, 10, 13, 14, 15, and 16 will take direct access from the proposed public road reserve, whereas Portions 5, 6, 8, 9, 11 and 12 do not have direct access. In previous layout iterations, the road reserve was extended to give all portions direct access, however, this resulted in some land portions falling below the minimum 3.5 ha requirement.

A potential solution was to decrease the number of land portions from 16 to 14 to increase the size of each land portion to be >3.5 ha, and this was not a desirable solution for the owner. Alternatively, it was decided to keep the number of land portions at 16 as shown in Figure 7, and to register right of way servitudes to give legal access to Portions 5, 6, 8, 9, 11 and 12.

Right of way servitudes are quite common in a smallholding area, and looking at existing servitudes (such as the one against Portion 163), most of them are 10 metres wide. These servitudes also has the benefit of giving some land portions a private road for added security, and will help reduce the maintenance cost of the public road reserve. Consequently, it was decided to add three right of way servitudes as follows (see Figure 8):

1. A reciprocal right of way servitude, 10 metres wide, against Portions 7 and 10 in favour of Portions 8 and 9. This servitude will be 5 metres wide on each side, 10m in total which is in accordance with the *ALAN Panhandle Guidelines*.
2. A right of way servitude, 10 metres wide, against Portions 4 and 5 in favour of Portions 5 and 6.

3. A right of way servitude, 10 metres wide, against Portions 12 and 13 in favour of Portions 11 and 12.

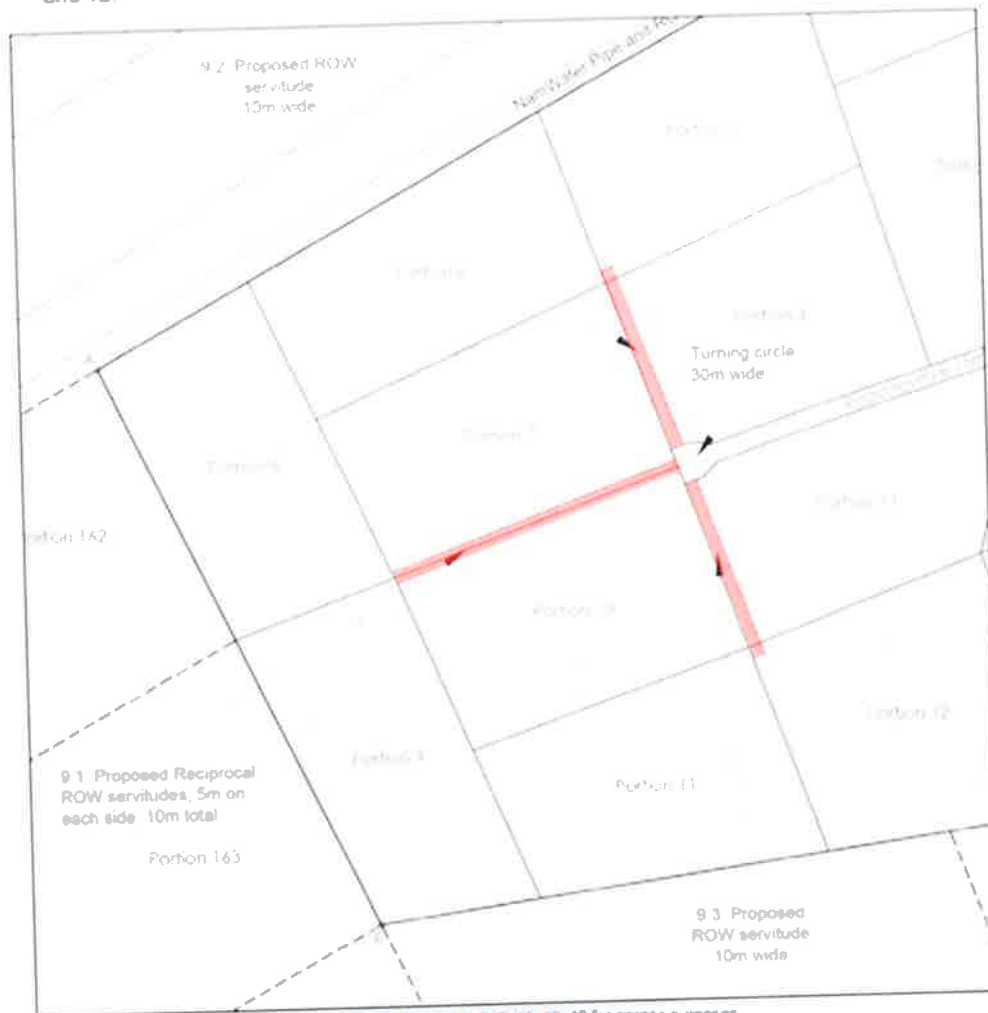


Figure 8 Proposed right of way servitudes against Portions 4, 5, 7, 10, 12, 13 for access purposes

These servitudes are essential to the subdivision layout to ensure the number of land portions remain at 16, with each portion at least ≥ 3.5 hectares in extent as required by Zone C of the Swakopmund Structure Plan.

Access to the B2 Road

Portion 27 is currently accessible from Junction 3 road via the D1901 salt road, making Portion 27 quite inaccessible. In order to improve accessibility and traffic safety, the owner intends to build a new road which will link with the existing B2 Road as shown in green in Figure 1. A small bridge will be built over the existing NamWater pipeline similar to the one at Junction 2 road.

This proposal will add value to the land portions and is an important selling point for the owner. It will also help address traffic related concerns raised by objectors.

The Roads Authority granted access approval on 25 April 2025 (Annexure G) provided that the intersection design will comply with their geometric design standards. The proposed intersection will be located approximately at -22.619747, 14.666242.

NamWater was also consulted and they provisionally indicated that building a bridge over their pipeline will be acceptable, however, they have not put this consent in writing to date. Follow ups will be made to obtain NamWater's consent.



Figure 9: Proposed road access arrangements for Portion 27.

Size and zoning of land portions

Taking into account the site topography, access, and existing servitudes, the following indicates the final subdivision layout for Portion 27 which was accepted by the owner (see Annexure C).



Figure 10 Proposed subdivision layout for Portion 27 with annotations in blue

The size and proposed zoning of the land portions will be as follows:

Table 1: Proposed land sizes and zoning

Land Parcel	Size (m ²)	Proposed Zoning
Portion 1	36 108	Agriculture
Portion 2	35 765	Agriculture
Portion 3	37 642	Agriculture
Portion 4	35 202	Agriculture
Portion 5	36 246	Agriculture
Portion 6	35 494	Agriculture
Portion 7	37 457	Agriculture
Portion 8	35 081	Agriculture
Portion 9	35 250	Agriculture
Portion 10	36 964	Agriculture
Portion 11	35 433	Agriculture
Portion 12	38 379	Agriculture
Portion 13	35 261	Agriculture
Portion 14	36 315	Agriculture
Portion 15	44 272	Agriculture
Portion 16	41 572	Agriculture
Rem. of Portion 27	25 025	Street
Total	617 468	

Municipal services

The owner will be responsible, at own cost, for the supply and installation of municipal services (water, sewerage, and roads) to the satisfaction of the Swakopmund Council. The owner will submit detailed engineering plans to indicate the location and design of these services subsequent to subdivision approval.

Electrical services

The owner will be responsible for the supply and installation of new powerlines and connections to each portion to the satisfaction of the Erongo RED.

Conclusion

- The Rent Trust, registered owner of Portion 27 of Farm No.163 (Plot 27 Swakopmund), has appointed Stewart Planning to apply for the subdivision into 16 Portions and the Remainder of Portion 27 (Street) as indicated in Figure 10 on page 17 (or Annexure C) with requires permission/approval from the Swakopmund Council.
- Portion 27 measures 61.7468 ha in extent and is suitable to be subdivided into smaller 3.5 hectare plots which is fully in accordance with Zone C (Residential Estates) of the approved Swakopmund Structure Plan of 2020-2040.
- The proposed subdivision will also be fully in accordance with the *Property Policy of 2013*, the *Swakopmund Zoning Scheme*, and *Urban and Regional Planning Act of 2018*.
- The owner will also build a road link to the B2 Road to help improve access and traffic safety. Access approval has been granted by the Roads Authority (Annexure G).
- The existing right of way and pipeline servitude against Portion 27 in favour of the Swakopmund Council will be retained and be registered against the subdivided portions. Two other existing servitudes in favour of the Council will be replaced by a public road reserve which will be transferred to Council free of compensation. The existing servitudes are discussed on page 11 and the recommended conditions to be registered in provided in Annexure D.
- The owner, at own cost, will be responsible for the provisions of services to the satisfaction of the Engineering Services Department and Erongo RED.
- The proposed subdivision received four (4) written objections (Annexure L) which was addressed by the owner on pages 9 to 11. Therefore, the proposed subdivision is a disputed case.
- The owner will obtain written consent from NamWater to build a road across the bulk pipeline situated north of Portion 27.
- The owner will apply for an Environmental Clearance Certificate for the creation of a road in terms of the Environmental Management Act of 2007.
- The owner will pay an endowment fee to the Council as a result of the subdivision adding additional load on services

Recommendation

After due consideration, it is recommended that:

1. The subdivision of Portion 27 of the Farm No. 163 into Portions 1 to 16 and the Remainder of Portion 27 of the Farm No. 163 (Street) be recommended for approval in terms of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) subject to the following conditions:
 - (a) Conditions A, C, and D currently registered against Portion 27 of the Farm No. 163 be deleted and that the following conditions must be registered against Portions 1 to 16 (portions of Portion 27) 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 Zoning Scheme, prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) as amended.
 - ii. The minimum building value of the main building, excluding the outbuildings, to be erected on the erf shall be at least four times the municipal valuation of the erf.
 - (b) Condition B currently registered against Portion 27 of the Farm No. 163 be retained and be registered against Portions 1, 2, 14, 15, and 16 in favour of the Local Authority.
 - (c) That right of way servitudes be registered against Portions 4, 5, 7, 8, 12, and 13 in favour of Portions 5, 6, 8, 9, 11, and 12 for vehicle access.
 - (d) That Portions 1 to 16 to retain the "Agriculture" zone and the Remainder of Portion 27 of the Farm No. 163 to be reserved as "Street" and to be transferred, free of compensation, to the Council.
 - (e) The minimum size of Portions 1 to 16 shall be 3.5 hectares (35,000m²) in accordance with Zone C (Residential Estates) of the approved Swakopmund Structure Plan 2020-2040.
 - (f) An endowment fee of 7.5% of the land value (market value as determined by the Municipal Valuer) for the first ten portions be levied, and an endowment fee of 1% on the remaining portions, excluding the Remainder of Portion 27 of the Farm No.163, be levied.
 - (g) That the Registrar of Deeds be requested not to register and transfer any portion before confirmation has been received from the Council by way of receipt or certificate under the hand of the Chief Executive Officer or the General Manager: Engineering Services that endowment has been paid.
 - (h) The owner shall, at own cost, make suitable arrangements to provide and/or upgrade essential services to the satisfaction of the General Manager: Engineering Services.
 - (i) *No building plans shall be approved until proof of payment of the endowment fee and completion of services, for the newly created portions has been received by the Council.*
 - (j) The owner shall, at own cost, make suitable arrangements to provide electrical services to each land portion to the satisfaction of Erongo RED.
 - (k) The owner is responsible for developing roads, including the road link to the B2 Road to the satisfaction of the General Manager: Engineering Services and the Roads Authority, provided further that the owner shall obtain the written consent from NamWater to build a bridge over the bulk water pipeline prior to construction.

- (l) The owner shall obtain an Environmental Clearance Certificate for the proposed subdivision and for the creation of new roads in terms of the Environmental Management Act of 2007
 - (m) That all costs of the above be borne by the owner
2. That the owner and objectors be notified of the Council's decision, and if aggrieved, their opportunity to submit a written appeal to the Ministry of Urban and Rural Development within twenty one (21) days from date of notification of the Council's decision in accordance with the provisions of the Urban and Regional Planning Act of 2018.

Yours sincerely,



Johann Otto

STEWART PLANNING

Attachments:

- Annexure B: Previous Local Authority Decision (Solar Farm)
- Annexure C: Locality, Before and After, and Subdivision Plans
- Annexure D: Conditions to be Registered
- Annexure E: Special Power of Attorney
- Annexure G: Roads Authority Access Approval
- Annexure I: Deed of Transfer & Diagram
- Annexure J: Proof of Payment
- Annexure K: Proof of Public Consultation
- Annexure L: Objections Received



MUNICIPALITY OF SWAKOPMUND

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Ref No: PTN 27 OF FARM 163

Enquiries: J Heita

Stewart Planning
 Town and Regional Planners
 P O Box 2095
 WALVIS BAY
 13013
 Namibia

19th April 2024

📧 bruce@sp.com.na

Dear Sir

DELETION AND ALTERATION OF CONDITIONS: REZONING OF PORTION 27 OF FARM 163 FROM "AGRICULTURE" TO "SPECIAL" TO PERMIT A SOLAR POWER PLANT AND USES IN THE AGRICULTURE ZONE AND CONSENT TO DEVELOP A SOLAR POWER PLANT WHILE THE REZONING IS IN PROGRESS
 (C/M 2024/02/29 - PTN 27 OF FARM 163)

Please be informed that the Municipal Council of Swakopmund has on 29th February 2024 resolved as follows

"RESOLVED:

- (a) That the rezoning of Portion 27 of Farm No. 163 from "Agriculture" to "Special" to permit a Solar Power Plant and uses listed in the "Agriculture" zone be turned down.
- (b) That consent to develop a solar power plant on Portion 27 of Farm 163, Swakopmund while the rezoning is in process be turned down.
- (c) That the applicant undertakes the Environmental Impact Assessment to determine the suitability of the proposed site for the envisaged development.
- (d) That the applicant consults both key and relevant stakeholders for inputs.
- (e) That the applicant be advised to consider Zones L (allotment gardens and urban agriculture) and P (Eco zone) as outlined by the Swakopmund Structure Plan 2020 2040 for the proposed development.
- (f) That the applicant be informed of Council's decision and their right to appeal to the Minister against Council's Resolution in terms of Section 110 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) within 21 days of receipt of notice of this Resolution, provided that written notice of such an appeal shall be given to the Ministry, as well as Council within the said period.
- (g) That the objectors be informed of this Council decision.

All correspondence must be addressed to Chief Executive Officer



RENT TRUST

I Trust 790/05
PO Box 21117, Valhalla 0137
Tel No: 012 666 8205

SPECIAL POWER OF ATTORNEY

I, the undersigned,

HENDRIK JOHANNES STEENKAMP
Identity Number: 820611 1600 1



in my capacity as the authorised representative as appointed by **THE TRUSTEES FOR THE TIME BEING OF THE RENT TRUST**, the registered owner of **PORTION 27 OF THE FARM NO. 163, SWAKOPMUND** do hereby nominate, constitute and appoint

STEWART TOWN PLANNING CC
PO BOX 2095
WALVIS BAY

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 Local Authority or Authorised Planning Authority and/or Urban and Regional Planning Board and/or the Ministry of Urban and Rural Development for the following:

- 1. **TO SUBDIVIDE PORTION 27 OF THE FARM NO. 163 INTO SMALLER RESIDENTIAL ESTATES WITH A MINIMUM PLOT SIZE OF 3.5 HECTARES IN ACCORDANCE WITH THE GUIDELINES OF THE SWAKOPMUND URBAN STRUCTURE PLAN OF 2020-2040.**

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 confirming all and whatsoever my said Agent and Attorney shall lawfully do, or cause to be done, by virtue of these presents.

