



11. **RECOMMENDATION OF THE MANAGEMENT COMMITTEE**11.1 **MANAGEMENT COMMITTEE MEETING HELD ON 14 OCTOBER 2025**

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11.1.16 **PROPOSAL FOR STRATEGIC PARTNERSHIP - FOUR BY FOUR INITIATIVE FOUNDATION**

(C/M 2025/10/30 - 15/2/11/2)

**Ordinary Management Committee Meeting of 14 October 2025**, Addendum **8.8** page **28** refers.

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

**1. Introduction**

This submission seeks approval from the Swakopmund Municipal Council for a proposal for a strategic partnership with Four by Fours Initiative to deliver a Boys' Leadership Programme. The programme aims to equip boys aged 10-20 years with critical life skills, values-based leadership tools and mentorship rooted in character transformation.

**2. Background**

Namibia's social fabric is increasingly strained by challenges facing the boy child, including absentee fatherhood, identity crises, peer pressure and lack of male role models. These issues contribute to increased school dropout rates, substance abuse, gender-based violence and broken family systems.

A proposed partnership between the 4 x 4 Initiative Foundation and local authorities offers a community-based, values-driven response aligned with Vision 2030, the Harambee Prosperity Plan and national development goals focused on youth empowerment.

The 4x4 Initiative Foundation is a community-driven organization focused on empowering boys and young men through holistic personal development.

**3. Proposal**

The 4 x 4 Initiative Foundation proposes a formal partnership with the Municipality of Swakopmund to implement a Boys' Leadership Programme focused on:

- **Life Coaching:** sessions will focus on personal discovery and purpose development, emotional intelligence and goal setting, conflict resolution, accountability and resilience
- **Mentorship:** One-on-one and group mentorship, peer support circles, storytelling platforms and partnerships with schools and churches for mentor referrals
- **Character Building:** Emphasis on ethics, integrity, identity-focused workshops, biblical values applied to manhood and leaders, civic responsibility, respect for women and servant leadership

The objectives of the proposed programme are:

- Develop responsible, self-aware and emotionally intelligent young male leaders.
- Equip boys with life coaching tools for personal growth and goal setting.
- Provide consistent mentorship and guidance rooted in moral and spiritual values.

- *Foster character-building through practical activities, biblical values and civic education.*
- *Reduce risk behaviour and increase leadership participation among the boys.*

The 4 x 4 Initiative Foundation proposes to target boys aged 12-20 both in and out of school over a twelve (12) month period, with quarterly progress evaluations. The proposed delivery model is monthly in-person sessions at local youth centres or schools, weekend camps and leadership summits supported by digital follow-up through WhatsApp groups and text mentorship check-ins.

The Foundation proposes to use pre- and post-program assessments, mentor feedback and case studies as monitoring and evaluation tools.

In terms of responsibilities, the 4 x 4 Initiative Foundation will develop curriculum and training content, recruit and train mentors and facilitators, as well as monitor the programme delivery and impact.

Equally, the Municipality of Swakopmund will be expected to provide the training venue and logistical support, mobilise local schools, churches and youth organisations about the programme.

The co-branding and co-promotion of the programme in the community, as well as soliciting funding and partners for the programme, should be the responsibility of the Municipality of Swakopmund.

In the end, over a hundred (100) will be equipped annually with leadership and life skills. Participants are expected to improve their self-esteem, goal-setting habits and reduce disciplinary issues. The programme strives to strengthen community mentorship networks and develop sustainable male role model development in Swakopmund.

#### **4. Discussion**

This initiative aligns closely with SAADA's objectives of raising awareness and preventing alcohol and drug abuse, particularly in schools and the broader community. Participants in the event will provide an opportunity for SAADA members and youth to exchange ideas, share experiences, and gain insights into pressing issues related to alcohol and substance use.

Implementing life coaching, mentorship, and character-building during the formative years of a boy's development is essential. Many boys face societal pressures that discourage emotional expression and healthy communication, leading to behavioral issues, academic underperformance and substance abuse.

By offering structured support, positive role models, and practical life tools, the programme empowers boys to navigate challenges, set meaningful goals and make responsible decisions. This investment not only benefits the individual participants but also encourages stronger families and healthier communities.

In addressing school dropout rates and the informational gap around the boy child as compared to the girl child, EDS supports this initiative and acknowledges its educational value. EDS thus fully support the 4 x 4 Initiative Foundation through a formal Memorandum of Understanding (MoU) to implement the proposed programs in Swakopmund.

Moreover, considering the financial implications, it is proposed that the Council provide training materials, training venues and monitoring and communication tools. In order to hold the parents responsible and their participation in their children's well-being, those who can afford, will be required to contribute towards transportation and meals. Transport will be necessary when training has to be facilitated out of town, such as Goanikontes, Mile 4 campsite or between Swakopmund and Henties Bay.

**5. Conclusion**

The 4 x 4 Initiative Foundation proposal offers a strategic opportunity to make a lasting impact on youth development in Swakopmund. The programme lays the foundation for expanding similar initiatives to further benefit the broader youth community, particularly boys.

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

**RECOMMENDED:**

- (a) **That Council takes note of the proposal for a strategic partnership focusing on the Boys' leadership programme and youth empowerment by the 4 x 4 Initiatives Foundation.**
  - (b) **That Council approves the strategic partnership focusing on the Boys' leadership programme and youth empowerment with the Municipality of Swakopmund and the 4 x 4 Initiatives Foundation.**
  - (c) **That Council and the 4 x 4 Initiative Foundation enter into a Memorandum of Understanding with respective roles and responsibilities in implementing the proposed strategic partnership strictly in Swakopmund.**
  - (d) **That an impact report be submitted to Council after one year of implementation.**
-



## Proposal for Strategic Partnership

Four by Four Initiative Foundation Cc (Sec 21/2025/0831)

Boys' Leadership Programme & Youth Empowerment

Focus: Life Coaching, Mentorship & Character Building

Submitted to: Swakopmund Town Council

Date: 28 August 2025



### 1. Introduction

The 4x4 Initiative Foundation is a community-driven organization focused on empowering boys and young men through holistic personal development. This proposal outlines a strategic partnership with the Swakopmund Town Council to deliver a **Boys' Leadership Programme** tailored to equip boys aged 10-20 years with critical life skills, values-based leadership tools, and mentorship rooted in character transformation.