Signed at Swakopmund this 21 day of May 2024, in the presence of the undersigned witnesses:

Signature: 
HENDRIK JOHANNES STEENKAMP

Witness 1
Name: 
Signature: 

Witness 2
Name: 
Signature: 

Trustees: AJM Wehmeyer; DM Wehmeyer; I. Wehmeyer; TJ Wehmeyer; F. Wehmeyer



ROADS AUTHORITY
PRIVATE BAG 12030
AUSSPANPLATZ
WINDHOEK
NAMIBIA

Our Ref: 17/10/22
Location: 2014 / RL05 / 01 Accesses / Trunk Roads / 10202
Your Ref: Ptn27

Enquiries: Frans Nghifikuwa
Telephone: +264 61 284 7330
E-mail: nghifikuwa@ra.org.na

25 April 2025

Mr. Johann Otto
Stewart Planning Town and Regional Planners
PO Box 2095
WALVIS BAY

Dear Mr. Otto,

APPLICATION FOR ACCESS FROM TRUNK ROAD 2/2 FOR THE PROPOSED
SUBDIVISION OF PORTION 27 OF FARM NO. 163 (PLOT 27 SWAKOPMUND) –
SWAKOPMUND DISTRICT, OTJIWARONGO MAINTENANCE REGION


1. Reference is made to your application dated 2 August 2024 on behalf of Rent Trust ("the Applicant") for an access point from Trunk Road 2/2 to provide a new access road for the proposed subdivision of Portion 27 of Farm No. 162 ("the Property") in Swakopmund as indicated in Figure 1.



Figure 1: Proposed access for new entrance to Farm No. 163 (Plot 27, Swakopmund)

2. The Roads Authority ("the Authority") notes that the proposed subdivision of the Property will consist of seventeen (17) portions for Agriculture purposes and the development of farmhouses on each land portion.
3. Considering the traffic volumes and the travelling speed of vehicles on Trunk Road 2/2, the Authority requires that the access/intersection to be provided should have ancillary lanes of sufficient length and spacing to provide a safe entrance and exit point to the Property.
4. Following a detailed on-site assessment, the Authority herewith grants approval for the design of an intersection at coordinates -22.619747° (latitude) and 14.666242° (longitude), subject to the following conditions:
 - (a) The intersection must be designed in accordance with the typical drawings provided (Annexure A) and must join the road at right a right angle.
 - (b) A pipe culvert with a minimum diameter of 900 mm shall be provided in accordance with the drawings provided to manage stormwater drainage at the intersection.
 - (c) All road markings and permanent signage, as required by the SADC Road Traffic Signs Manual and in accordance with drawings provided, shall be provided.
 - (d) The barrier kerbs and interlocked pavers indicated on the drawing shall be replaced with a painted island (RM 5).
 - (e) Detailed design drawings, signed by a competent and professionally registered Civil Engineer or Incorporated Engineer (or equivalent), must be submitted to our office for approval before any construction works may commence.
 - (f) The drawings must indicate the cross-section of the proposed intersection, provision for stormwater drainage, the positions of road traffic signs, as well as typical details for kerbs, stormwater structures, etc.
5. This approval is valid for a period of two (2) years from the date of this letter. Should construction of the approved intersection not commence within this period, the approval shall lapse, after which a new application must be submitted to the Authority.

Sincerely,



Mr. Oshoveli Hivaluah
DIVISIONAL MANAGER
NETWORK PLANNING DIVISION



ORIGINAL
STAMPED

DUTY N\$ 9900,00

FEES

Prepared by me:

 CONVEYANCER
 KOTZE W C

T 1976 - 2006

DEED OF TRANSFER

Be it hereby made known:

THAT BEATE KAREN LOCH

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

CAROLINA STEENKAMP
 (Born on: 28 JULY 1954)
 UNMARRIED

FOR INFORMATION ONLY



dated the 2nd day of FEBRUARY 2006, and signed at KRUGERSDORP

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W

|
K

- 2 -

And the said Appraiser declared that his Principal had truly and legally sold on the 14th day of NOVEMBER 2005

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

THE TRUSTEES FOR THE TIME BEING OF THE RENT TRUST

its Heirs, Executors, Administrators or Assigns,

CERTAIN: PORTION 27 OF THE FARM NO. 163

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

MEASURING: 61,7468 (SIXTY ONE COMMA SEVEN FOUR SIX EIGHT) HECTARES

FIRST TRANSFERRED and still held by Deed of Transfer No. T 2278/1998 with Diagram No. A 332/1994 relating thereto

A. SUBJECT to the following conditions imposed in terms of Section 21 of the Townships and Division of Land Ordinance 1963 (Ordinance 11 of 1963), and created in the said Deed of Transfer T 2278/1998, namely:

IN FAVOUR OF THE LOCAL AUTHORITY

The Land may only be used for agriculture and related purposes.

B. SUBJECT FURTHER to a servitude of right of way and of pipeline 10 metres wide the eastern boundary which is indicated by the broken line fghjk on Diagram No. A 332/1994 in favour of the Municipal Council of Swakopmund, subject to conditions with ancillary rights and created in Notarial Deed No. K 113/1996S.

C. SUBJECT FURTHER to a servitude of right of way and of pipeline six metres wide the eastern boundary which is indicated by the unbroken line BCD on Diagram No. A 332/1994, in favour of the Municipal Council of Swakopmund, subject to conditions with ancillary rights and created in Notarial Deed No. K 113/1996S.

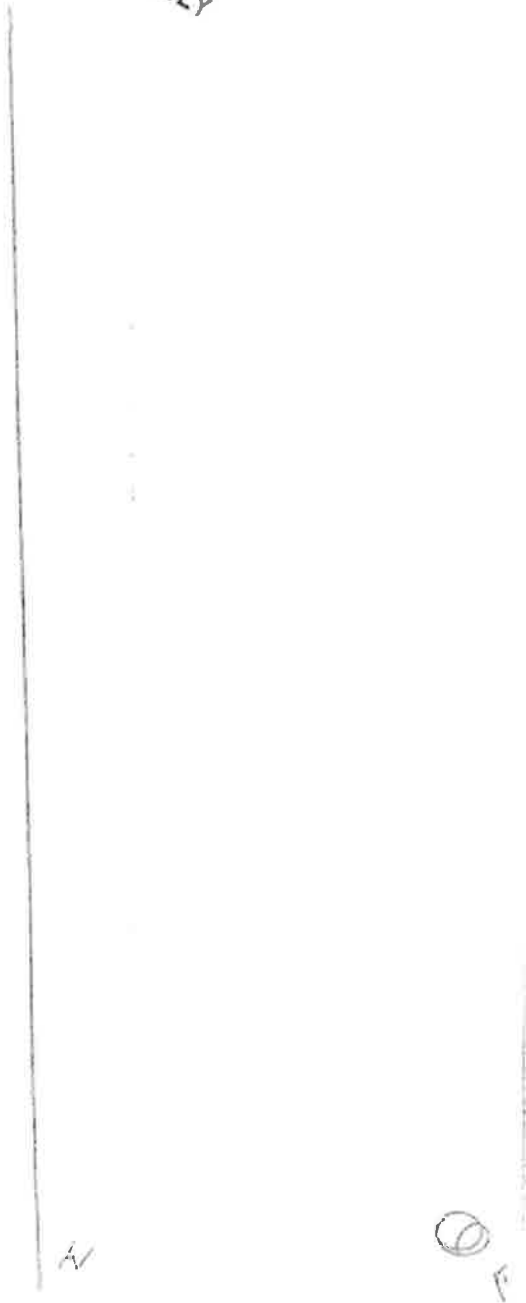
FOR INFORMATION ONLY

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FOR INFORMATION ONLY

D. SUBJECT FURTHER to a section of Right of Way, comprising the area indicated by the figure line C on Diagram No. A 352/1994, in favour of the Municipal Council of Swakopmund, subject to conditions with ancillary rights and created in Notarial Deed No. K 112/1966S.



Topic	Topic	Topic	Topic	Topic	Topic	Topic
<Legal>	<Legal>	<Legal>	<Legal>	<Legal>	<Legal>	<Legal>
<p>1. The Board of Directors of the Company has resolved to...</p> <p>2. The Board of Directors of the Company has resolved to...</p> <p>3. The Board of Directors of the Company has resolved to...</p>	<p>4. The Board of Directors of the Company has resolved to...</p> <p>5. The Board of Directors of the Company has resolved to...</p> <p>6. The Board of Directors of the Company has resolved to...</p>	<p>7. The Board of Directors of the Company has resolved to...</p> <p>8. The Board of Directors of the Company has resolved to...</p> <p>9. The Board of Directors of the Company has resolved to...</p>	<p>10. The Board of Directors of the Company has resolved to...</p> <p>11. The Board of Directors of the Company has resolved to...</p> <p>12. The Board of Directors of the Company has resolved to...</p>	<p>13. The Board of Directors of the Company has resolved to...</p> <p>14. The Board of Directors of the Company has resolved to...</p> <p>15. The Board of Directors of the Company has resolved to...</p>	<p>16. The Board of Directors of the Company has resolved to...</p> <p>17. The Board of Directors of the Company has resolved to...</p> <p>18. The Board of Directors of the Company has resolved to...</p>	<p>19. The Board of Directors of the Company has resolved to...</p> <p>20. The Board of Directors of the Company has resolved to...</p> <p>21. The Board of Directors of the Company has resolved to...</p>

Date: 02 July 2024

Stewart Planning
PO Box 2095
Walvis Bay

RE: Objection Subdivision Plot 27 Swakopmund

Herewith our formal Objection to the requested Sub division of Portion 27 of Farm No. 163 (Plot 27 Swakopmund) into 17 land portion and the Remainder (street).

- a) The present infrastructure of roads, water and electricity is already under pressure and with an increase in demand for these services the frequency of infrastructure failure will increase leading to further inconvenience of present land owners.
- b) The increase in density will increase the noise pollution in this area.
- c) As per the Structure Plan (2020-2040) gazetted on the 1 August 2022 in Government Gazette No. 7869 in Section 7.1.2 (a) permits the subdivision of small holdings to under 10 Hectares, in Zone D (this is where Plot 27 resides), only if building plans were submitted and approved by the local Authority prior to the adoption of the Structure Plan (2020-2040). There are no such structures on Plot 27

"Extracted from the Swakopmund Structural Plan (2020-2040)"

"The agricultural estates (Zone D) is to form an agricultural dominated land use area which forms part of the peripheral greenbelt to be preserved along the peripheral areas of the Swakopmund Townlands. Due to the rocky and infertile topsoil conditions as well as the undulating topography found within this area, as well as the remoteness of the zone from the urban area the area is to be reserved for agricultural uses such as animal husbandry, feedlots, hydroponic and ornamental gardens or then any agricultural activity requiring larger land parcels. As such the smallholdings within this area should not be smaller than 10 Hectares.

Restrictions:

Strict restrictions should be put in place to restrict owners of these plots to further subdivide any smallholding if the minimum site requirement cannot be met. However, exemptions can be made for plots that accommodate two or more existing residential structures (main dwelling units) which were constructed with approved building plans prior to the adoption of this Structure Plan who wish to subdivide. The minimum sizes and land use allocation is further set out under the Small Holdings Policy Plan in the separate policy document.

The proposed subdivision does not reflect the above-mentioned spirit of "agricultural estates" but more of a residential/urban development. There are other Zones in the Structural Plan (2020-2040), better suited to higher density developments of even sized not below 10 hectares. We do appreciate that Plot 27 has a stated size of 61.7468 hectares.

Signed

Members/Owners of Portion 167 (a portion of Portion 26) of Farm no 163


P van Niekerk


R van Niekerk


W Rugheimer


R Rugheimer

Johann Otto

From: Philip Badenhorst <Philip.badenhorst@gecko.na>
Sent: 05 July 2024 09:45
To: Johann Otto
Cc: petra.badenhorst@gmail.com
Subject: RE: Plot 27 Swakopmund Subdivision General Notice

Follow Up Flag: Follow up
Flag Status: Completed

Good Day Johann,

Formal response:

(Do Not support the sub-division of Plot 27)

1. The increase in population density will increase the noise pollution. The current setup is the main reason we have moved out to the plots.
2. The second reason is as per below:

As per the Structure Plan (2020-2040) gazetted on the 1 August No. 7869 in Section 7.1.2 (a) permits the subdivision of small holdings in Zone D (this is where Plot 27 resides), only if building plans were submitted to the local Authority prior to the adoption of the Structure Plan (2020-2040) for all structures on Plot 27

“Extracted from the Swakopmund Structural Plan (2020-2040)”

“The agricultural estates (Zone D) is to form on agricultural dominated land and peripheral greenbelt to be preserved along the peripheral areas of the Swakopmund and infertile topsoil conditions as well as the undulating topography found with the remoteness of the zone from the urban area the area is to be reserved for agricultural husbandry, feedlots, hydroponic and ornamental gardens or then any agricultural parcels. As such the smallholdings within this area should not be smaller than 1000m²”

Restrictions:

Strict restrictions should be put in place to restrict owners of these plots to fulfil the minimum site requirement cannot be met. However, exemptions can be granted for two or more existing residential structures (main dwelling units) which were approved by building plans prior to the adoption of this Structure Plan who wish to subdivide. The requirements for the allocation is further set out under the Small Holdings Policy Plan in the separate document.”

Regards
Philip Badenhorst
+264 81 149 5377

From: Philip Badenhorst <Philip.Badenhorst@sp.com.na>
Sent: 05 July 2024 08:24
To: Johann Otto <otto@sp.com.na>
Subject: RE: Plot 27 Swakopmund: Subdivision: General Notice

Good Day Johann,

Junction 2 non-river side going eastward are all 10 Ha zones. Junction 1 non river side are the 3.5 Ha plots
Please check and confirm.

Regards
Philip

From: Johann Otto <otto@sp.com.na>
Sent: Thursday, 4 July 2024 4:06 pm
Subject: Plot 27 Swakopmund: Subdivision: General Notice

Dear

- Neighbours to Plot 27 Swakopmund
- Owners/occupiers of Swakopmund River Plots
- Members of the Swakopmund River Plot Neighbourhood Watch

Please find attached general notice for the proposed subdivision of Plot 27 Swakopmund for public circulation and consultation. Note the deadline for submission of written comments and/or objections to the proposed subdivision is before or on **17:00, Tuesday, 30 July 2024**.

Yours sincerely,
Johann

Johann Otto
Town Planner



STEWART PLANNING
TOWN & REGIONAL PLANNERS

122 Sam Nujoma Avenue | First Floor | 122 Old Main | P.O. Box 2095 Walvisbay
Tel: +264 1 280 773 | Email: otto@sp.com.na | Website: www.sp.com.na

Date 10 July 2024

Steward Planning

PO Box 2095

Walvis Bay

RE: Objection Subdivision Plot 27, Swakopmund

As direct neighbors, herewith our formal objection to the requested Sub division of Portion 27 of Farm No 163 (Plot 27 Swakopmund) into 17 land portions and the Remainder (street).

- a) This kind of subdivision is against the law! As per Structure Plan (2020-2040) gazette on 1 August 2022 | Government Gazette No 7869 in Section 7.1.2 (a) permits the subdivision of small holdings to under 10 Hectares in Zone D (this is where Plot 27 resides), only if building plans were submitted and approved by the local Authority prior to the adoption of the Structure Plan (2020-2040 There are no such structures on Plot 27).

"Extract from the Swakopmund Structural Plan (2020-2040)"

"The agricultural estates (Zone D) is to form an agricultural dominated land use area which forms part of the peripheral greenbelt to be preserved along the peripheral area of the Swakopmund Townlands. Due to the rocky and infertile topsoil conditions as well as the undulating topography found within this area, as well as the remoteness of the zone from the urban area the area is to be reserved for agricultural uses such as animal husbandry, feedlots, hydroponic and ornamental gardens or then any agricultural activity requiring larger land parcels. As such the smallholdings within this area should not be smaller than 10 Hectares.

Restrictions:

Strict restrictions should be put in place to restrict owners of these plots to further subdivide any smallholdings if the minimum site requirement cannot be met. However, exemptions can be made for plots that accommodate two or more existing residential structures (main dwelling units) which were

constructed with approved building plans prior to the adoption of this Structure Plan who wish to subdivide. The minimum sizes and land use allocation is further set out under the Small Holdings Policy Plan in the separate policy document."

- b) The present infrastructure of roads, water and electricity is already under extreme pressure and with an increase in demand for these services the frequency of infrastructure failure will increase leading to further inconvenience of present landowners. The Municipality can't keep up with servicing the basic necessities as is, never mind with clustering the plots even more.
- c) The vast increase in density will increase the noise pollution, which defeats the object why we invested in these secluded plots in the first place. Our quality of life will devalue immediately.

Therefore, the proposed subdivision does not reflect the above-mentioned spirit of "agricultural estates" but more of a residential/urban development. There are other Zones in the Structural Plan (2020-2040), better suited to higher density developments of erven sized not below 10 hectares.

We greatly appreciate the tranquility and free roaming of animals such as Springbucks, jackals etc, which would definitely be destroyed by an overpopulated property. Thus we do not give consent to rezoning the plot 27!

Kind regards



Gesche Gilchrist
Owners of Plot 67.



Russell John Gilchrist
Owner of Plot 67

Swakopmund Asparagus CC
 PO Box 1903
 Plot 184 B
 Nonidas
 Swakopmund 13001
 sparagus@lway.na
 July 18 2024

Consulting Town Planner:
 Stewart Town Planning cc
 P.O. Box 2095, Walvis Bay
 13013
 Namibia

Attention: Johann Otto,
 otto@sp.com.na

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

Attention: Manager Town Planning,
 Mr J.T. Heita
 jheita@swkmun.com.na

Dear Sir,

Find herewith our objection to the subdivision of Plot 27 Swakopmund

- 1 Plot owners moved to the plots to be able to live in a more open and quiet environment. This will be lost should plot 27 be subdivided into 3.5 ha plots.
- 2 Road access to and from plot 27 is very inadequate. The salt road D1901 servicing all the plots had been graded less than a month ago and is already starting to crumble in places. Swakopmund Municipality just can not keep up with the maintenance of the road.

Exit 3, which plot 27 owners will be using, is actually very dangerous as it is at the moment. To my knowledge with the current low volume of traffic no accidents have occurred to date. Add the additional traffic that you want to create and it will become very dangerous to use that road.

The salt road D1901 does not create dust as result of the years of applying salt. Exit 3 is just a gravel road which creates a lot of dust and needs much more maintenance than D1901
- 3 The plots experience constant water problems. The infrastructure is just not capable to handle the demand.
- 4 Our environment is sensitive and will take strain under the heavy burden of more vehicles and more people. This action will also be detrimental to all plot owners who are in the real agriculture business

Yours

Fanie van Niekert

11.1.16 **APPLICATION FOR RELAXATION OF STREET BUILDING LINES ON ERF 361, MONDESA**
(C/M 2026/03/05 - M 361)

Ordinary Management Committee Meeting of 18 February 2026, Addendum **8.9** page **139** refers.

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

1. Purpose

The purpose of this submission is to seek Council's consideration for the "Special Consent" to relax the street building lines from five (5) metres to zero (0) metres on Erf 361, Mondesa, to enable the construction of a garage.

2. Introduction and Background

An application for consent to relax the street building lines from five (5) metres to zero (0) metres on Erf 361, Mondesa, was received by the Engineering and Planning Service from Om'kuto Consulting on behalf of the owner, Mr. Sakaria Petrus.

The owner wishes to construct a double garage on the property; however, unique constraints posed by the position and size of the erf (11.81 x 21.92= 259.68m² in extent) significantly limit building development on the property and thus impact the quality of life for current and future inhabitants.

The Swakopmund Zoning scheme requirements for building line relaxations is highly disadvantageous to the small size of the property, and its positioning reduces the availability of space for meaningful development, preventing optimal use of the property for modern family living.

It is important to note that the street width is 17m wide providing sufficient roadside space, and as such, the location of the garage at the street boundary will not obstruct or affect the traffic flow along the street. Additionally, most properties in the old Mondesa are already developed up to the street boundary, and allowing the construction up to the street boundary will not only enhance the utility of the property but also align it with the existing developments in the area.

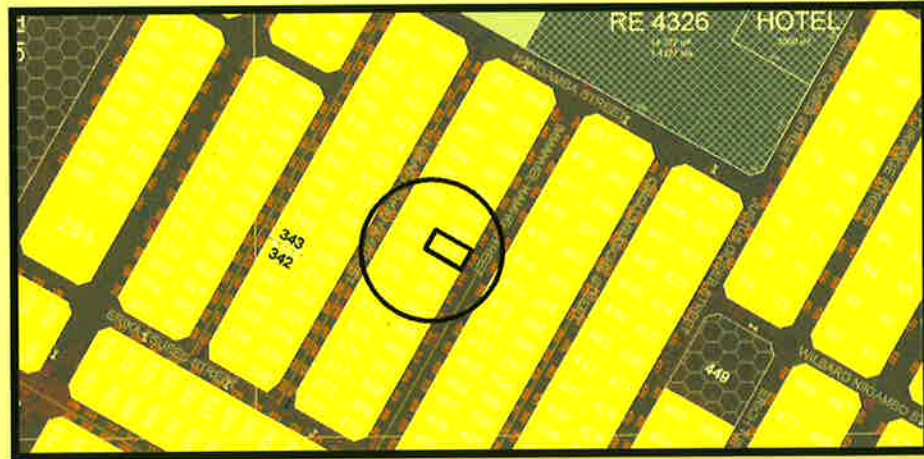
It is against this background that this item is being submitted. The application is attached as Annexure A.

3. Ownership

The ownership of Erf 361, Mondesa, vests in Sakaria Petrus as indicated in the Deed of Transfer T6682/2003.

4. Zoning, Locality, and Size

Erf 361, Mondesa, is in Immanuel Kamho Street. The erf is zoned "single residential" with a density of 1:300 and measures approximately 262m² in extent.



5. Discussion

In terms of Clause 5 (A) 2.4 (a) (i and iii) of the Swakopmund Zoning Scheme, *"no building, permanent structure or portion thereof, except for boundary walls and fences, may be erected on the site within 5 metres from any Street boundary and "5 metres in the case of a garage from any street boundary or half the height of the building, whichever is greater."*

Clause 5 (A) 2.4 (e) states that *"Council may relax these requirements if it is satisfied that no interference with the amenities of the neighbourhood, existing or as contemplated by the Scheme, will result"*.

A similar application for the relaxation of street building lines up to 0m for Erf 2207 Mondesa was turned down by the Swakopmund Municipal Council on the 25th February 2021. However, the owner appealed Council's decision, and the Minister of Urban and Rural Development approved the appeal against Council's decision. The decision is herewith attached.

It should be noted that the property sizes for both erven are in the range of 200-300m² and therefore should be considered the same. Additionally, the street width for Erf 361 Mondesa is significantly larger than that of Erf 2207 Mondesa. Therefore, the application for up to 0m for the construction of a double garage can be supported.

A further evaluation of the application was conducted, and it was discovered that there are contraventions with other scheme requirements that need to be rectified, and a new plan was submitted.

The property size is 262m² as indicated in the Deed of Transfer T6682/2003 and not 264 as indicated by the proposed plan. The proposed plan further indicates the following:

- Existing main dwelling: 82m², addition to main: 4.5m²
- Existing outbuilding: 34m², add to outbuilding: 2.5m²
- Existing outside toilet: 4.8m², add new garage: 36.80m²

The combined main dwelling will be 86.5m², which means half of the main dwelling will be 43.25m². The proposed building plans submitted indicate the outbuilding as 44.3m², and the total build-up area will be 167.6m², covering 63.9% instead of 60% coverage as permitted by the Swakopmund Zoning Scheme.

The building plans will therefore have to be rectified and resubmitted to be within 60% coverage, as well as adhere to any other provisions of the Swakopmund Zoning Scheme.

6. **Conclusion**

The relaxation of the street building lines on Erf 361, Mondesa, for a double garage on the property up to 0m is not likely to cause any significant traffic safety hazards to both pedestrians and motorists. Therefore, this application can be supported.

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

RECOMMENDED:

- (a) **That the application to relax street building lines on Erf 361, Mondesa, from 5m to 0m for a double garage on the property be supported.**
 - (b) **That the owners of Erf 361, Mondesa, submit revised building plans for approval.**
-

ANNEXURE A - APPLICATION FORM

P.O. Box 1995

Swakopmund

21 October 2025

**The Chief Executive Officer
Municipality of Swakopmund
P.O Box 53
Swakopmund**

Dear Mr. Benjamin,

SUBJECT: APPLICATION FOR RELAXATION OF BUILDING LINES ON ERF 361, MONDESA

I am writing to formally request the relaxation of building lines on Erf 361 Mondesa, to permit construction up to the street boundary. This application is necessitated by the unique constraints posed by the position and size of the erf (11.81 × 21.92 = 259.68 m²). These constraints significantly limit building development and negatively impact the quality of life for current and future inhabitants.

As you are aware, many properties in Old Mondesa have already been developed up to the street boundary. It is in this context that I seek a similar relaxation of building lines, particularly for the construction of a garage, which according to the Municipality's Town Planning Scheme, is required to be situated a minimum of 4 meters from the street boundary.

In the case of Erf 361, this requirement is highly disadvantageous due to the small size of the plot and the apartheid-era positioning of the house. The mandatory setback reduces the available space for meaningful development, preventing the optimal use of the property for modern family living.

It is also important to note that the street adjacent to Erf 361 is 17 meters wide, providing sufficient roadside space. As such, the location of the garage at the street boundary will not obstruct or affect the traffic flow along the street.

Allowing construction up to the street boundary will not only enhance the utility of the property but also align it with existing developments in the area. Furthermore, this relaxation will alleviate the challenges posed by the existing planning scheme, which does not adequately consider the limitations faced by smaller erven like Erf 361.

I kindly request that the Municipality give due consideration to this matter and grant the necessary relaxation of the building lines to allow for the intended construction. See Annexure "A" as typical proposed development.

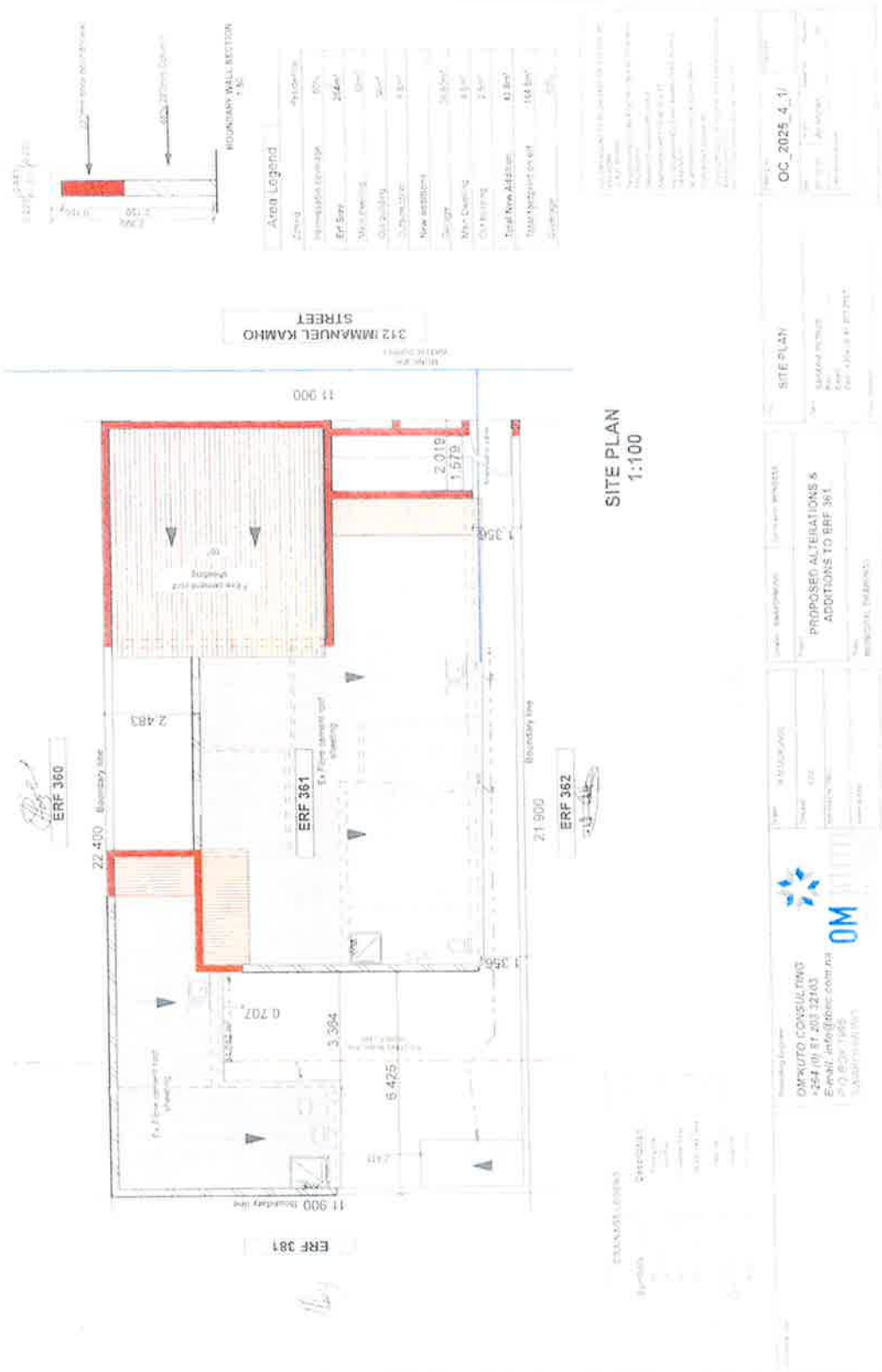
Thank you for your attention to this application, I look forward to a favourable response.



Yours faithfully,

A handwritten signature in black ink, appearing to read 'Sakana Petras', enclosed in a circular scribble.

Sakana Petras (Mr.)



Area Legend	
Area	0.00m ²
Impervious coverage	0%
Erft Size	2.4m ²
Structure	0m ²
Openability	0m ²
Structure Size	0.0m ²
New additions	0.0m ²
Height	0.0m
Rise/Quality	0.0m
Covering	0.0m ²
Total New Addition	0.0m ²
Total Impervious covt	0.0m ²

SITE PLAN
1:100


OMKUTO CONSULTING
 +254 (0) 87 203 22403
 E-mail: omk@omk.co.ke
 P.O. Box 1965
 NAIROBI, KENYA

PROPOSED ALTERATIONS &
 ADDITIONS TO ERF 361
 MUNICIPAL BUSINESS

OC 2025 4_1/
 Date: 18/02/2026
 Author: [Name]
 Checker: [Name]

28 NOV 2003

T 6582 / 2003

DEED OF TRANSFER NO.

I & E KAYAMBU / S PETRUS
ERF NO. 361, MONDESA

P F KOEP & CO
CONVEYANCERS
P O BOX 3518
WINDHOEK
TEL: 224591
REF: WCK/40209



Prepared by me

 CONVEYANCER
 KOTZE W C

09 DEC 2003 11h. A 7463 / 031
 WINDHOEK

for N\$ 15.000.00 (with
 N\$ 5.000.00)

an additional amount not exceeding

DEEDS OFFICE,
 WINDHOEK

DEPUTY REGISTRAR OF DEEDS

reference to
 CANCELLED.