### 2. Background and Rationale

Namibia's social fabric is facing a growing need to intentionally guide the boy child through modern challenges such as absentee fatherhood, identity crises, peer pressure, and lack of male role models. If left unaddressed, these challenges manifest in increased dropout rates, substance abuse, gender-based violence, and broken family systems.

A partnership between the 4x4 Initiative Foundation and local authorities offers a community-based, values-driven response that supports **Vision 2030**, the **Harambee Prosperity Plan**, and national development goals focused on youth empowerment.

### 3. Programme Objectives

- To develop responsible, self-aware, and emotionally intelligent young male leaders.
- To equip boys with life coaching tools for personal growth and goal setting.
- To provide consistent mentorship and guidance rooted in moral and spiritual values.
- To foster character building through practical activities, biblical values, and civic education.
- To reduce risk behavior and increase leadership participation among boys.

### 4. Programme Components

#### □ Life Coaching

- Personal discovery and purpose development sessions.
- Emotional intelligence and goal setting.
- Conflict resolution, accountability, and resilience workshops.

#### □ Mentorship

- One-on-one and group mentorship with trained male mentors.
- Peer support circles and storytelling platforms.
- Partnership with schools and churches for mentor referrals.

#### ▣ Character Building

- Ethics, integrity, and identity-focused workshops.
- Biblical values applied to manhood and leadership.
- Civic responsibility, respect for women, and servant leadership.

### 5. Implementation Strategy

- **Target Group:** Boys aged 12–20, in and out of school.
- **Duration:** 12 months (renewable), with quarterly progress evaluations.
- **Delivery Model:**
  - Monthly in-person sessions at local youth centers or schools.
  - Weekend camps and leadership summits.
  - Digital follow-up through WhatsApp groups and text mentorship check-ins.
- **Monitoring & Evaluation:** Pre- and post-program assessments, mentor feedback, and case studies.

## 6. Roles & Responsibilities

### 4x4 Initiative Foundation Will:

- Develop curriculum and training content.
- Recruit and train mentors and facilitators
- Monitor programme delivery and impact

### Local Authority Will:

- Provide venue and logistical support.
- Mobilize local schools, churches, and youth organizations.
- Co-brand and co-promote the programme in the community.
- Solicit funding and partners for the programme

## 7. Budget & Resource Needs

A detailed budget will be co-developed, with funding contributions covering:

- Training materials
- Transportation & meals
- Facilitator honorariums
- Monitoring and communication tools

## 8. Expected Outcomes

- 100+ boys equipped annually with leadership and life skills.
- Improved self-esteem, goal-setting habits, and reduced disciplinary issues.
- Strengthened community mentorship networks.
- Sustainable male role model development in the local authority area.

## 9. Conclusion

The 4x4 Initiative Foundation invites the Swakopmund Town Council to become a strategic partner in this transformative journey. Together, we can raise a new generation of grounded, godly, and responsible young men who lead with purpose.

*"Train up a child in the way he should go, and when he is old he will not depart from it."* – Proverbs 22:6



28/07/2025

Sidney Bools: Founder

11.1.17 **PROPOSED MEMORANDUM OF UNDERSTANDING (MoU) BETWEEN THE MUNICIPALITY OF SWAKOPMUND AND THE NAMIBIA TOURISM BOARD (NTB)**

(C/M 2025/10/30 - 12/2/4/5)

**Ordinary Management Committee Meeting of 14 October 2025**, Addendum **8.9** page **64** refers.

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

**1. Purpose:**

This submission serves to request Council's approval to enter into a Memorandum of Understanding (MoU) between the Municipality of Swakopmund and the Namibia Tourism Board (NTB) to strengthen collaboration in the development, promotion, and regulation of tourism in Swakopmund, while aligning local initiatives with national tourism strategies.

**2. Background:**

NTB, established under the Namibia Tourism Board Act, 2000 (Act No. 21 of 2000), serves as the national regulatory and marketing authority for tourism. A proposal from Council was made to NTB for Swakopmund, as one of the country's leading tourism destinations that has worked closely with NTB on various tourism-related activities, including joint events, promotion of the destination, and ensuring compliance of local tourism operators with NTB regulations, to jointly work together in an agreement.

The draft MoU between NTB and the Municipality has been reviewed, identifying clear areas of cooperation that would provide a framework to strengthen collaboration in a structured and sustainable manner.

**3. Discussion:**

The MoU sets out key areas of collaboration, ensuring both institutions play complementary roles in tourism growth and regulation. The identified areas of cooperation include:

1. **Information Sharing**
  - Exchange of data on tourism trends, challenges, and opportunities.
  - Access to a centralised database of registered tourism enterprises for regulatory and compliance purposes.
2. **Collaborative Marketing Initiatives**
  - Joint development of marketing campaigns and tourism events.
  - Shared marketing resources to enhance the visibility of Swakopmund as a premier destination.
3. **Tourism Infrastructure Development**
  - Identification and support of tourism infrastructure projects.
  - Development of visitor-friendly facilities and improved signage.
4. **Capacity Building**
  - Training programs for tourism operators, SMEs, and personnel.
  - Collaboration with educational institutions to develop industry-relevant skills.
5. **Event Hosting and Support**
  - Joint hosting of national and regional events in Swakopmund.
  - Logistical and promotional support to ensure successful event execution.
6. **Tourism Product Development**

- Collaboration on the development of new tourism products, packaging of experiences, and diversification of attractions.
7. **Regulatory Cooperation**
- Support of NTB in ensuring compliance with the NTB Act.
  - Information sharing on registration, classification, and certification of tourism enterprises.