13 OCT 2004

Registrar of Deeds

IC 4875 104

DEED OF TRANSFER

Be it hereby made known: **T 6682 - / 2003**

THAT WILLEM CAREL KOTZE

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

IMMANUEL KAYAMBU
 (Born on: 14 NOVEMBER 1926)
 AND

EMILIA KAYAMBU
 (Born on: 16 OCTOBER 1947)

MARRIED IN COMMUNITY OF PROPERTY TO EACH OTHER

dated the 23rd day of OCTOBER 2003, and signed at SWAKOPMUND

m

+ 2 +

And the said Appearer declared that his Principal had truly and legally sold on the 23rd day of OCTOBER 2003

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

SAKARIA PETRUS

(Born on: 13 JUNE 1966)

UNMARRIED

his Heirs, Executors, Administrators or Assigns,

CERTAIN: ERF NO. 361, MONDESA

SITUATE: IN THE MUNICIPALITY OF SWAKOPMUND
REGISTRATION DIVISION "G"

MEASURING: 262 (TWO HUNDRED AND SIXTY TWO) SQUARE METRES

FIRST TRANSFERRED AND STILL HELD by Deed of Transfer no. T 490/1996 with General Plan no. A 379/82 relating thereto

SUBJECT to the following conditions imposed in terms of Proclamation no. AG 3/1984 and created in the said Deed of Transfer no. T 490/1996, namely:

IN FAVOUR OF THE LOCAL AUTHORITY:

- (a) The erf shall only be used for purposes which are in accordance with, and 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) It shall not be permissible to drill or excavate for water on the erf.
 - (c) There shall be no obstruction or deviation of any natural course of stormwater over the erf, without the approval of the local authority.
 - (d) Except with the permission of the local authority, no bricks, tiles, earthenware pipes or any other articles of a similar nature shall be made on the erf for any purpose other than the erection of a building on the erf.
-

- (e) No cattle, horses, sheep, pigs, goats, baboons, monkeys, wild beasts of prey or draught animals shall be kept on the erf.
- (f) The owner and any lessee of the erf shall be obliged to allow-
- (i) such water pipelines, stormwater drain pipes, sewer pipes or overhead or underground electrical supply lines as may from time to time be considered necessary by the local authority, to be constructed across the erf in such a manner and in such a position as may from time to time be determined by the local authority after consultation with the owner of the erf;
 - (ii) any material excavated during the construction, maintenance or removal of any such water pipeline, stormwater drain pipe, sewer pipe or overhead or underground electrical supply line, to be placed on the erf temporarily;
 - (iii) any material excavated during the construction, maintenance or removal of any such water pipeline, stormwater drain pipe, sewer pipe or overhead or underground electrical supply line on any adjoining property, to be placed on the erf temporarily;
 - (iv) any person who may be required to enter the erf in order to perform his duties pertaining to such construction, maintenance or removal of any such water pipeline, stormwater drain pipe, sewer pipe or overhead or underground electrical supply line or any other work pertaining thereto, to enter the erf at all reasonable times;

without any compensation being recoverable from the local authority: Provided that any damage caused at the construction, maintenance or removal of any such water pipeline, stormwater drain pipe, sewer pipe or overhead or underground electrical supply line or any other work pertaining thereto or any damage caused at the placing on or removal from the erf of any materials referred to in sub-paragraph (ii) or (iii) shall be compensated by the local authority.

- (g) The owner of the erf shall at his own expense, erect a retaining wall or walls approved by the local authority, to prevent any portion of the erf adjoining the street from falling into the street or vice versa, as the case may be: Provided that where the owner of the erf has already erected such a retaining wall or walls approved by the local authority, and any street or streets adjoining the erf are thereafter constructed or reconstructed at such a level that as a consequence thereof a new retaining wall or walls have to be erected or that an existing retaining wall or walls have to be altered to prevent any portion of the erf from falling into the street or vice versa, as the case may be, such erection or alteration shall be effected at the expense of the local authority.

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, 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 the purchase price to be the sum of NS23 000,00.

Signed at WINDHOEK on 08 DEC 2003

together with the appearer, and confirmed with my seal of office.

In my presence,



[Handwritten Signature]
Signature of Appearer

Transfer Duty Exemption Certificate no.: 302039790
Issued at WALVIS BAY
On 30 OCTOBER 2003
for NS0,00

Checked: 1. _____
2. _____

2. I, the undersigned, WILLEM CAREL KOTZE hereby certify in terms of Section 78(a) of Act 23/1992 ("the Act") that 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 supplied 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 thereof.

CONVEYANCER



Republic of Namibia

Ministry of Urban and Rural Development

Inquiries: I. Kamati
Tel: (+264-61) 297-5201
Fax: (+264-61) 297-5305
Email: info@munrd.gov.na

Government Office Park
Luther Street

Private Bag 13289
Windhoek, 10001
Namibia

Our Ref: 39/2022

Stewart Planning
PO Box 2095
Walvis Bay

Dear Mr. B. Stewart

SUBJECT: MONDESA: APPEAL AGAINST THE MUNICIPAL COUNCIL OF SWAKOPMUND DECISION TO DECLINE THE RELAXATION OF THE STREET BUILDING LINE FROM 3.0 FOR CONSTRUCTION OF A SINGLE STOREY SINGLE GARAGE ON ERF 2207, MONDESA AS PERMITTED IN THE TOWN PLANNING SCHEME

- 1 Your letter bears reference.
- 2 Kindly take note that the Honorable Minister in terms of Section 129(8) of Urban and Regional Planning Act, 2018 (Act No.5 of 2018) on 13 September 2022 –
 - (a) approved the appeal application for the relaxations of the street building line from 3.0 for construction of a single storey single garage on Erf 2207, Mondesa; and
 - (b) the decision of the Municipal Council of Swakopmund to refuse the approval for relaxations of the street building line from 3.0 m for construction of a single storey single garage on Erf 2207, Mondesa as permitted in the Town Planning Scheme be turned down.
- 3 The Chief Executive Officer of the Local Authority is directed to comply with section 109(5) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) in order to complete the process as envisaged in the Act.

Yours faithfully


SECRETARY

APPEAL COMMITTEE

Cc: Chief Executive Officer
Swakopmund Municipality
P.O. Box 53, Swakopmund
Attention: Mr. J. Heita

All official correspondence must be addressed to the Executive Director

11.1.17

APPLICATION FOR REZONING OF ERF 4376 (A PORTION OF ERF 1185) MONDESA, EXTENSION 3 FROM SINGLE RESIDENTIAL WITH A DENSITY OF 1:600M² TO LOCAL BUSINESS WITH A BULK OF 1.0

(C/M 2026/03/05 - M 4376)

Ordinary Management Committee Meeting of 18 February 2026, Addendum **8.10** page **152** 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 rezoning of Erf 4376, Mondesa, Extension 3 from "Single Residential" with a density of 1:600m² to "Local Business" with a bulk of 1.0, 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 4376 (a portion of Erf 1185), Mondesa, Extension 3, from "single residential" with a density of 1:600m² to "Local Business" with a bulk of 1.0 was received by the Engineering and Planning Services from Kamau Town Planning and Development Specialist on behalf of the registered owners. The application is attached as **Annexure A**.

3. Zoning, Locality, and Size

Erf 4376 (a Portion of Erf 1185), Mondesa, Extension 3 is zoned single residential with a density of 1:600m² and is situated in Tangeni Haitembu Street. The Erf measures approximately 750m² in extent.

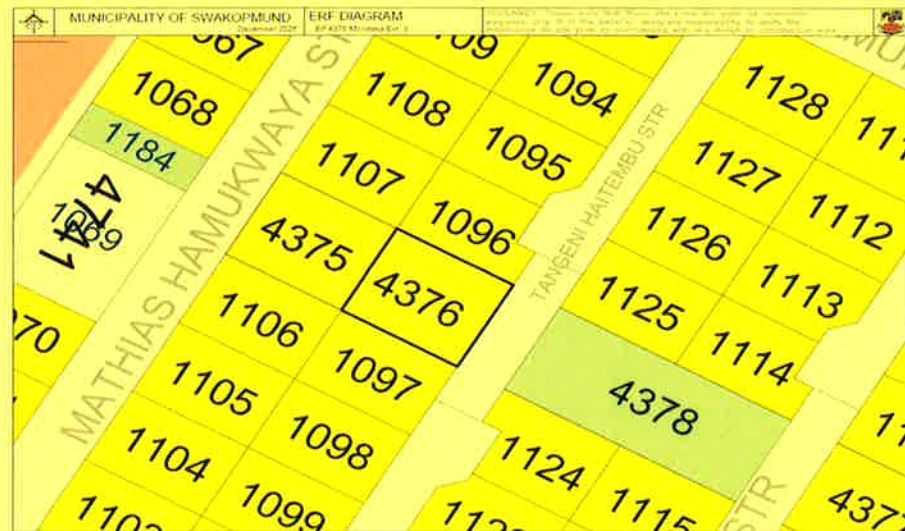


Figure 1: locality and zoning plan for Erf 4376, Mondesa Extension 3

4. Ownership

The ownership of Erf 4376 (a Portion of Erf 1185), Mondesa, Extension 3, vests in Ndewoomba Paulus Ashikoto and Fransina Tulikundeni Petaya as indicated in the Deed of Transfer T 3720/2016.

5. Access, parking, and municipal services

Access to the erf will remain via Tangeni Haitembu Street, and parking for the proposed development will be provided on-site in accordance with the provisions 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 24th and 31st October 2025 in the New Era and Confidante newspapers.

The neighbouring property owners were notified via registered mail. A notice was placed on-site and on the municipal notice board. Additionally, a notice was published in the Government Gazette No 8762 dated 15th October 2025.

The closing date for objections to the proposal was 20th November 2025. A petition was received from the concerned residents of Mondesa.

7. **Proposal**

The owners would like to rezone their property from single residential with a density of 1:600m² to local business with a bulk of 1.0, to allow for the operation of shops, exclusively on retail and essential services for small-scale businesses.

8. **Discussion**

8.1 **Petition against the proposed development**

The residents surrounding Erf 4376, Mondesa, are concerned that the proposed development will add to the already noisy and congested area due to the bars, car washes, and churches that have sprouted up and are operating in the suburb.

They indicated that most of them are shift workers at mines, and they need quiet resting time. They further raised safety concerns that younger drivers engage in reckless behaviour under the influence of alcohol, and having narrow roads without speed bumps, this poses a risk to the safety of the residents, particularly children and pedestrians.

At the end of the petition, the objectors proposed possible solutions to the concerns they raised, such as requiring the municipality to enforce noise regulations and zoning laws to ensure businesses operate within designated areas. To implement measures to reduce speeding and reckless driving. Lastly, they proposed an increased police presence and patrols in the area.

8.2 **Evaluation**

There had been complaints previously about a carwash in the same area as the subject erf, which was producing excessive noise and was selling alcohol without a liquor license. The matter was settled between and by the owner of the car wash, the Health Service and Solid Waste Management Department, and the Mondesa Police Station Officials. Hence, the concern of the residents. However, the non-compliant business activities in the area

cannot be used against this application, as the applicant seeks and undertakes the legal route to utilize his property for business.

Additionally, the applicant indicated that the operating hours for the envisaged businesses will be 07h00 to 19h00, ensuring no nighttime disturbance. The noise level is expected to remain within acceptable decibels.

Mondesa, Extension 3 maintains standard widths of 12m for internal roads (Tangeni Haitembu and Steven Immanuel Streets) and 16m for ring roads (Mathias Hamukwaya, Samuel Shiimi, etc.), whilst the main entrance (Mandume yaNdemufayo) is 25m. therefore the comment that the area has narrow roads is not correct and can be dismissed.

On reckless driving, there is an authority assigned to regulate such behaviour. The residents are encouraged to report such cases to the traffic officers for action to be taken against the offenders. Council has been and continues to construct speed bumps in areas identified as high risks, such as schools and arterial roads, including Regenstein Street, recently.

Erf 4376, Mondesa, Extension 3, is located in an area experiencing a gradual shift from predominantly residential use toward a more balanced mixture of land uses. These include local businesses and general business erven that host business complexes which serve the community. Council had recently approved the rezoning of Erf 979, Mondesa, Extension 3, from residential to general business for a doctor practice, again the rezoning of Erf 1053, Mondesa, Extension 3, from residential to general business for mixed-use purposes, and lastly the rezoning of Erf 2604, Mondesa. This area can therefore be identified as a business node. Nodes are described as central or connecting points in a neighbourhood that have a mix of residential, commercial, and institutional buildings, such as shopping areas, community centres, libraries, and medium to high-density housing. The proposed rezoning of Erf 4376, Mondesa, is not perceived to have negative impacts on the area but will add value to the area and aligns with Council's development objectives as stipulated in the Swakopmund Structure Plan 2020-2040.

The Swakopmund Zoning Scheme Number 71 that just approved now phased out the "Local Business" zoning, and as such, it is recommended that Erf 4376, Mondesa, Extension 3, be rezoned to general business as opposed to "Local Business".

9. **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, in business-oriented areas and within the built-up environment. Therefore, the rezoning of Erf 4376, Mondesa, Extension 3, is subject to an environmental impact assessment.

10. **Compensation**

The rezoning of Erf 4376, Mondesa, Extension 3 from "Residential" with a density of 1:600m² to "Business" is subject to a 40% 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 Fees Policy of 2009.

11. **Conclusion**

The proposed rezoning of Erf 4376, Mondesa, Extension 3 (a Portion of Erf 1185), Mondesa, Extension 3, from single residential to general business does not have any significant detrimental impacts on the area and can therefore be supported.

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

RECOMMENDED:

- (a) **That the rezoning of Erf 4376 (a portion of Erf 1185), Mondesa, Extension 3, from "Single Residential" with a density of 1:600m² to "General Business" with a bulk of 1.0 be approved.**
 - (b) **That the rezoning of Erf 4376 (a portion of Erf 1185), Mondesa, Extension 3, from "Single Residential" with a density of 1:600m² to "General Business" with a bulk of 1.0 is subject to a 40% compensation fee calculated according to the National Betterment Fee Policy of 2009 and is to be paid by the applicant.**
 - (c) **That no building plans, inclusive of relaxation of building lines or aesthetics application, be approved until proof of payment of the compensation fee for the rezoning has been received by Council.**
 - (d) **That an environmental impact assessment be conducted, and a copy of the environmental clearance certificate be submitted to the Council before the submission of the application to the Urban and Regional Planning Board.**
 - (e) **That all the parking be provided on-site in line with the Swakopmund Zoning Scheme and no parking on street reserve; shall be tolerated.**
 - (f) **That the applicant provides proof that the rezoning has been approved by the Minister and promulgated, before any submission of building plans to Engineering and Planning Services Department for approval.**
 - (g) **That all additional infrastructure required as a result of the proposed development be for the account of the applicant and in accordance with the specifications of the General Manager: Engineering Services.**
 - (h) **That the objectors be informed of this decision and of their right 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

22-03-02-4376

M/4376



Town Planning & Development Services

No. 59 Jenner Street | Windhoek West | c: +264 81 6532389 | P.O. Box 22296 | Windhoek | t: +264 83 727 7000 |

Date: 21 August 2025

The Chief Executive Officer
Municipality of Swakopmund
PO Box 53
Swakopmund

Eng. Hope Mulonda
Email: hope@kamautpds.com

Attention: Town Planner

Dear Sir/Madam:

Herewith application for the:



(1) REZONING OF ERF 4376 (A PORTION OF ERF 1185), MONDESA, EXTENSION 3, FROM "SINGLE RESIDENTIAL" WITH A DENSITY OF 1/600 TO "LOCAL BUSINESS" WITH A BULK OF 1.0



1. Introduction

Kamau Town Planning and Development Specialists have been appointed by Ndewoomba Paulus Ashikoto and Fransina Tulikundeni Petaya, the registered owners of Erf 4376 (a portion of Erf 1185), Mondesa Extension 3, in terms of the *Urban and Regional Planning Act, 2018*, to apply to the Municipality of Swakopmund, and the Urban and Regional Planning Board for the following:

- (1) Rezoning of Erf 4376 (A Portion of Erf 1185), Mondesa, Extension 3, from "Single Residential" with a density of 1/600 to "Local Business" with a bulk of 1.0

in terms of the Swakopmund Zoning Scheme and Part 2, Section 105 of the *Urban and Regional Planning Act 5 of 2018*.

Kindly note that a formal Council Resolution approving the subject application can only be undertaken once the procedures outlined in Paragraph 8 of this application have been completed. Once Council has approved the application, a submission will be made to the Urban and Regional Planning Board.

2. Site Information

2.1 Locality

Erf 4376 is located in the Municipality of Swakopmund along Tangeni Haitembu Street in Mondesa Extension 3.



Figure 1: Locality of Erf 4376 Mondesa Extension 3.

2.2 Erf Size

As per the attached Erf Diagram under Annexure A, Erf 4376 measures 750m² in extent.

2.3 Ownership

According to Deed of Transfer No. T3720/2016, ownership of the subject erf vests with Ndewoomba Paulus Ashikoto and Fransina Tulikunderi Petaya.

It should be noted that there are no conditions or servitudes registered against the subject erf that may prohibit the proposed development.

2.4 Zoning

According to the Swakopmund Zoning Scheme, the subject erf is zoned for Single Residential purposes with a density of 1/600 m².

The current zoning of Erf 4376 does not permit the proposed land use of a shop under its primary or consent uses, as outlined in the Table B of the Swakopmund Zoning Scheme. This is what necessitates a rezoning from the current zoning of single residential, to a zoning that aligns with the proposed land use.