To oversee implementation, the MoU proposes the establishment of a **Joint Technical Committee** comprised of representatives from both Parties, tasked with developing project agreements as needed. It is therefore requested that the following be a part of Council's Joint Committee:

1. *Investment and Tourism Officer*
2. *Economic Development Officer*
3. *Environmental Health Officer*
4. *Chief Rest Camp Officer*
5. *Manager Economic Development*

The MoU shall remain in force for three (3) years and will be reviewed periodically to ensure alignment with emerging tourism trends and opportunities.

#### 4. **Conclusion**

Tourism is a cornerstone of Swakopmund's economy, and this MoU will enable the Municipality to work more closely with NTB in ensuring sustainable growth of the sector. The partnership will strengthen regulation, enhance destination marketing, attract events and investments, and improve service quality across the tourism value chain. It is therefore encouraged that the Chief Executive Officer, Mr. Alfeus Benjamin, and the Chairperson of the Management Committee, Cllr. Wilfried Groenewald and their counterparts from the NTB sign the MoU on behalf of their respective organisations.

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

##### **RECOMMENDED:**

- (a) **That Council approves the proposed Memorandum of Understanding (MoU) with the Namibia Tourism Board (NTB), aimed at sharing information, market initiatives, developing tourism infrastructure, capacity building, hosting and support of events, and improving Swakopmund as a tourism product.**
  - (b) **That the following staff members be delegated to serve on the NTB Joint Technical Committee:**
    1. ***Oscar Homateni (Investment and Tourism Officer)***
    2. ***(To be appointed) Economic Development Officer***
    3. ***(Rosalia Neshuku) Environmental Health Officer***
    4. ***(Elina Shipanga) Chief Rest Camp Officer***
    5. ***(Michelle Uwites) Manager Economic Development***
  - (c) **That Council authorizes the Chief Executive Officer and the Chairperson of the Management Committee to sign the MoU on behalf of the Municipality of Swakopmund.**
-



Namibia Tourism Board

## MEMORANDUM OF UNDERSTANDING (MoU)

ENTERED INTO BY AND BETWEEN

### MUNICIPALITY OF SWAKOPMUND

Duly established in terms of the Local Authorities Act, Act No. 23 of 1992. Herein represented by Mr. Alfeus Benjamin in his capacity as Chief Executive Officer and Cllr. Wilfried Groenewald in his capacity as Chairperson of the Management Committee and duly authorized thereto Business address: Cnr of Rakotoka Street and Daniel Kamho Ave, P.O. Box 53, Swakopmund, Namibia Telephone: (+264) 64 410 4100 Website: [www.swkmun.com.na](http://www.swkmun.com.na)

(Hereinafter referred to as "Council")

AND

### NAMIBIA TOURISM BOARD

Duly established in terms of the Namibia Tourism Board Act, Act No. 21 of 2000 Herein represented by Sebulon Chikalu in his capacity as Chief Executive Officer duly authorized thereto Business address: Corner of Haddy street and Sam Nujoma Drive, Windhoek, Namibia Telephone: [Phone Number] Website: [Website]

(Hereinafter referred to as "NTB")

(Hereinafter jointly referred to as the "Parties")

**MEMORANDUM OF UNDERSTANDING (MoU)**

ENTERED INTO BY AND BETWEEN

**MUNICIPALITY OF SWAKOPMUND**

Duly established in terms of the Local Authorities Act, Act No. 23 of 1992. Herein represented by Mr. Alfeus Benjamin in his capacity as Chief Executive Officer and Cllr. Wilfried Groenewald, in his capacity as Chairperson of the Management Committee and duly authorized thereto, Business address: Cnr of Rakotoka Street and Daniel Kamho Ave, P.O. Box 53, Swakopmund, Namibia Telephone: (+264) 64 410 4100 Website: [www.swkmun.com.na](http://www.swkmun.com.na)  
(Hereinafter referred to as "Council")

AND

**NAMIBIA TOURISM BOARD**

Duly established in terms of the Namibia Tourism Board Act, Act No. 21 of 2000, Herein represented by Sebulon Chikalu in his capacity as Chief Executive Officer duly authorized thereto Business address: Corner of Haddy street and Sam Nujoma Drive, Windhoek, Namibia Telephone: [Phone Number] Website: [Website]  
(Hereinafter referred to as "NTB")  
(Hereinafter jointly referred to as the "Parties")

**PREAMBLE**

WHEREAS the Parties have a common interest in promoting and enhancing tourism in Swakopmund and across Namibia;

WHEREAS the Parties wish to establish channels of communication that will facilitate collaboration and cooperation between the Parties;

NOW THEREFORE, based on the Parties' mutual understanding in advancing tourism, economic development, and community engagement, the Parties enter into this Memorandum of Understanding (MoU) on the terms agreed to hereunder.

**PURPOSE OF THE MEMORANDUM OF UNDERSTANDING**

The purpose of this Memorandum of Understanding is to set out areas of cooperation between the Board and the Council to promote and enhance tourism in Swakopmund and Namibia. The key areas of collaboration include:

Information Sharing

Collaborative Marketing Initiatives

Infrastructure Development

Capacity Building

Event Hosting

Operation and Support

**IDENTIFIED AREAS OF COOPERATION**

The Parties endeavour to collaborate, cooperate, and provide advisory services on matters related to:

**Information Sharing**

- 2.1.1.1 Exchange relevant information on tourism trends, challenges, and opportunities to support the objectives of this MoU.
- 2.1.1.2 Information sharing regarding registered tourism enterprises shall be limited to what is necessary for regulatory, compliance, and developmental purposes under the Namibia Tourism Board Act, 2000.
- 2.1.1.3 Any disclosure of enterprise-related data must comply with Section 28 of the Act. The NTB remains the custodian of all official records of registered accommodation establishments and regulated businesses.
- 2.1.1.4 Hold regular meetings and updates to ensure informed decision making.