Zone	Primary Use	Consent Uses
Single Residential	Dwelling House	Place of Public Worship, Place of Instruction, Resident Occupation, Residential Guest House

Table 1: Extract from Table B of the Swakopmund Zoning Scheme.

2.5 Topography, Soil, Water Resources and Vegetation

Erf 4376, Mondesa, Extension 3 and the surrounding area has a generally gentle slope, with an elevation change from 31m to 35m above sea level. This results in a gradient of approximately 1:100, or about 1%, making the site suitable for development with natural drainage and minimal earthworks required.

The soils in the area are primarily sandy and gypsiferous, derived from coastal dunes and the Namib Desert. These soils are typically low in organic matter and nutrients, which means they may require amendments for agriculture or gardening, especially for nutrient-demanding plants.



Water resources in Swakopmund are limited due to the extremely arid climate. The town receives less than 20 mm of rainfall per year on average, but frequent coastal fog provides an important source of moisture for local ecosystems. Residents in the area rely mainly on municipal water supply. Vegetation in the region is adapted to these harsh conditions. Natural flora includes drought-tolerant species such as xerophytic plants that require minimal water, reflecting the town's arid environment.

2.6 Status Quo

Erf 4376 has no permanent structures at the moment; however, it does have a shipping container on the property that is used as a food truck. The subject property is located in the Mondesa Township, which has a high density and population. It is a vibrant community with a mix of formal and informal houses. The township has a young population, and many residents commute to Swakopmund town center for work in retail, hospitality, and other urban industries.

Infrastructure in Mondesa is a mix of formal and developing amenities. There are schools, small businesses, and local clinics. The notable establishments surrounding Erf 4376 include Stop n Shop Centre, Soetdoring Enterprise CC, Swakopmund Central SDA Church, Woermann Mondesa, First National Bank, Mondesa Pharmacy, Tamariskia Clinic, Coastal High School, Vrede Rede School, Oasis Bar, Studio 21 Swakopmund, and Truth Media Production. All of these contribute to the area's diverse land-use pattern.



Figure 2: Aerial Image of Erf 4376 Mondesa Extension 3.

2.7 Surrounding Land Uses

The property is located in an area surrounded by a variety of zonings, including single residential general residential 2, public open space, local business, general business, institutional, and general residential 1. While the property lies within a predominantly residential area, the immediate surroundings reflect a mixed-use character.

Mondesa is a vibrant township in Swakopmund, characterized by a predominantly young population. Most residents rely on informal trading, small businesses, or jobs in retail and hospitality. Housing ranges from formal to informal structures, with basic infrastructure. The community is closely knit, with churches and local organizations playing a central role, though challenges such as unemployment and poverty persist.



Figure 3: Land uses surrounding Erf 4376, Mondesa Extension 3.

3. Existing Infrastructure and Services

3.1. Access

Access to Erf 4376 is via a gravel municipal street, with a 12-metre-wide road reserve. The streets around Erf 4376 are in good condition.

The streets in the area can accommodate the increase in traffic from the proposed development on the subject erf.

3.2. Water

The subject Erf is connected to the water reticulation system of the Municipality of Swakopmund. Considering that the proposed development is not major, it is expected that this infrastructure can support the proposed development.

3.3. Sewer and Waste Management

The subject Erf is connected to the connected to the sewer reticulation system of the Municipality of Swakopmund. Considering that the proposed development is not major, it is expected that this infrastructure can support the proposed development.

3.4. Electricity

The subject Erf is connected to the connected to the electrical grid of the Municipality of Swakopmund. Considering that the proposed development is not major, it is expected that this infrastructure can support the proposed development.

3.5 Storm Water Management

Stormwater management on the subject erf will be accommodated in the building plans, in accordance with the stipulations of the Municipality of Swakopmund.

4. Need and Desirability

In order to increase the economic capacity of Erf 4376 and realise the vision of operating shops, a rezoning will be necessary to amend the legal status of the erf and align the proposed land use with the appropriate zoning, in accordance with the Swakopmund Zoning Scheme.

Erf 4376 is located in a neighbourhood experiencing a gradual shift from a predominantly residential use toward a more balanced mixed-use character. This transition reflects market demand for accessible retail and service amenities within walking distance of homes, reducing the need for long commutes.

Surrounding developments already display a mixture of residential and commercial uses, making the proposed land use both contextually appropriate and supportive of the area's evolving identity.

The proposed development aligns with established urban planning principles, including the promotion of walkable, self-contained communities. The rezoning also contributes to Swakopmund's long-term vision for a more integrated and diversified urban form, where living, working, and recreation can occur within the same neighbourhood.

The rezoning of Erf 4376 will benefit both the property owner and the surrounding area. For the owner, it creates opportunities for sustainable income. For the community, it provides improved access to goods and services, reduces travel distances, and fosters a more vibrant environment.

The Municipality of Swakopmund will benefit from the rezoning through increased property tax revenue resulting from the general increase in property values. Additionally, the Municipality of Swakopmund will benefit from the collection of betterment fees payable after the approval of the rezoning of Erf 4376.

5. Proposed Development

The owners of Erf 4376 would like to rezone their property from single residential with a density of 1/600 to local business with a bulk of 1.0. The purpose of this application is to allow for the operation of shops on Erf 4376.

The 'Local Business' zoning allows for the use of shops under its primary uses as outlined in the Swakopmund Zoning Scheme:

Zone	Primary Use	Consent Uses
Local Business	Shops, Office Buildings, Dwelling House	Place of Public Worship, Place of Instruction, Institutional Building, Place of Assembly, Place of Amusement, Service Stations, Drive I Cafes, Pensions, Bed and Breakfast, Launderettes, Dry Cleaners.

Table 2: Extract from Table B of the Swakopmund Zoning Scheme.

The Swakopmund Zoning Scheme defines a 'shop' as a building designed and/or used for retail trade other than a service station.

Table 2 below provides a summary of the Erf 4376's current zoning and land use, as well as the proposed zoning and land use following the application:

Area	Current Zoning	Current Land Use	Proposed Zoning	Proposed Land Use
750m ²	Single Residential	Moveable food container/tuck shop	Local Business	Shops

Table 3: Erf Size, Current and Proposed Zoning, and Land Use

Table 3 below outlines the bulk, coverage, and parking calculations that will apply to Erf 4376 after the rezoning, in accordance with the Swakopmund Zoning Scheme.

Parameter	Calculation	Result
Local Business Bulk	750 m ² × 1.0	750 m ² (maximum allowable total floor area)
Coverage	750 m ² × 50%	375 m ² (maximum allowable building footprint)
Parking	750 m ² ÷ 33.33	23 bays (minimum required)

Table 4: Bulk, Coverage and Parking Calculations

As outlined in the tables above, the proposed application complies with the stipulations of the Swakopmund Zoning Scheme

6. Environmental Aspect

The proposed development, as outlined above, will not have any negative environmental impacts on the area. The soils are stable and suitable to accommodate the planned development. Furthermore, the project will not generate any form of pollution that could adversely affect the nature or character of the surrounding urban environment.

Kindly note that the rezoning as set out above is a listed activity that requires environmental clearance from the Environmental Commissioner, in accordance with the Environmental Management Act 2007 (Act No 7 of 2007), and its Regulations of 2012.

However, in accordance with Section 49 of the Environmental Management Act, No. 7 of 2007, the Ministry of Environment delegated the authority to manage the aforementioned listed activity to the Municipality of Swakopmund, as confirmed in the letter attached under Annexure H.

Accordingly, upon submission of this application to the Municipality of Swakopmund, Kamau TPDS will apply for an environmental clearance exemption, which is required before the application can be submitted to the Urban and Regional Planning Board.

7. Access

The subject erf obtains access from the adjacent Tangeni Haitembu Street, which has a street reserve of 12 metres, and this will remain unchanged for the rezoned erf. The street has sufficient capacity to accommodate the traffic generated by the additional commercial building to be constructed.

8. Notification Procedure

As stipulated in Section 10 of the regulations of the Urban and Regional Planning Act, 2018, upon receipt of a complete application in terms of Section 105 of the Act, 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 and its Regulations, our office **hereby requests the Municipality of Swakopmund to instruct our office in writing, to give notice of the subject application in the prescribed manner.** For this application, the prescribed manner is notifying neighbouring land owners and the general public by placing a notice in two local newspapers for two consecutive weeks and placing a notice in the Government Gazette. An example of this written instruction is attached to this application under Annexure F.

Since the owners of the properties surrounding the subject property are to be notified, **the Local Authority is kindly requested to provide our office with postal and/or contact details to which we can send the notifications.** A request for the contact details is attached to this application under Annexure G, for your ease of reference.

9. Compliance with the Urban and Regional Planning Act, 2018

Section 57 of the Urban and Regional Planning Act, 2018 outlines the matters to be taken into account by the authorised functionary, as contemplated in Section 56 of the Act, when considering the proposed application, insofar as they are applicable.



This application complies with the following relevant considerations:

9.1 Impact on the Surrounding Area

The proposed rezoning will not adversely affect the character of the surrounding area. The proposed development on Erf 4376 is fully compatible with the surrounding land uses, as the neighbourhood already contains a diverse mix of uses, as outlined in paragraph 2.7 of this application.

9.2 Socio Economic Impact

Operating a small-scale business on Erf 4376 will create local jobs, stimulate economic activity, and provide residents with convenient access to goods and services, reducing travel costs and time. It will also increase property values, boost municipal revenue, and enhance the vibrancy and safety of the area, contributing to a more economically resilient community.

9.3 Compliance with the Applicable Legislation

The proposed development will be done in accordance with the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and the Swakopmund Zoning Scheme.

9.4 Impact on Cultural Heritage

The proposed development is not situated in a Heritage protection zone. There will thus be no impact on any heritage resources in the area.

9.5 Servitudes or encumbrances

There are no servitudes or encumbrances that may hinder the proposed development.

9.6 Public Notification

The public notification will be conducted in terms of the Urban and Regional Planning Act No. 5 of 2018 and the Swakopmund Zoning Scheme.

9.7 Impact on the environment

No negative environmental impacts are expected from the proposed development. The proposed development will not enhance degradation of land, soil, vegetation or water; it will not cause the decline of biodiversity on the site and it will not cause any type of pollution or waste.

10. Conclusion

Kamau Town Planning and Development Specialists hereby applies to Municipality of Swakopmund for the following:

(1) REZONING OF ERF 4376 (A PORTION OF ERF 1185), MONDESA, EXTENSION 3, FROM "SINGLE RESIDENTIAL" WITH A DENSITY OF 1/600 TO "LOCAL BUSINESS" WITH A BULK OF 1.0

Once approval from Council is obtained, our office will submit the application to the Urban and Regional Planning Board for final approval.

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

- Council Resolution
- Formal Council Minutes, including the front and second page indicating who attended the Council meeting, the extract dealing with the application as well as the last page signed by both the CEO and the Chairperson of Council
- Date stamped maps of the attached set of maps
- Recommendation letter to the Urban and Regional Planning Board (kindly see attached for the sample)

11. Annexures

In support of the application, the following documents are submitted:

Annexure A: Locality and Detailed Plans

- Locality Map
- Existing Zoning Plan
- Intended Zoning Plan
- Aerial Plan
- Erf Diagram

Annexure B: Power of Attorney**Annexure C: Copy of Title Deed****Annexure D: Conditions of Establishment****Annexure E: Zoning Certificate****Annexure F: Instruction Letter****Annexure G: Request for Contact Details****Annexure H: Delegated authority letter****Annexure I: Recommendation Letter**

I trust that the application will receive your favourable consideration.

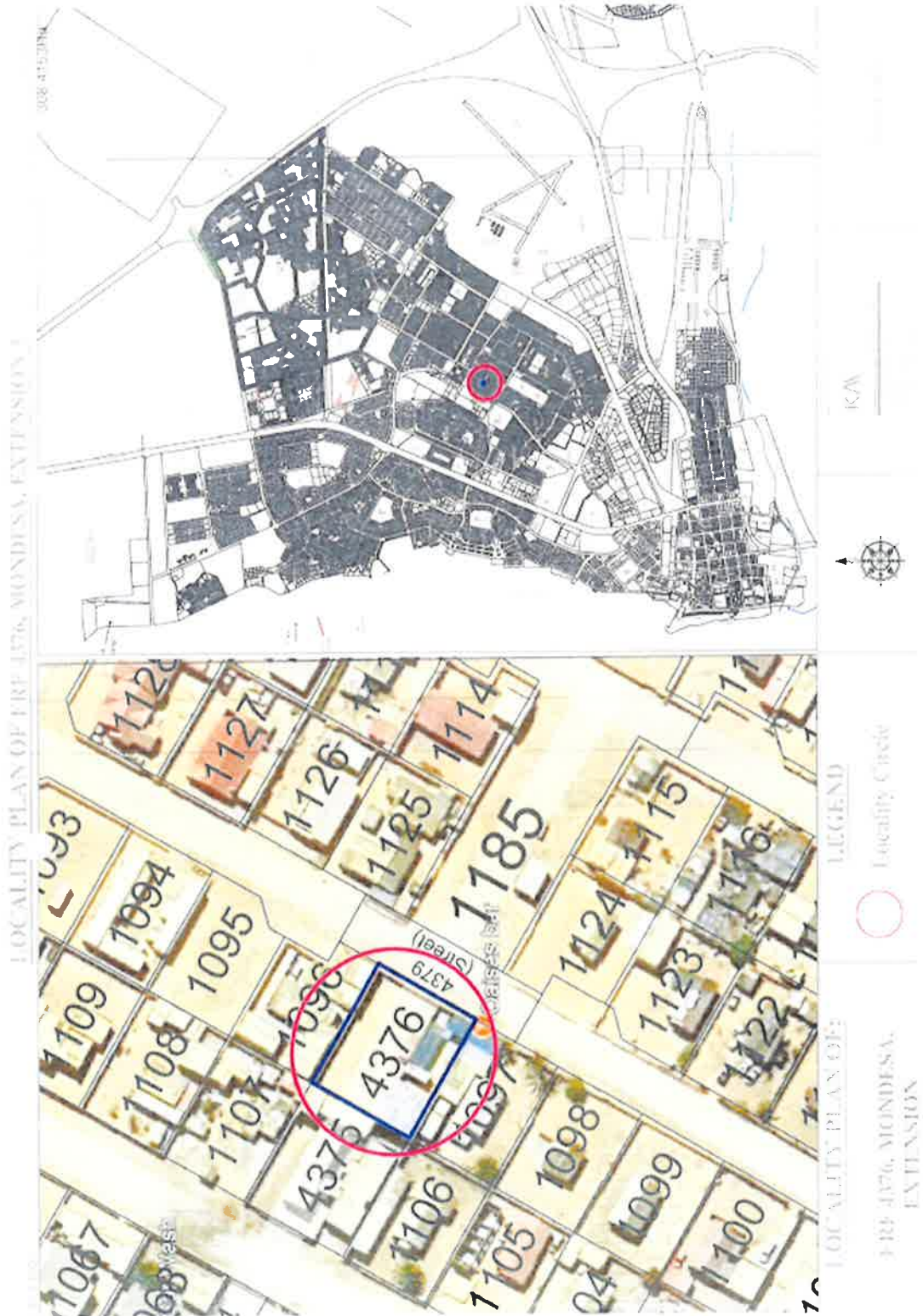
Yours faithfully,



Principal Member

Mr. F. K. Neshila

Kamau Town Planning and Development Specialists





10/2/26
10/2/26

RESOLUTIONS

1. The undersigned, Ndewoomba Pautus Ashikato, Chairman and Framina Tullikudent Petaya, Deputy Chairman, as the registered members of the Board of Directors of the Mponda Extension 3 according to the List of Members of the Mponda Extension 3 Board of Directors and report

NAMAL TONGA PLANNING & ENVIRONMENT CONSULTANTS
NO 89, JENNIE STREET, WINDHOLEN (WEST)
PO BOX 2200
WINDHOLEN

With a view of applying to the Planning Authority and request a rezoning process and want to cover the rezoning application for the Municipality of Mponda Extension 3 and the Urban and Regional Planning Department

- (1) REZONING OF ERF 427E (A PORTION OF ERF 1185), MONDESA, EXTENSION 3, FROM "SINGLE RESIDENTIAL" WITH A DENSITY OF 1.500 TO "LOCAL BUSINESS" WITH A BULK OF 1.0

At the cost of the applicant and generally for effecting the purposes aforesaid (a) 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 in person - hereby (affirming, allowing) and confirm all and whatsoever my said Attorney shall lawfully do in course to be done in virtue of these presents

Signed at Windholen on this 12 day of February, 2026, in the presence of the undersigned witnesses

WITNESSES

1. 
SIGNED


Ndewoomba Pautus Ashikato

x. 
SIGNED


Framina Tullikudent Petaya

Prepared by me

CONVEYANCER
THOMPSON, E

ELMARIE THOMPSON INCORPORATED
Attorneys, Conveyancers
Ausspannplatz
WINDHOEK

T 3720-12016

DEED OF TRANSFER NO

BE IT HEREBY MADE KNOWN

THAT ELMARIE THOMPSON

Appeared before me, *D. P. J. J. J.* Registrar of Deeds at Windhoek, he the said Apparer, being
duly authorized thereto by a Power of Attorney *granted* to her by

THE MUNICIPAL COUNCIL OF SWAKOPMUND

Dated the 22 APRIL 2016

Signed at SWAKOPMUND

FOR INFORMATION ONLY
REGISTRAR OF DEEDS



800000755941

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x

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*Am
L*

AND THE SAID APPEALER declared that

WHEREAS her Principal on the 20th DAY of OCTOBER 2015 sold the hereinbefore mentioned property to the hereinafter mentioned Transferee

NOW THEREFORE, the said Appealer, in his capacity as aforesaid, did by these presents, cede and transfer, in full and free property, to and on behalf of

NDEWOOMBA PAULUS ASHIKOTO

IDENTITY NUMBER: 8112256 1004 1

MARRIED WHICH MARRIAGE DOES NOT THAVE THE LEGAL CONSEQUENCES OF A MARRIAGE IN COMMUNITY OF PROPERTY BY VIRTUE OF PROCLAMATION 15 OF 1828 AND

FRANSINA TULKUNDENI PETAYA

IDENTITY NUMBER : 850828 1027 8

MARRIED WHICH MARRIAGE DOES NOT THAVE THE LEGAL CONSEQUENCES OF A MARRIAGE IN COMMUNITY OF PROPERTY BY VIRTUE OF PROCLAMATION 15 OF 1828

Their Heirs, Executors, Administrators or Assigns.

CERTAIN: ERF 4376(A PORTION OF ERF NO 1185)
MONDESA EXTENSION 3

SITUATE: In the MUNICIPALITY of SWAKOPMUND
Registration Division "G"
ERONGO Region

MEASURING: 750 (Seven Five Nil) Square metres as appear on Diagram
S.G No A 538/2014

HELD BY CERTIFICATE OF REGISTERED TITLE NO T 3721/2016

SUBJECT to the following conditions imposed in terms of Town Planning Ordinance 18 of 1954 as amended namely

IN FAVOUR OF THE LOCAL AUTHORITY:

a)The erf shall 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.

8

W

WHEREFORE the Appearer, renouncing all the Right and Title the TRANSFEROR heretofore had to the Premises, did, in consequences also acknowledge it to be entirely dispossessed of and disentitled to the same; and that, by virtue of these Presents, the said TRANSFEREE

Her 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 the purchase price to the sum of N\$ 298 000,00 (Two Hundred and Ninety Eight Thousand Namibia Dollars).

Signed at WINDHOEK on 2016 07 05 together with the appearer, and confirmed with my seal of office

Signature of appearer

In my presence,

Registrar of Deeds

- 1. Transfer Duty Receipt No. 102335138
Issued at Windhoek
On 27 JUNE 2016 for
N\$NIL

Checked 1. _____ 2. *[Signature]*

- 2. I, the undersigned
ELMARIE THOMPSON
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

[Signature]
E THOMPSON (CONVEYANCER)

❖ Delete which is not applicable

FOR INFORMATION ONLY
COUNTER

[Handwritten mark]



KAMAU
town planning &
development specialist

No. 59 Jenner Street | Windhoek West | c: +264 81 653 2389 | P.O. Box 22296
| Windhoek | t: +264 83 722 7000

Date: 04 December 2025

The Chief Executive Officer
Municipality of Swakopmund
PO Box 53
Swakopmund

Enq. Hope Mulonda
Email: hope@kamautpds.com

Attention: Town Planner

Dear Sir/Madam

Herewith, the public participation report for the:

**(1) REZONING OF ERF 4376 (A PORTION OF ERF 1185), MONDESA,
EXTENSION 3, FROM "SINGLE RESIDENTIAL" WITH A DENSITY
OF 1/600 TO "LOCAL BUSINESS" WITH A BULK OF 1.0**



1. INTRODUCTION

In the submission dated 21 August 2024, Kamau Town Planning and Development Specialists applied to the Municipality of Swakopmund for the:

- (1) Rezoning of Erf 4376 (A Portion of Erf 1185), Mondesa, Extension 3, from "Single Residential" with a density of 1/600 to "Local Business" with a bulk of 1.0

In terms of the Swakopmund Zoning Scheme and Part 2, Section 105 of the Urban and Regional Planning Act 5 of 2018, our office was requested by the Chief Executive Officer of the Municipality of Swakopmund to give notification of the above-described application.

2. ADVERTISEMENT

The subject application was advertised as follows:

- Notices were placed in the *Confidante* and *New Era* newspapers on the following dates:
 - *Confidante* – 24 October and 31 October 2025.
 - *New Era* – 24 October and 31 October 2025.
- A notice was placed in the *Government Gazette* on 15 October 2025.
- A notice was placed on-site, as well as on the notice board of the Municipality of Swakopmund.
- Nampost letters were sent to the surrounding property owners via registered mail on 17 October 2025.
- Emailed letters that were not sent via Nampost were emailed on 17 October 2025.

Please note the following:

Our office received no objections or comments from the public in response to the gazette, municipal, and neighbours' notices. The objection period for these notices ended on 07 November 2025. The newspaper and site notices had a later objection lapsing date of 20 November.

This application notification provided the public with the opportunity to view the submitted application to the Municipality of Swakopmund and to submit comments or objections to the proposed development within 14 working days.

OUR OFFICE RECEIVED AN OBJECTION FROM THE RESIDENTS OF THE MONDESA EXTENSION 3 TOWNSHIP, DURING THE OBJECTION PERIOD, WHICH ENDED ON 20 NOVEMBER 2025.

3. OBJECTION

In the letter dated 05 November 2025, Kamau Town Planning and Development Specialists (KTPDS) received an objection regarding the proposed application from the various residents of Mondesa Extension 3. The objection letter is attached hereto.

In summary, the residents raised the following concerns regarding the proposed development on Erf 4376 (A Portion of Erf 1185), Mondesa, Extension 3:

- Noise pollution
- Congestion and proliferation of businesses
- Reckless driving
- Narrow roads and lack of speedhumps

The residents further proposed potential solutions to the concerns raised, and there are as follows:

- The Municipality of enforce noise regulations and zoning laws
- Implement measures to reduce speeding and reckless driving
- Increase police presence and patrols in the area

The table below outlines all comments received from the residents and Kamau TPDS's responses to the concerns:

	COMMENT/CONCERN RAISED	RESPONSE
1.	<p>Noise pollution</p> <p>The businesses are causing significant noise pollution and disrupting the residents' peaceful living environment.</p>	<p>The proposed development will be a small shopping center where the property owner will rent out retail spaces to small-scale business owners to operate their businesses from.</p> <p>It is important to note that the shopping center's operating hours will be limited to 7:00 AM – 7:00 PM, which will help minimize any potential disturbances.</p> <p>Noise levels will remain within acceptable municipal limits, supported by building designs that incorporate appropriate construction materials to reduce external noise impact.</p> <p>Additionally, 24-hour security will ensure that the premises are used in an orderly and controlled manner</p>
2.	<p>Congestion and</p>	<p>This concern seems to stem from the belief</p>



	<p>Proliferation of Businesses</p> <p>The area is already congested, and the proliferation of businesses is worsening the problem. Another shop in the suburb is unnecessary.</p>	<p>that the proposed activity will be a bar, which is incorrect.</p> <p>The proposed Local Business zoning permits a range of primary uses under the Swakopmund Zoning Scheme, including shops, office buildings, and dwelling houses. The Scheme defines a 'shop' as a building designed and/or used for retail trade, excluding service stations.</p> <p>It is important to note that no bars are planned for the proposed development. The intended small shopping centre will focus exclusively on retail and essential services aimed at serving the surrounding community.</p> <p>Furthermore, the businesses will operate from 7:00 am to 7:00 pm, ensuring no nighttime disturbances.</p> <p>Currently, only five properties in Mondesa Extension 3 are legally zoned for business purposes. The other businesses producing significant noise, particularly bars, are operating under single residential zoning and are therefore not in compliance with the Zoning Scheme.</p> <p>The owner of the subject property seeks to legally rezone his property to business, and his application should not be negatively affected by non-compliant land uses on neighboring properties.</p> <p>As outlined above and in the application, the proposed development fully complies with the stipulations of the Urban and Regional Planning Act No. 5 of 2018 and the <u>Swakopmund Zoning Scheme</u>.</p>
<p>3.</p>	<p>Reckless driving</p> <p>Concerns about people under the influence driving recklessly in the area.</p>	<p>As indicated above, the proposed development is a small shopping center that will not include any bars or restaurants.</p> <p>Therefore, residents should not be concerned about bars on the subject property, but rather on properties that are currently operating bars under single residential zoning.</p> <p>While the residents' suggested solutions such</p>



		as increased police presence and stricter enforcement of zoning laws may address some concerns, these issues are between the residents and the Municipality and should not influence the outcome of this application, as they are unrelated to the proposed development.
4.	Narrow roads and lack of speedhumps	The issue of the lack of speed humps and the narrow roads in the area has no relation to the proposed rezoning of Erf 4376. The establishment and maintenance of these streets fall under the responsibility of the Municipality of Swakopmund. Therefore, this objection point should be addressed separately between the Municipality and the residents.

Table 1: Kamau TPDS response to the objections received for the rezoning of Erf 4376.

Benefits of the Proposed Development

It is crucial to note that while the owner of the subject property remains committed to addressing concerns raised by the residents, their primary objective remains the development of small Shopping centre in Mondesa Extension 3. Developing a shopping centre offers a wide range of economic, social, and infrastructural benefits for both the immediate community and the broader municipality. Economically, it creates jobs during both the construction and operational phases, providing employment opportunities in areas such as retail, maintenance, security, and management.

It also stimulates local commerce by attracting small businesses and entrepreneurs who gain access to formal retail spaces, thereby supporting economic inclusivity and growth. Furthermore, a shopping centre increases municipal revenue through property taxes and service charges, which can be reinvested into local infrastructure and public services.

For residents, the development brings a high level of convenience by centralising access to essential goods and services, reducing the need to travel long distances and saving both time and transportation costs. It also contributes to urban planning objectives by transforming underutilised or vacant land into productive, planned developments that support the orderly growth of the area. Overall, a shopping centre is not only a commercial asset but also a catalyst for sustainable urban development, improved service delivery, and enhanced community wellbeing.

Additionally, Article 16(1) of the Namibian Constitution guarantees all persons the right to acquire, own, and utilize property within Namibia, subject to legal conditions and in alignment with municipal planning schemes and building regulations.

Therefore, there are no legal impediments to *Mr. and Mrs. Ashikoto* using their property as they see fit. The property will be developed in accordance with all applicable laws, including Municipality of Swakopmund's bylaws.

4. RECOMMENDATION

The subject application was submitted, and the notification process was completed in compliance with the Urban and Regional Planning Act, No. 5 of 2018. In terms of Section 108 on the Urban and Regional Planning Act No. 5 of 2018, 108, the local authority must within the prescribed period decide whether to hold a hearing and if it decides to hold a hearing must determine the date, place and time for the hearing.

Alternatively, Council can table the application, and if Council supports the application, the application can be forwarded to the Urban and Regional Planning Board, together with the objection, and the Minister of Urban and Rural Development can make the decision regarding the objection.

5. ANNEXURES

Kindly find the following documents attached:

- Notice to Advertise
- Gazette Notice
- Newspaper Notices
- Proof of Neighbour's Notice
- Municipal Board Notice
- On-site Notice
- Objection

6. CONCLUSION

Should the Council support this application, kindly provide our office with the following:

- Full Council Resolution
- Full and signed Council Minutes
- Date-stamped maps.

We trust the Council will support this application.

Yours in planning



Keuuavali Neshila
Director
Kamau Town Planning & Development Specialists

No. 798

2025

REZONING OF ERF 4376 (A PORTION OF ERF 1185), MONDESA EXTENSION 3

Kamau Town Planning and Development Specialists and Environmental Consultants have been appointed by the owner of Erf 4376 (a portion of Erf 1185), Mondesa Extension 3, to apply to the Municipality of Swakopmund and the Urban and Regional Planning Board Commissioner for

Rezoning of Erf 4376 (a portion of Erf 1185), Mondesa Extension 3 from "single residential" with a density of 1:600 to "local business" with a bulk of 1.0

In accordance with the Swakopmund Zoning Scheme, Part 2, section 105 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), the Environmental Management Act, 2007 (No. 7 of 2007), and the Environmental Impact Assessment Regulations (Government Notice No. 30 of 6 February 2012), Kamau Town Planning and Development Specialists and Environmental Consultants hereby provides public notification of the above application.

The owners of Erf 4376 would like to rezone their vacant property from "single residential" with a density of 1:600 to "local business" with a bulk of 1.0. The purpose of this application is to allow for the operation of shops on Erf 4376.

S762

Government Gazette 15 October

17

In order to increase the economic capacity of Erf 4376 and realise the vision of operating shops, a rezoning will be necessary to amend the legal status of the erf and align the proposed land use with the appropriate zoning, in accordance with the Swakopmund Zoning Scheme.

Take note that –

- (a) For more enquiries regarding the rezoning, kindly visit the Municipality of Swakopmund's Department of Planning
- (b) Any person having objections to the proposed development or who wants to comment may lodge such objections and comments in writing, together with the grounds, with the Chief Executive Officer of the Municipality of Swakopmund and with the applicant within 14 days of the last publication of this notice, i.e. no later than **7 November 2025**.

Registration of Interested and Affected Parties (I&As) and Submission of Comments:

Provided that the Municipality of Swakopmund provisionally grants consent for an Environmental Impact Assessment (EIA) to be conducted for the proposed commercial development, all Interested and Affected Parties (I&As) are hereby invited to register and submit their comments, concerns or questions in writing on or before **7 November 2025**, in line with Namibia's Environmental Management Act, 2007 (No. 7 of 2007) and EIA regulations (Government Notice No. 30 of 6 February 2012).

Applicant:
Kamau Town Planning and Development Specialists
and Environmental Consultants
 P.O. Box 22296, Windhoek
 No. 59 Jenner Street, Windhoek West
 hope@kamautpds.com

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

CLASSIFIEDS

☎ (061) 208 0800-44

☎ (061) 200 664

✉ classads@npo.com.na



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- NOTICE LEGAL NOTICE
- NOTICE LEGAL NOTICE
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To send advertisements to an advertising agent, please send your copy to the following address: **CLASSIFIEDS**, P.O. Box 1111, Windhoek, Namibia. For more information, please contact us at (061) 208 0800.

Thank You Message from NEW ERA

Terms and Conditions apply

NOTICE TO CREDITORS IN DECEASED ESTATE

Notice is hereby given that the estate of the late **MR. JAMES HENDRICKS**, deceased, is being administered by the undersigned executor. All claims against the estate must be presented to the undersigned executor within the period of 30 days from the date of publication of this notice.

EXECUTOR: MISS M. J. HENDRICKS

NOTICE TO CREDITORS IN DECEASED ESTATE

Notice is hereby given that the estate of the late **MR. JOHN SMITH**, deceased, is being administered by the undersigned executor. All claims against the estate must be presented to the undersigned executor within the period of 30 days from the date of publication of this notice.