**Collaborative Marketing Initiatives**

Develop and implement joint marketing campaigns and events.

Share marketing resources to maximise outreach and effectiveness.

**Infrastructure Development**

Identify and support potential infrastructure projects to boost tourism.

Develop tourist-friendly facilities, transportation links, and enhance cultural and recreational attractions.

**Capacity Building**

Implement training and capacity-building programs for tourism-related businesses and personnel.

Collaborate with educational institutions and industry experts.

**Event Hosting**

Collaborate on hosting regional or national events to attract tourists and boost economic activities.

Provide logistical and promotional support for successful event execution.

**Registration of Tourism Enterprises**

All registration of tourism enterprises shall be conducted strictly in accordance with the Namibia Tourism Board Act, No. 21 of 2000, ensuring that all operators within the municipality comply with the legal and regulatory framework established by the NTB.

For the avoidance of doubt, all regulatory functions under the NTB Act, including registration, classification, and fitness certification, remain the sole authority of the NTB. The Council shall only support and not exercise such functions independently.

**Issuance and Renewal of Fitness Certificates**

Fitness certificates shall be issued to tourism establishments based on NTB's classifications and in accordance with NTB regulations. The issuance process will involve inspections and assessments to verify compliance with quality and safety standards.

Tourism enterprises seeking renewal of their fitness certificates must present a valid NTB registration certificate. The renewal process shall confirm continued compliance with NTB standards and municipal regulations.

### **Tourism Enterprise Database and Information Sharing**

A centralised database of registered tourism enterprises shall be maintained for verification and regulatory purposes. Both the NTB and the local authority shall share information on registered operators to facilitate transparency and coordinated oversight.

### **Notification of Closure or Deregistration**

Both parties commit to promptly inform each other regarding the closure or deregistration of any tourism enterprise to ensure accurate records and prevent illegal operations.

### **Use of Road Signs**

The installation and usage of tourism-related road signage within municipal boundaries must align with the Road Authority's signage standards. Proper and consistent signage will support wayfinding and enhance the visitor experience.

### **Tourism Product Development**

The Parties shall collaborate on developing new tourism products and experiences, including identification of opportunities, product packaging, and promotional initiatives.

### **ESTABLISHMENT OF THE JOINT TECHNICAL COMMITTEE**

The Council and the Board shall establish a Joint Technical Committee appointed by the Chief Executive Officers of the Council and of the Board.

The Joint Technical Committee shall be constituted by a maximum of five (5) members from each Party.

The Joint Technical Committee shall provide:

Technical details of specific activities for collaboration.  
Deliverables and timeframes for delivery.  
Funding requirements for each activity, if any.

## **PROJECT AGREEMENT**

The Parties resolve that once the Joint Technical Committee identifies a particular activity of cooperation, the Parties may enter into a separate project agreement outlining the terms and conditions of the project. The project agreement shall become an addendum to this MoU and shall be legally binding.

## **STATUS OF THE MEMORANDUM OF UNDERSTANDING**

This MoU does not create any legally binding rights or obligations between the Parties. Only a duly executed and signed Project Memorandum of Agreement (MoA) will create such legal rights and obligations.

All MoAs for identified activities must be concluded in accordance with relevant national legislation and institutional policies.

## **FUNDING**

The Parties agree to jointly explore funding possibilities for activities under the auspices of the MoAs signed for specific projects.

## **ENTRY INTO FORCE, REVIEW, AND TERMINATION**

This MoU shall enter into force on the last date of signature of the Parties and shall be valid for a period of three (3) years.

The Parties shall review the provisions of this MoU every two (2) years or as needed.

Either Party may terminate this MoU by giving the other Party three (3) months' written notice.

Both Parties shall ensure that all activities in progress under this MoU or an annexed MoA are completed unless mutually agreed in writing to terminate earlier.

Confidentiality, Limitation of Liability, Indemnities, and Dispute Resolution clauses shall survive termination.

**DISPUTE RESOLUTION**

Any dispute arising from the implementation of this MoU will be resolved through amicable discussions between the Chief Executive Officer of the Council and the [Title] of the Board.

**CONFIDENTIALITY**

In terms of Section 28 of the Namibia Tourism Board Act, 2000, all documentation, data, and information exchanged under this MoU concerning accommodation establishments, regulated businesses, or applicants shall be treated as confidential and may not be disclosed to third parties except:

- for the purpose of fulfilling functions under this MoU and the NTB Act; or
- when disclosure is required by law, regulation, or a court of law.

Confidential information includes, without limitation, data relating to tourism enterprises, financial records, marketing strategies, inspection findings, and project proposals.

Both Parties shall ensure that their employees, consultants, and representatives comply with these obligations.

Neither Party shall use the name, insignia, or logo of the other Party in any publication, document, press release, or advertisement without prior written consent.

**LIMITATION OF LIABILITY AND CO-OPERATION**

Neither Party will be liable for any damages arising from the implementation of agreed activities under this MoU.

The Parties undertake to cooperate in good faith to carry out the objectives of this MoU and not to delay or impede its implementation.

**RELATIONSHIP BETWEEN THE PARTIES**

The Parties will not enter into any agreements, warranties, or incur any debt in the name of or on behalf of the other without express written authorisation.

**INDEMNITIES**

The Parties indemnify and hold each other harmless against any liability, claims, fines, or penalties arising from this MoU.