EXECUTOR: MR. J. SMITH

NOTICE TO CREDITORS IN DECEASED ESTATE

Notice is hereby given that the estate of the late **MR. DAVID JONES**, deceased, is being administered by the undersigned executor. All claims against the estate must be presented to the undersigned executor within the period of 30 days from the date of publication of this notice.

EXECUTOR: MR. D. JONES

NOTICE TO ALL INTERESTED PERSONS IN DECEASED ESTATE

Notice is hereby given that the estate of the late **MR. ROBERT BROWN**, deceased, is being administered by the undersigned executor. All claims against the estate must be presented to the undersigned executor within the period of 30 days from the date of publication of this notice.

EXECUTOR: MR. R. BROWN

PUBLIC NOTICE

Notice is hereby given that the undersigned has been appointed as the executor of the estate of the late **MR. JAMES HENDRICKS**, deceased. All claims against the estate must be presented to the undersigned executor within the period of 30 days from the date of publication of this notice.

EXECUTOR: MISS M. J. HENDRICKS

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061 208 0800

NOTICE TO CREDITORS IN DECEASED ESTATE

Notice is hereby given that the estate of the late **MR. MICHAEL GREEN**, deceased, is being administered by the undersigned executor. All claims against the estate must be presented to the undersigned executor within the period of 30 days from the date of publication of this notice.

EXECUTOR: MR. M. GREEN

NOTICE TO CREDITORS IN DECEASED ESTATE

Notice is hereby given that the estate of the late **MR. ANDREW WHITE**, deceased, is being administered by the undersigned executor. All claims against the estate must be presented to the undersigned executor within the period of 30 days from the date of publication of this notice.

EXECUTOR: MR. A. WHITE

NOTICE TO CREDITORS IN DECEASED ESTATE

Notice is hereby given that the estate of the late **MR. CHRISTOPHER BLACK**, deceased, is being administered by the undersigned executor. All claims against the estate must be presented to the undersigned executor within the period of 30 days from the date of publication of this notice.

EXECUTOR: MR. C. BLACK

NOTICE TO CREDITORS IN DECEASED ESTATE

Notice is hereby given that the estate of the late **MR. BENJAMIN GRAY**, deceased, is being administered by the undersigned executor. All claims against the estate must be presented to the undersigned executor within the period of 30 days from the date of publication of this notice.

EXECUTOR: MR. B. GRAY

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EXECUTOR: MR. H. KING

NOTICE TO CREDITORS IN DECEASED ESTATE

Notice is hereby given that the estate of the late **MR. GEORGE HARRIS**, deceased, is being administered by the undersigned executor. All claims against the estate must be presented to the undersigned executor within the period of 30 days from the date of publication of this notice.

EXECUTOR: MR. G. HARRIS

NOTICE TO CREDITORS IN DECEASED ESTATE

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EXECUTOR: MR. F. LYONS

NOTICE TO CREDITORS IN DECEASED ESTATE

Notice is hereby given that the estate of the late **MR. EDWARD TAYLOR**, deceased, is being administered by the undersigned executor. All claims against the estate must be presented to the undersigned executor within the period of 30 days from the date of publication of this notice.

EXECUTOR: MR. E. TAYLOR

NOTICE TO CREDITORS IN DECEASED ESTATE

Notice is hereby given that the estate of the late **MR. THOMAS WATSON**, deceased, is being administered by the undersigned executor. All claims against the estate must be presented to the undersigned executor within the period of 30 days from the date of publication of this notice.

EXECUTOR: MR. T. WATSON

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EXECUTOR: MR. C. BROWN

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EXECUTOR: MISS M. J. HENDRICKS

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EXECUTOR: MR. R. BROWN

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EXECUTOR: MR. M. GREEN

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EXECUTOR: MR. A. WHITE

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EXECUTOR: MR. C. BROWN

FOR CLASSIFIEDS 061-2080800

FOR Classifieds 061-2080800



**Mondesa Ext 3 Residents
Swakopmund
05 November 2025**

The CEO, Swakopmund Municipality

Dear Sir/Madam

**RE: Objection of rezoning Erf 4376 (a portion of Erf 1185)
Mondesa Ext 3) from "single residential to local business":**

While we understand the need for entrepreneurship and economic growth, we strongly believe that the current situation is having a negative impact on the quality of life for residents in our area.

Therefore we totally object the rezoning of Erf 4376 (a portion of Erf 1185) Mondesa Ext 3) from single residential to local business. Our objection for another business in our suburb is, that there are already noisy Oasis bars, car wash businesses, house churches, home businesses that have sprouted up and operating between our houses in our suburb.

These business are causing significant noise pollution and disruption to our peaceful living environment. Many of us are shift workers on the Erongo mines and need our quiet rest time at home. We (fathers, uncles, wives, sons, daughters) already struggle with fatigue at work which is a hazard because of lack of sleep.

The area is already congested, and the proliferation of businesses is exacerbating the problem. We don't need another shop in our suburb.

Furthermore, our dirt roads become a hazard over the weekends, especially when younger drivers engage in reckless behavior under the influence of alcohol. Our roads are narrow, without speed bumps. This poses a significant risk to the safety of residents, particularly children and pedestrians.

We kindly request that the municipality takes immediate action to address these issues. Some potential solutions could include:

- a) Enforcing noise regulations and zoning laws to ensure businesses operate within designated areas, not in our lovely quiet suburb
- b) Implementing measures to reduce speeding and reckless driving on our dirt roads,
- c) Increasing police presence and patrols in the area, especially over weekends

We would appreciate it if you could look in to this matter **urgently** and take necessary steps to restore peace and safety to our neighborhood.

Thank you for your attention.

Sincerely,
Residents of Mondesa Ext 3

ERI 20	Gaymans VALENTINE	
ERTNO 1078	Leonard Jacobs	
IOSA GF	Alexander Mout	
Erf 1077	Sylvia Isaacs	
Erf 1125	Rosvita Indishange	
Erf 1126	Riana Bises	
Erf 1100	Martha Moller	
Erf 9080	Semetha Hile	
ERF 1119	Samson Gouyat	
ERF 1135	Eleanor Lewis	
ERF 1139	Elaine Stammers	
Erf 1140	Martha G. Isaacs	
Erf 1140	Natalie (Mrs)	
ERF 1116	Lorna #Nambun	
ERF 1113	ANGERIVE De Hampe	
ERF 1101	Georgina Bentes	
ERF 1075	Channon Rendika	
ERF 1075	Lina Rendika	
ERF 1075	Lina Rendika	
ERF 1104	Ravin George	
ERF 1070	Selma Clarke	
Lapalama Block 1	AJANA Bester	
Lapalama Block 1/6	DAVID GARGOLES	
Lapalama Block 1/4	CHRISTINA GARGOLES	
Lapalama Block 1/4	Sevedion Cierpan	
Lapalama Block	Zilina Cierpan	
Lapalama	Elsie Fredericks	
Lapalama	Natasha Uss	
	ADRIANA BERTON	
	GRAG XONGUB	
	LINDA XONGUB	
	JEFF CHRISTOPHER	
	ELYS HERRIKS	
	JAN TRESIKES	
	REZONA TRESIKES	
	EMILY JO WIRTH	
	TONY STRAMUS	
	Cheradi Wiltonse	
	Maria Woeck	
	AMBERLY WOECK	
	APLE KENOSIA	
ERF RTI 60	Andrew Titani	
1067	Alyce Githindi	
ERF 1079	MARLIT HERMAN	
Erf 1094	Johanna Carrick	
ERF 1135	Sophia Skyr	

11.1.18

REZONING OF ERF 2279, SWAKOPMUND, EXTENSION 8 FROM SINGLE RESIDENTIAL WITH THE DENSITY OF 1:900M² TO GENERAL RESIDENTIAL 2 WITH A DENSITY OF 1:250M², CONSENT TO COMMENCE WITH THE PROPOSED DEVELOPMENT WHILE THE REZONING IS IN PROGRESS

(C/M 2026/03/05 - E 2279)

Ordinary Management Committee Meeting of 18 February 2026, Addendum **8.11** page **192** 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 Erf 2279, Swakopmund Extension 8 from "Single Residential" with a density of 1:900m² to "General Residential 2" with a density of 1:250m² in terms of Section 105 (1) (a) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) and the consent to commence with the proposed development while the rezoning is in progress in terms of the Swakopmund Zoning Scheme.

2. Introduction and Background

A rezoning application was received by the Engineering Services Department from Harmonic Town Planning Consultants cc on behalf of the registered owner Harmonic Investments cc (Reg No, CC/2001/0899). The application is attached as **Annexure A**.

3. Ownership

Ownership of Erf 2279, Swakopmund Extension 8, is held in the Deed of Transfer T3272/2002 and vests in Harmonic Investments cc (Reg No, CC/2001/0899). Proof of ownership has been attached to the application.

4. Zoning, Locality, and Size

Erf 2279, Swakopmund is zoned "Single Residential" with a density of 1:900m². The Erf is situated in Extension 8, along Turmalin Street, in the northwestern part of Swakopmund, within the neighbourhood colloquially known as Ocean View. The property measures 1000 m² in extent.



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

Erf 2279, Swakopmund Extension 8, gains access from Turmalin Street. 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 12th and 19th September 2025 in the New Era and the Confidante newspapers. Closing dates for objections were on the 9th October 2025. A notice was also placed on site for public comments and the Municipal Notice Board. Notice was also given to neighbouring property owners via registered mail.

A notice was published in the Government Gazette No 8741 dated 15th September 2025. The last date for objections was 9 October 2025.

No objections were received on or before the 9th October 2025; however, on the 31st October 2025, a letter of objection was received from the owner of Erf 2278, Swakopmund.

7. **Proposal**

It is the intention of the applicant to rezone the property to expand the use of the property to permit residential rental units. The rezoning would increase the property's development potential by allowing construction of up to a maximum of four dwelling units, thus enabling the occupation by multiple households, in contrast, to the current single-family use. The rezoning would also optimise the land use and help address the growing demand for rental accommodation in Swakopmund.

Swakopmund is experiencing continued population growth and urbanisation, resulting in a shortage of affordable, medium-density housing. The proposed rezoning responds directly to this need and aligns with municipal objectives for promoting densification, infill development, and sustainable development. It will also support more inclusive urban growth by accommodating a variety of income groups and fostering socio-economic integration within the neighbourhood.

The intended development is compatible with existing land uses and infrastructure, ensuring minimal environmental or social disruption.

8. **Evaluation**

The proposed rezoning aligns with the Municipality's broader goals of densification, efficient land use, and integrated spatial development. In accordance with the Swakopmund Urban Structure Plan 2020 - 2040, densification of existing suburbs is encouraged to promote optimal service delivery, walkability, and affordability in housing.

Additionally, there are several erven in the extension and adjacent neighbourhoods with the proposed zoning; therefore, the change will be compatible with the character of the area. The rezoning supports the principles of sustainable development by reducing urban sprawl, enhancing land-use efficiency, and improving access to housing within established areas. In addition to meeting housing needs, the rezoning will

increase the financial and social value of the property and surrounding erven. It encourages reinvestment in the area, contributes to urban renewal, and promotes a diverse, vibrant, and inclusive community.

The rezoning of the property will be subjected to a 20% compensation fee calculated according to the Betterment Fee Policy of 2009 and stipulated in the Urban and Regional Planning Act, 2018 (Act No.5 of 2018).

The applicant followed the legally required public participation process as per the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and Swakopmund Operative Zoning Scheme procedures. Notices were published in the press, posted on site, emailed to the neighbours, and made available at the Municipality.

Given that no objections were received upon the closure date, the rezoning can be supported. Consent to commence with the development while the rezoning is in process cannot be supported pending the Urban and Regional Planning Board's approval. It should be noted that the objection received was after the date of closure and cannot be entertained.

9. **Conclusion**

The application to rezone Erf 2279 from *Single Residential* to *General Residential* is reasonable and supports broader municipal planning goals. Therefore, the application can be considered.

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

RECOMMENDED:

- (a) **That the rezoning of Erf 2279, Swakopmund, Extension 8, from "Single Residential" with a density of 1:900m² to "General Residential 2" with a density of 1:250m² be approved.**
 - (b) **That the application for consent to commence with the proposed development whilst rezoning is in progress be turned down.**
 - (c) **That the applicant provides proof that the rezoning of Erf 2279, Swakopmund Extension 8, has been approved by the Minister and promulgated before any completion certificate is issued.**
 - (d) **That the rezoning of Erf 2279, Swakopmund, Extension 8, from "Single Residential" with a density of 1:900m² to "General Residential 2" with a density of 1:250m² be subject to a 20% compensation fee calculated according to the Betterment Fee Policy of 2009 and be paid by the applicant,**
 - (e) **That all additional infrastructure required because of the proposed development be for the account of the applicant or the owner and in accordance with the specifications and to the satisfaction of the General Manager: Engineering Services.**
 - (f) **That on-site parking be provided as per the Swakopmund Zoning Scheme, and no street parking be permitted.**
-

ANNEXURE A - APPLICATION FORM

22.03.07.2279

E-2279
Town & Regional Planners
Property Development Specialist
Municipal Consultants

HARMONIC

Date: 11 August 2025

To: The Chief Executive Officer
Swakopmund Municipality
PO Box 53
Swakopmund



Attention: Mr. Alfeus Benjamin

- REZONING OF ERF NO. 2279, TURMALIN STREET, SWAKOPMUND (EXTENSION 8), FROM "SINGLE RESIDENTIAL" WITH A DENSITY OF 1:900 TO "GENERAL RESIDENTIAL 2" WITH A DENSITY OF 1:250; AND
- CONSENT TO COMMENCE WITH THE PROPOSED DEVELOPMENT WHILE THE REZONING IS IN PROGRESS.

1. Appointment

Harmonic Town Planning Consultants was appointed by Harmonic Investments cc (Reg No. CC/2001/0699), as the owner of Erf No 2279, Turmalin Street, Swakopmund (Extension 8), to apply to Swakopmund Municipality for the rezoning of Erf No 2279, Turmalin Street, Swakopmund (Extension 8), from 'Single Residential' with a density of 1 900 to 'General Residential 2' with a density of 1:250; and consent to commence with the proposed development while the rezoning is in progress

2. Location, Context and Erf information

Erf No 2279 is located in Turmalin Street Swakopmund (Extension 8) The Erf is in a predominantly residential suburb, mainly surrounded by 'Single Residential' land uses

The location of Erf No 2279, Turmalin Street Swakopmund (Extension 8) is indicated on the attached locality plan dated 21 July 2025.

3. Ownership

According to the attached Certificate of Registered Title Number T 3272/2002, Erf No. 2279, Turmalin Street, Swakopmund (Extension 8) is owned by **Harmonic Investments cc (Reg No. CC/2001/0899)**. There is no title restriction on the proposed rezoning of the Erf.

4. Zoning and Present Use

Erf No. 2279, Turmalin Street, measures $\pm 1000\text{m}^2$ in extent and is zoned 'Single Residential' with a density of 1:900 as per the Swakopmund Zoning Scheme. There is currently an existing structure on the Erf which is used for residential purposes.

5. Proposed Development

Rezoning of Erf 2279, Turmalin Street Extension 8

The owner wishes to rezone the Erf from 'Single Residential' with a density of 1:900, to 'General Residential 2' with a density of 1:250, to expand the use of the property to permit residential rental units.

Below is the table that shows the rezoning of the erf:

Erf No.	Current Zoning	Proposed Zoning	Erf Size (m ²)
Erf 2279	Single Residential	General Residential 2	1000m ²

The change in zoning is further illustrated in the Current and Proposed Zoning plans attached and dated 21 July 2025.

6. Motivation

The applicant seeks to rezone Erf No. 2279, Turmaline Street, to 'General Residential 2' to unlock greater development potential by permitting the construction of additional dwelling units. This shift from single-family use to multi-household occupancy will optimize land utilization and directly respond to the increasing demand for affordable rental accommodation in Swakopmund.

Swakopmund is undergoing sustained population growth and urbanisation, which has intensified the shortage of medium-density housing. The proposed rezoning is a proactive response to this challenge and aligns with the municipality's strategic objectives of densification, infill development, and sustainable land use. By enabling a mix of housing

options, the development will promote inclusive urban growth, accommodate diverse income groups, and foster socio-economic integration within the neighbourhood.