**NOTICES AND DOMICILIA**

The Parties choose the following addresses for service of legal documents and notices:

For the **Namibia Tourism Board**:

C/O Haddy Street & Sam Nujoma Drive

Windhoek

E-mail:

Marked for the attention of: Chief Executive Officer

For the **Municipality of Swakopmund**:

Municipality of Swakopmund Cr of Rakotoka Street and Daniel Kamho Ave, P.O. Box 53,  
Swakopmund,

Namibia Telephone: (+264) 64 410 4100

Email: [swkmun@swkmun.com.na](mailto:swkmun@swkmun.com.na)

Marked for the attention of: Chief Executive Officer

**FORCE MAJEURE**

Force Majeure shall mean any event beyond the reasonable control of a Party, including but not limited to acts of God, natural disasters, war, civil unrest, epidemic or pandemic, government restrictions, or strikes, which prevents the performance of obligations under this MoU.

The affected Party shall notify the other Party in writing within fourteen (14) days of the occurrence, providing details of the event and expected duration.

Performance of obligations shall be suspended during the period of Force Majeure, provided that the affected Party takes all reasonable measures to mitigate its effects.

If the Force Majeure event continues for a period exceeding six (6) months, either Party may terminate this MoU by written notice without liability, save for obligations accrued prior to such termination.

**MISCELLANEOUS**

This MoU may be modified, varied, or amended after consultation and written agreement by both Parties.

This MoU is governed by the laws of the Republic of Namibia.

**SIGNATURES**

16.1 The parties hereto have executed this MOU in two (2) original copies by their duly authorised representatives on the day and at the place referred to herein, each Party receiving one(1) original copy.

**SIGNATURES**

**THUS, DONE AND SIGNED AT \_\_\_\_\_ ON THIS\_\_ DAY OF \_\_\_\_\_2025.**

FOR:

**Namibia Tourism Board**

\_\_\_\_\_

Mr.

Chief Executive Officer

**THUS, DONE AND SIGNED AT \_\_\_\_\_ ON THIS\_\_ DAY OF \_\_\_\_\_2025.**

FOR:

**MUNICIPALITY OF SWAKOPMUND**

\_\_\_\_\_

Mr.

Chief Executive Officer

\_\_\_\_\_

Mr.

Chairperson: Management Committee

Witnesses:

1. \_\_\_\_\_

[Name]

2. \_\_\_\_\_

[Name]

- 11.1.18 **PROPOSAL: SWAKOPMUND'S ANNUAL BIRTHDAY CELEBRATION & LOCAL BUSINESS PROMOTION INITIATIVE : 4<sup>TH</sup> AUGUST ANNUALLY**  
(C/M 2025/10/30 - 13/3/1/3)

**Ordinary Management Committee Meeting of 14 October 2025**, Addendum **8.10** page **77** refers.

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

**Background**

The concept is not based on costly events or additional financial outlays, but rather a sustainable marketing drives that positions Swakopmund and its businesses as vibrant, customer-focused, and community-driven.

**Motivation**

The initiative requires no direct financial commitment from Council. It provides a strategic marketing platform for both the town and the business community.

Early promotion will give businesses sufficient time to prepare their packages and promotions.

The initiative fosters community pride, local economic activity, and business visibility.

**Introduction to this proposal**

On **4 August each year**, Swakopmund celebrates its **birthday** as a town. This is not only a milestone for our community but also a unique opportunity to position Swakopmund and its businesses as vibrant, welcoming, and customer focused.

Unlike traditional events that require large budgets and extensive planning, this initiative is not about spending money on hosting big celebrations. Instead, it is about celebrating in a different way - through business-led promotions, discounts, and community participation - which brings value to residents, attracts visitors, and strengthens our local economy.

**To brand this initiative, the proposed slogan to be: "Celebrate Swakopmund - the Centre of Adventure, Support Local Business!"**

**Objectives**

- *To celebrate Swakopmund's birthday in a sustainable, cost-effective way.*
- *To market and promote Swakopmund as a business-friendly and attractive destination.*
- *To increase visibility of local businesses through coordinated participation.*
- *To attract visitors and encourage residents to shop locally and support the Swakopmund economy.*

**Concept**

On for the whole of August annually, participating businesses/industries will:

- *Offer special discounts, promotions, or value packages to customers.*
- *Decorate or brand their premises with the festive slogan "Celebrate Swakopmund - the Centre of Adventure, Support Local Business!"*
- *Promote their specials on their own platforms while benefiting from Council and community-wide awareness efforts.*

The initiative allows flexibility for every sector to participate in ways suited to their business model, such as:

- **Retail & Food Sector:** *"Birthday Sale" promotions, discounted birthday menus, combo deals.*
- **Hospitality & Tourism:** *Reduced accommodation rates, activity packages, birthday tours.*
- **Vehicle Industry** (not only sales, but services too):
  - **Service Centre's** offering a percentage discount on vehicle servicing, wheel alignment, or car washes.
  - **Tyre Shops** providing "Buy 3, get 1 free" or birthday discount vouchers.
  - **Spare Parts Dealers** run specials on selected vehicle accessories.
  - **Car Washes and Detailers** introducing a one-day "birthday shine special."
  - **Car Rental Agencies** offering reduced rates or value-added extras (e.g., one free rental day).
  - **Even Taxis/Public transport** offering reduced rates on the particular date.
- **Health & Wellness:** *Gyms, spas, and salons offering birthday-themed discounts or package deals.*
- **Professional Services:** *Legal, accounting, IT, and other offices offering reduced consultation fees or promotional sessions.*

### **Why This Approach?**

- *No additional financial burden, Swakopmund businesses participate within their own capacity, and no funds are required from Council/Municipality of Swakopmund to host events.*
- *Sustainable annual tradition, this format can be repeated each year without concern for high costs.*
- *Direct economic benefit: Specials encourage residents and visitors to spend locally, boosting turnover for businesses.*
- *Collective marketing impact: Together, the town and its businesses create a unique selling point – a tradition that markets Swakopmund every year.*

### **Marketing Value**

This initiative will not only boost sales and visibility for businesses but also market Swakopmund, being the "Centre of Adventure" as a lively, customer-friendly destination. Benefits include:

- *Free promotion through Council and media channels (radio, print, social media, website).*
- *Collective branding under the slogan: "Celebrate Our Town, Support Local Business!"*
- *Visitor attraction – positioning the town as a destination with unique annual celebrations.*
- *Positive reputation – celebrating without heavy spending, but with community-driven creativity and pride.*

### **Role of Council**

#### **Council to:**

- *Endorse and coordinate the initiative as part of the official Swakopmund Birthday celebrations, annually during August and specially on the 4<sup>th</sup> of August.*
- *Support a joint awareness campaign promoting Swakopmund as the "Centre of Adventure" and participating businesses.*
- *Provide visibility through Council's platforms (press release, social media, and website).*

**Conclusion**

The Annual Swakopmund Birthday Celebration Initiative is not about hosting costly annual events but about celebrating our town in a way that is sustainable, creative, and beneficial to all. It is a low-cost, high-impact marketing drive that highlights as a thriving business hub while building Swakopmund community pride.

It is advised that the Swakopmund Municipality as the Local Authority encourage the Swakopmund business fraternity, to join Council in making **August as well as the 4<sup>th</sup> of August a date that residents and visitors alike look forward to each year.**

Let's proudly say together: *"Celebrate Swakopmund - the "Centre of Adventure, Support Local Business!"*.

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

**RECOMMENDED:**

- (a) **That Council endorse and support the Swakopmund Annual Birthday Celebration Initiative to be observed during August and especially on the 4<sup>th</sup> of August, each year.**
  - (b) **That Council approves the use of the slogan: *"Celebrate Swakopmund - the "Centre of Adventure, Support Local Business!"* as the official branding for the initiative.**
  - (c) **That Council mandates the Public Relations & Marketing Section to begin early marketing and awareness campaigns well in advance of August each year to:**
    - ***Inform and encourage the Swakopmund business fraternity to participate.***
    - ***Promote the initiative to residents and visitors.***
    - ***Position Swakopmund as an attractive and business-friendly destination.***
  - (d) **That the Public Relations and Marketing Section of Council encourage all local businesses to participate voluntarily by offering discounts, promotions, or value-added services in celebration of the town's birthday.**
-



proposed consent was the 1<sup>st</sup> August 2025. By the closing time for objections, one objection was received against the proposed activity.

#### 4. Discussion

##### 4.1 Objection

One of the surrounding property owners is against the proposed accommodation establishment. His concerns are that he does not want businesses running near him and that he wants peace.

##### 4.2 Evaluation

It is not clear from the objector as to what will disturb his peace. Should he be anticipating that the guests will be making excessive noise to a level where it deprives residents of their peaceful and quiet neighborhood, Council reserves the right to enforce Clause 8.2 of the Swakopmund Zoning Scheme, and Section 56 of the Public and Environmental Health Act, 2015 states that:

#### "8.2 Removal of Injurious Conditions"

8.2.1 where the amenity in any area is adversely affected by the condition of any building, land or erf, garden or by **any activity taking place in the area**, the Council may serve notice on the responsible person requiring him, within a specified period of not less than **28 (twenty eight) days** from the date on which notice was served to take such action as is necessary to eliminate the source of annoyance."

"56. A person may not cause a health nuisance or may not permit to exist on a land or premises owned or occupied by him or her, or of which he or she is in charge, a health nuisance or other condition liable to be injurious or dangerous to health".

It is premature to deny the applicant's consent approval without evidence that the proposed accommodation establishment will bring forth noise. Therefore, the argument by the objector that he does not want business near him as he wants peace and "quiet" should be disregarded until there is concrete evidence that the proposed guesthouse is a nuisance to the area.

According to the Council's Accommodation Establishment Policy, accommodation establishments operating from single residential zoned properties are confined to 40% of the total floor area of all the buildings on site.

	1	2	3	4
	ZONE	MAP REFERENCE	PURPOSES FOR WHICH LAND MAY BE USED	PURPOSES FOR WHICH LAND OR BUILDINGS MAY BE USED WITH THE CONSENT OF THE COUNCIL ONLY
<b>A</b>	Single Residential	Yellow fill	Dwelling House	Place of Public Worship, Place of instruction, Resident Occupation, <b>Residential Guest House.</b>

**5. Conclusion**

The proposed consent to operate a residential guesthouse on Erf 5623, Swakopmund Extension 17, is not foreseen to hurt the amenity of the area. Thus, it can be supported.

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

- (a) That consent to operate a residential guesthouse on Erf 5623, Swakopmund, Extension 17, be approved.
  - (b) That Dunes Serenity Guesthouse registers with the Health Services and Solid Waste Management, and that the standard Health Regulations will apply.
  - (c) That Council reserves the right to cancel a consent use should there be valid complaints.
  - (d) That the applicant must operate within the Swakopmund Zoning Scheme regulations.
  - (e) That consent is not transferable.
  - (f) That sufficient parking will be provided on the premises as per the Accommodation Establishment Policy requirements.
  - (g) That no on-street parking will be tolerated.
  - (h) That the floor area ratio of all buildings to be used as a guesthouse may not exceed 40% of the total floor area of the house.
  - (i) That the resident occupation may only employ up to two full-time employees. The approval is granted on condition that the operation is a small-scale operation, and Council reserves the right to withdraw the consent should the operation expand.
  - (j) That the objector be informed of Council's decision and his right to appeal to the Minister against Council's Resolution in respect of resolution (a) above in terms of Clause 8 of the Swakopmund Zoning Scheme within 28 days of receipt of notice of this Resolution, provided that written notice of such an appeal shall be given to the Ministry of Urban and Rural Development, as well as Council within the said period.
-