The proposed development is compatible with existing land uses and infrastructure, ensuring minimal environmental and social impact. It embodies the principles of sustainable development by curbing urban sprawl, enhancing land-use efficiency, and improving access to housing within established urban areas. Beyond addressing housing needs, the rezoning will enhance both the financial and social value of the property and surrounding erven. It will stimulate local reinvestment, contribute to urban renewal, and support the creation of a diverse, vibrant, and resilient community.

Rezoning Erf No. 2279 is a contextually appropriate, strategically sound, and socially beneficial initiative. It offers a sustainable and economically viable solution that aligns with Swakopmund's long-term urban planning goals and contributes meaningfully to the city's evolving housing landscape.

7. Municipal Services

Services are already available in accordance with the Swakopmund Municipality's standards. All the newly built rental units will be linked to the existing municipal bulk reticulation network (water, sewer, electricity).

8. Access and Parking

Erf No. 2279 Extension 8, will continue to gain access from Turmalin Street, which is 16 meters wide. Parking will be provided for as per the Swakopmund Zoning Scheme regulations; thus, no traffic or parking complications are foreseen.

9. Public Consultation

The proposed rezoning will be published for public comments on instruction from the Council.

10. Application

Application is made for the following

- 1 To Rezone Erf No. 2279, Turmain Street, Swakopmund (Extension 8), from 'Single Residential' with a density of 1:900 to 'General Residential 2' with a density of 1:250 and
- 2 Consent to commence with the proposed development while rezoning is in progress.

In Support of my application the following are included:

- 1 Locality Plan
- 2 Zoning Plans
- 3 Title Deed
- 4 Power of Attorney

I trust that this application will receive your positive consideration

Yours in planning,

Mr Harold Kisting

Signed: 








<p>CURRENT ZONING PLAN</p> <p>ERF 2279 TURMALIN STREET VINETA EXTENSION 8 SWAKOPMUND</p> <p>CURRENT DENSITY: 1:500</p>	 <p>TN</p> <p>DATE: 21-03-2025</p>	 <p>HARMONIC</p> <p>SCALE: 1:1000</p>	<p>HARMONIC PLANNING CONSULTANTS Town and Regional Survey P.O. Box 3216 Windhoek</p> <p>061 041 127 5870 Tel: 061 236 340 Fax: 061 641 401 Email: harmoni2@harmoni.com.na</p>
-------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



PROPOSED ZONING PLAN
 ERF 2279 TURMALIN STREET, VINETA
 EXTENSION B
 SWAKOPMUND
 PROPOSED DENSITY: 1:250



HARMONIC PLANNING CONSULTANTS
 Town and Regional Planners
 P.O. Box 3215
 Windhoek
 Cell: 011 021 5075
 Tel: 061 236 450
 Fax: 061 641 401
 Email: info@harmplan.com.na

ALPHACRANE

DEED OF TRANSFER

NO.

3272

2007

HARMONIC INVESTMENTS CC
REGISTRATION NUMBER: CC/2001/0899

ERF NO. 2279 SWAKOPMUND,
EXTENSION 110/8

REGISTERED AT THE DEEDS OFFICE
SWAKOPMUND, SWANDBERG DISTRICT
MUNICIPALITY, ERZEBURG PROVINCE



Signature
LORENTZ & BONE
CONVEYANCERS
COLEMAN M

LORENTZ & BONE
Attorneys, Notaries & Conveyancers
12th Floor Frans Indongo Gardens
P O Box 85, WINDHOEK

3272 2016

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT

MARINDA COLEMAN

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

HAROLD KISTING
BORN ON 2 JUNE 1970
AND
KATRINA DESILVIA KISTING
BORN ON 28 JANUARY 1969
MARRIED IN COMMUNITY OF PROPERTY TO EACH OTHER

(Hereinafter styled the TRANSFEROR)

Went on 22nd day of April 2002 and signed at Windhoek

AND the said Appearer declared that whereas the Transferor has, on the 22nd day of April 2002, without any compensation donated the following property to the Transferee, which donation was accepted by the Transferee on the 22nd day of April 2002

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

**HARMONIC INVESTMENTS CC
REGISTRATION NUMBER : CC/2001/0899**

(hereinafter styled the **TRANSFEEE**)

It's Successors-in-Title, Administrators or Assigns,

CERTAIN Erf No. 2279 Swakopmund,
Extension No. 8

SITUATE In the Municipality of SWAKOPMUND
Registration Division "G"

EXTENT 1000 (One Thousand)
Square metres

FIRST TRANSFERRED and still held by Deed of Transfer No. T.3271/2002 with General Plan No. A. 74/75, relating thereto, and

SUBJECT to the following conditions imposed in terms of Proclamation AG 26/1975, as created in the said Deed of Transfer No. T.3271/2002, namely:-

IN FAVOUR OF THE LOCAL AUTHORITY :

- (a) It shall not be permitted to drill or excavate for water on the erf.
- (b) Except with the permission of the local authority, no person shall have the right to make or cause to be made any bricks, tiles, earthenwater pipes or any other articles of a like nature on the erf or any part thereof for any purpose whatsoever except for the purpose of erecting a building on the erf.

3

- (c) No cattle, sheep, pigs, goats, poultry, baboons, apes, beasts of prey or draught animals may be kept on the erf.
- (d) There shall be no obstructions or deviation of the natural course of stormwater over the erf, without consultation with and approval by the local authority.
- (e) The erf may only be used for the purposes which are permitted in accordance with and subject to the conditions which are laid down in terms of the Swakopmund Town Planning Scheme drafted in accordance with the provisions of the Town Planning Ordinance 1954 (Ordinance 18 of 1954).
- (f) The minimum building value of the main building shall be N\$60 000,00.

wps

FORM
REVISED
2011

POWER OF ATTORNEY

I, the undersigned, Mrs. Katrina Desilvia Kisting, born on 28 January 1969, in my capacity as the duly authorized representative of Harmonic Investments cc (Reg No. CC/2001/0899) do hereby nominate, constitute and appoint:

HARMONIC TOWN PLANNING CONSULTANTS CC

With power of Substitution to be our lawful Attorney and Agent in name, place and stead, to submit the necessary application to the Swakopmund Municipality and the Urban and Regional Planning Board for

- REZONING OF ERF NO. 2279, TURMALIN STREET, SWAKOPMUND (EXTENSION 8), FROM "SINGLE RESIDENTIAL" WITH A DENSITY OF 1:900 TO "GENERAL RESIDENTIAL 2" WITH A DENSITY OF 1:250; AND
- CONSENT TO COMMENCE WITH THE PROPOSED DEVELOPMENT WHILE THE REZONING IS IN PROGRESS.

At the cost of the applicant and generally for effecting the purpose aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectively, for all intents and purposes, as I might or could do if personally present and acting herein -hereby ratifying, allowing and confirming and promising and agreeing to ratifying, allow and confirm all and whatsoever my said Attorney and Agent shall lawfully do, or cause to be done, by virtue of these present

Signed at WALFORD on this 11 day of August 2025 in the presence of the undersigned witnesses:



Signed: Mrs Katrina Desilvia Kisting

AS WITNESSES:

1 

2 

Date: 17 October 2025

To: The Chief Executive Officer
 Swakopmund Municipality
 P.O. Box 53
 Swakopmund

Attention: Mr Alfeus Benjamin

PUBLIC CONSULTATION REPORT:

- **REZONING OF ERF NO. 2279, TURMALIN STREET, SWAKOPMUND (EXTENSION 8), FROM "SINGLE RESIDENTIAL" WITH A DENSITY OF 1:900 TO "GENERAL RESIDENTIAL 2" WITH A DENSITY OF 1:250; AND**
- **CONSENT TO COMMENCE WITH THE PROPOSED DEVELOPMENT WHILE THE REZONING IS IN PROGRESS.**

Harmonic Town Planning Consultants cc was requested to give proof of notice of the application handed in to the Swakopmund Municipality dated 11 August 2025.

Harmonic Town Planning Consultants cc has published the notice in the Government Gazette on 15 September 2025 located on page 14-15. Additionally, it was published in two respective newspapers:

1. New Era Newspaper on 12 September 2025 and 19 September 2025; and
2. The Confidante Newspaper on 12th– 19th of September 2025 and 19th– 26th of September 2025.

Thereafter, the neighbour's comments were mailed to the immediate neighbours and no objections were received against the proposed development.

A notice was placed on the Erf and the Swakopmund Municipality's notice Board as shown below:





Figure 1, Erf 2279, Turmalin Street, Swakopmund (Extension No.8) notice placed on the property.



Figure 2, Erf 2279, Turmalin Street, Swakopmund (Extension No.8) notice placed on the Swakopmund Municipality Notice Board at the Swakopmund Municipality.

For more information please do call our office

- c. Consent to use the buildings on Erf 343, Promerspark for the purposes of medical/dental consulting rooms.

Erf 343, Promerspark is currently zoned "single residential". Our client would like to rezone the erf to "office" with a bulk of 0.4 and consent to use the buildings for the purpose of medical/dental consulting rooms.

Erf 343, Promerspark measures approximately 1 152m² in extent. The existing buildings on Erf 343 were purpose-built for institutional use and have never been intended or used for residential purposes, despite the residential zoning. The buildings measure 276m² in size and consist of two large classrooms, an office, a store room, a kitchen, and ablution facilities. While these structures are not suitable for residential, they are ideal for the intended bio-kinetics practice. It is important to note that the property in question has a history of institutional use. Originally acquired by the youth organization "Die Voorrekkers", the property was initially used for institutional activities until approximately 1992. Since then, various day care centers, creches, and kindergartens have operated on the property, with the City of Windhoek's consent.

Urban Dynamics wishes to inform the general public that it is our client's intention to rezone Erf 343, Tunschei, Promerspark to "office" with a bulk of 0.4 and consent to use the buildings for the purpose of medical/dental consulting rooms. The erf under discussion currently obtains direct access from Tunschei Street.

The erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek.

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 **Thursday, 2 October 2025**.

Applicant:
Urban Dynamics Africa
P.O. Box 20837, Windhoek
Tel: 061 240300
Fax: 061 240309
Email: colling@udanam.com or info@udanam.com

Chief Executive Officer
City of Windhoek
P.O. Box 20837, Windhoek

No. 712

2025

REZONING OF ERF 2279, SWAKOPMUND EXTENSION 8

Harmonic Town Planning Consultants cc, Architects and Regional Planners, on behalf of the owner of the respective erf, hereby submits to the Swakopmund Municipality and the Urban and Regional Planning Board for:

- Rezoning of Erf 2279, Termalini Street, Swakopmund, Extension 8 from "single residential" with a density of 1:900 to "general residential 2" with a density of 4:250; and
- Consent to commence with the proposed development while the rezoning is in progress.

Erf 2279, Termalini Street, Swakopmund, Extension 8 measures in extent and is zoned "single residential" with a density of 1:900 as per the Swakopmund Zoning Scheme. It is located in Termalini Street, Area 8, Extension 8. The owners intend to rezone Erf 2279 from "single residential" with a density of 1:900 to "general residential 2" with a density of 4:250, with the Swakopmund Municipality's consent. The rezoning is necessary for the proposed development to proceed.

erf flats, optimising the use of the erf to its full potential and catering to the housing demand in Swakopmund.

Sufficient parking for the development will be provided in accordance with the requirements of the Swakopmund Zoning Scheme.

The locality plan of the erf lies for inspection on the Town Planning Notice Board at the Swakopmund Municipality and at Harmonic Town Planning Offices, 76B Pisten Street, Windhoek West.

Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Swakopmund Municipality and with the applicant in writing within 14 days of the last publication of this notice (final date for objections is **Thursday, 9 October 2025**).

Applicant: H. Kisting
 Harmonic Town Planning Consultants cc
 Town and Regional Planners
 P.O. Box 3216, Windhoek
 Cell: 081 127 5879
 Fax: 088646401
 Email: hkisting@namibnet.com

REZONING OF ERF R/346, KLEIN WINDHOEK

Van Rooi & Associates Urban and Regional Planners on behalf of the owner of Erf R/346, Brits Street, Klein Windhoek, intends to apply to the City of Windhoek and the Urban and Regional Planning Board for:

- **Rezoning of Erf R/346, Brits Street, Klein Windhoek from "residential", with a density of 1:900 to "hospitality" with 9 rooms;**
- **Consent to use the erf in accordance with the proposed zoning while the rezoning is in process; and**
- **Cancellation of Title Deed (T5868/2003), Conditions 1,2,4 and 6.**

Erf R/346, Brits Street, is situated in Klein Windhoek, and measures ±1345m². The erf is currently zoned "residential" with a density of 1:900.

It is our client's intention to ensure the increased development potential of the erf and as such are applying for a rezoning from "residential" with a density of 1:900 to "hospitality". The title deed needs amendment as some conditions are restrictive to the intended zoning and land use. The location of the erf renders it perfect for redevelopment and revitalization.

The locality map of the subject erf lies for inspection during normal office hours on the notice board in the Customer Care Centre of the City of Windhoek.

Any person objecting to the proposed rezoning as set out above may lodge such objection together with the grounds thereof with the City of Windhoek and the applicant in writing within 14 working days of the last publication of this notice. The last date for comments / objections is thus (**11 October 2025**).

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T: +264 (0) 244 336 616 E: harshita@confidentetanzania.com
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PUBLIC NOTICE	PUBLIC NOTICE	VACANCY	PUBLIC NOTICE
CALL FOR REGISTRATION AS INTERESTED & AFFECTED PARTIES	HARMONIC	ELIKO DIAMONDS PTY LTD We're Hiring	PUBLIC NOTICE
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<p>Public Notice</p> <p>Notice of the 10th Annual Meeting of the Board of Directors of the Namibia National Water Commission (NNWC) to be held on 26 February 2026 at the NNWC Conference Centre, Windhoek, Namibia.</p> <p>The meeting will be held from 08:00 to 12:00. The agenda includes the presentation of the Annual Report and Financial Statements for 2025, the election of directors, and the appointment of auditors.</p> <p>Interested parties are invited to attend the meeting. For more information, please contact the NNWC Secretariat at +264 61 231 7332.</p>	<p>Public Notice</p> <p>Notice of the 10th Annual Meeting of the Board of Directors of the Namibia National Water Commission (NNWC) to be held on 26 February 2026 at the NNWC Conference Centre, Windhoek, Namibia.</p> <p>The meeting will be held from 08:00 to 12:00. The agenda includes the presentation of the Annual Report and Financial Statements for 2025, the election of directors, and the appointment of auditors.</p> <p>Interested parties are invited to attend the meeting. For more information, please contact the NNWC Secretariat at +264 61 231 7332.</p>	<p>Public Notice</p> <p>Notice of the 10th Annual Meeting of the Board of Directors of the Namibia National Water Commission (NNWC) to be held on 26 February 2026 at the NNWC Conference Centre, Windhoek, Namibia.</p> <p>The meeting will be held from 08:00 to 12:00. The agenda includes the presentation of the Annual Report and Financial Statements for 2025, the election of directors, and the appointment of auditors.</p> <p>Interested parties are invited to attend the meeting. For more information, please contact the NNWC Secretariat at +264 61 231 7332.</p>	<p>Public Notice</p> <p>Notice of the 10th Annual Meeting of the Board of Directors of the Namibia National Water Commission (NNWC) to be held on 26 February 2026 at the NNWC Conference Centre, Windhoek, Namibia.</p> <p>The meeting will be held from 08:00 to 12:00. The agenda includes the presentation of the Annual Report and Financial Statements for 2025, the election of directors, and the appointment of auditors.</p> <p>Interested parties are invited to attend the meeting. For more information, please contact the NNWC Secretariat at +264 61 231 7332.</p>	<p>Public Notice</p> <p>Notice of the 10th Annual Meeting of the Board of Directors of the Namibia National Water Commission (NNWC) to be held on 26 February 2026 at the NNWC Conference Centre, Windhoek, Namibia.</p> <p>The meeting will be held from 08:00 to 12:00. The agenda includes the presentation of the Annual Report and Financial Statements for 2025, the election of directors, and the appointment of auditors.</p> <p>Interested parties are invited to attend the meeting. For more information, please contact the NNWC Secretariat at +264 61 231 7332.</p>
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