+264 84 410 4577 swakopmund.com.na P.O. Box 63, Swakopmund, Namibia

Enquiries: Alfred Ndiweteko ☎ +264 84 410 4577 [andiweteko@swakopmund.com.na](mailto:andiweteko@swakopmund.com.na)

APPLICATION FOR BUSINESS REGISTRATION

New Application (Consul. Town Planner)	<input checked="" type="checkbox"/>	Change of Trade Name	<input type="checkbox"/>
Renewal (On or before 31 May)	<input type="checkbox"/>	Change of Ownership (Consul. Town Planner)	<input type="checkbox"/>
Renewal (Move to new Premises) (Consul. Town Planner)	<input type="checkbox"/>	Business Closure	<input type="checkbox"/>
Transfer (New Driver)	<input type="checkbox"/>	Postal Address Change	<input type="checkbox"/>
		Lost or Stolen & Duplicate of Certificate	<input type="checkbox"/>

NAME OF BUSINESS: DUMES SERENITY GUESTHOUSE  
 NAME OF OWNER: FRANCOIS MOREAU & ROMANE METIN  
 NAME OF MANAGER: DR LUDWIG SCHROEDER ESTATE AGENTS  
 BUSINESS ADDRESS: PO BOX 48 TELEPHONE: 064 40 2349  
 TOWN: SWAKOPMUND MOBILE: 081 252 8877  
 EMAIL ADDRESS: anna@schroeder-estate.com.na  
 ADDRESS OF BUSINESS: NO DUMESIDE AVENUE STREET  
 ERF NO: 5623 Ext. 17, SWAKOPMUND

A. TYPE OF REGISTRATION REQUIRED:

Restaurant & Take Away	Manufacturing / Production	Educational Institution	Entertainment
General Dealer	Child Care	Accommodation	<input checked="" type="checkbox"/> Financial Institution
Administrative Office	Hospitality	Health & Beauty	Home Occupation
Medical Practice	Service Industry	Warehouse	Workshop
Home Shop	Other		
Detailed Scope of Business i.e. Construction, Driveway, Pool, etc.		<u>RESIDENTIAL GUESTHOUSE</u>	

B. CERTIFICATE OF OWNER/AGENT IN RESPECT OF PREMISES (FOR ALL NEW BUSINESSES AS WELL AS BUSINESS MOVING TO NEW PREMISES)

I hereby declare that I have granted permission to the above applicant to conduct the business for which they have applied on the said Erf

FRANCOIS MOREAU & ROMANE METIN  
NAME (owner of property) (Please print)

[Signature]  
SIGNATURE (owner of property)

[Signature]  
SIGNATURE OF APPLICANT

09/07/2025  
DATE



# Ludwig Schröder Estate Agents cc

Reg. No. cc/2006/2346 VAT Reg. No. 9908923301 Member: Anjo Schröder

Tel: +264 64 40 2349  
Cell: +264 81 252 8877  
E-mail: info@schroeder-estate.com.na  
www.schroeder-estate.com.na  
PO Box 48  
11 Daniel Tjongarero Avenue  
Swakopmund, Namibia

Municipality of Swakopmund  
Manager: Town Planning – Mr Johannes Heita

Delivered by Hand

5th August 2025

Dear Mr Heita

**Re: Application for consent to operate a residential guesthouse  
Erf 5623, Extension 17, Duneside Avenue, Kramersdorf, Swakopmund**

Acting on behalf of our clients, Mr Francois Moreau and Mrs Romane Metin, we herewith wish to submit their application to operate a residential guesthouse on the above mentioned erf.

Erf 5623, an unimproved erf, was recently purchased by Mr Moreau and Mrs Metin. Attached please find Kinglaw's confirmation thereof. Clients Moreau & Metin are French nationals. Enclosed please find their letter motivating their relocation to Swakopmund to establish a new home, and to operate a small section thereof as a residential guesthouse.

The building plans for their residence have been finalised by the Swakopmund architect, Cedric Powell, and have been submitted for municipal approval.

Further to municipal requirements, enclosed please find the following documentation:

- Application for Business Registration
- A siteplan indicating the required parking and access to the premises
- A ground floor and first floor plan indicating the number of guestrooms and utilisation of all other areas.
- For ease of reference, the public areas / guest sections have been marked in a darker shade of yellow whilst the private areas for utilisation by the owners have been marked in a lighter shade of yellow.
- A layout plan of neighbouring erven as received by the Townplanning office, marking the 100m radius of the said property, determining the neighbouring erven required to provide consent, amounting to a total of 8 erven
- Written consent by 7 out of a total of 8 neighbouring erven
- Objection by 1 owner (Mr Martens) who is not a direct neighbour. Attached please find documentation as proof of various attempts to establish contact with

Ordinary Council Meeting – 30 October 2025

Mr Martens to address his concerns and to find a solution acceptable to all parties. No response was received by Mr Martens. We also did not receive a certified copy of his ID.

- Original cut-outs of The Namibian and Namib Times (11th and 18th July 2025), as proof of advertising the intention to apply for consent use.
- 2 photos depicting the notice of intent to apply for consent, on the vacant erf 5623, Ext. 17.

I furthermore confirm, that no objections i.r.t. the newspaper advertising and notice board on the erf, being the notice of intent to apply for consent, have been received to date.

We trust that the submitted documents meet your requirements and hope to receive your favourable decision within due course.

Yours sincerely

A circular stamp for Ludwig Schröder Estate Agents CC is overlaid on a handwritten signature. The stamp contains the text 'Ludwig Schröder', 'Estate Agents', and 'Agent'. The signature is in cursive and appears to read 'Anja Schröder'.

Anja Schröder  
LUDWIG SCHRÖDER ESTATE AGENTS CC

Cc: Mr F Moreau & Mrs R Metin



# MUNICIPALITY SWAKOPMUND

(064) 4104421  
006519137

V1 53 SWAKOPMUND  
Namibia

## Consent from adjoining owner/neighbours for Business Registration and/or Consent Use

I Ingo Martens ..... the owner of Erf 5612

Street Address:
Postal Address: <u>P.O. Box 40242</u>
Tel. No.: <u>+1954 305 1702</u>
E-mail Address: <u>ingomartens@outlook.com</u>

Am aware that an application for to operate a residential guesthouse (as per attached siteplan)

on Erf 5623 ..... By Messrs Francois Moreau & Romane Hetin  
has been applied for, at the Municipality of Swakopmund and have the following to respond:

No objection

Objection

.....  
Signature of Owner

.....  
Signature of Owner

(Please mark which ever is applicable in the block)  
against the proposed consent use:  
(If you have an objection please stipulate your reasons/remarks below)

REMARKS/REASONS
<u>I do not want business running near me, i want to be able have peace &amp; quiet</u>

[Signature]  
SIGNATURE

Ingo Martens  
FULL NAME

19-11-2026  
DATE

Contact Details: Tel. No / Cell Phone: .....

**Please attach certified copy of Identity (signature) of the neighbour (owner of the erf).**



# MUNICIPALITY SWAKOPMUND

(064) 4104421  
0886519137

53 SWAKOPMUND  
Namibia

## Consent from adjoining owner/neighbours for Business Registration and/or Consent Use

I, Stracchino Investments the owner of Erf 5621

Street Address:	25 First Ave, Swakopmund
Postal Address:	
Tel. No.:	
E-mail Address:	chani1703@gmail.com

Am aware that an application for to operate a residential guesthouse (as per attached siteplan) on Erf 5623 By Messrs Francois Moreau & Romane Metin has been applied for, at the Municipality of Swakopmund and have the following to respond:

No objection

Objection

Signature of Owner  
Signature of Owner

(Please mark which ever is applicable in the block)  
against the proposed consent use:  
(If you have an objection please stipulate your reasons/remarks below)

REMARKS/REASONS

SIGNATURE

Chanique Honeyborne  
FULL NAME

14/11/2024  
DATE

Contact Details: Tel. No / Cell Phone: .....

**Please attach certified copy of Identity (signature) of the neighbour (owner of the erf).**



# MUNICIPALITY SWAKOPMUND

(064) 4104421  
0886519137

53 SWAKOPMUND  
Namibia

### Consent from adjoining owner/neighbours for Business Registration and/or Consent Use

I, CORDULA PALETZ ..... the owner of Erf 5625

Street Address:	<u>5625 Avis St.</u>
Postal Address:	<u>PO. Box 8262</u>
Tel. No.:	<u>081-620-1007</u>
E-mail Address:	<u>namgul59@live.com</u>

Am aware that an application for to operate a residential guesthouse (as per attached siteplan)

on Erf 5623 ..... By Messrs Francis Moreau & Romane Yelin  
has been applied for, at the Municipality of Swakopmund and have the following to respond:

No objection

[Signature]  
Signature of Owner

Objection

.....  
Signature of Owner

(Please mark which ever is applicable in the block)

against the proposed consent use:

(If you have an objection please stipulate your reasons/remarks below)

REMARKS/REASONS

[Signature] CORDULA PALETZ Nov 5 / 2024  
SIGNATURE FULL NAME DATE

Contact Details: Tel. No / Cell Phone: .....

**Please attach certified copy of Identity (signature) of the neighbour (owner of the erf).**



# MUNICIPALITY SWAKOPMUND

(064) 4104421  
0926519137

53 SWAKOPMUND  
Namibia

Consent from adjoining owner/neighbours for Business Registration and/or Consent Use

FRANZ P WITTREICH (NAMAGRA) the owner of Erf 5624

Street Address:	<u>1509 C32 Road Karibib</u>
Postal Address:	<u>P.O. Box 69 KARIBIB</u>
Tel. No.:	<u>0811293294</u>
E-mail Address:	<u>info@namagra.com</u>

Am aware that an application for to operate a residential guesthouse (as per attached site plan)

on Erf 5623 By Messrs Francois Moreau & Romane Metin has been applied for, at the Municipality of Swakopmund and have the following to respond:

No objection

Signature of Owner

Objection

Signature of Owner

(Please mark which ever is applicable in the block)

against the proposed consent use:

(If you have an objection please stipulate your reasons/remarks below)

REMARKS/REASONS
<del> </del>
<del> </del>
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<del> </del>

FRANZ PETER WITTREICH 4/11/2024

SIGNATURE

FULL NAME

DATE

Contact Details: Tel. No / Cell Phone: 0811293294

Please attach certified copy of Identity (signature) of the neighbour (owner of the erf).

F.P WITTREICH (CEO)  
NAMAGRA (PTY)Ltd  
P. O. Box 69, Karibib  
Tel: +264 64 550 201  
Fax: +264 64 550 108

VRB/2009



# MUNICIPALITY SWAKOPMUND

(064) 4104421  
0886519137

53 SWAKOPMUND  
Namibia

### Consent from adjoining owner/neighbours for Business Registration and/or Consent Use

Carl Coetzee the owner of Erf 5614/10041 B  
ERF TWO FOUR FIVE TWO SWAKOPMUND CC

Street Address: \_\_\_\_\_  
 Postal Address: P.O. Box 1586, Swakopmund  
 Tel. No.: 081 314 4853  
 E-mail Address: office@build.com.na

Am aware that an application for to operate a residential guesthouse (as per attached siteplan)  
 on Erf 56023 By Messrs Francois Moreau & Romane Metin  
 has been applied for, at the Municipality of Swakopmund and have the following to respond:

- No objection
- Objection

[Signature]  
 Signature of Owner

.....  
 Signature of Owner

(Please mark which ever is applicable in the block)  
 against the proposed consent use:  
 (If you have an objection please stipulate your reasons/remarks below)

REMARKS/REASONS

[Signature]                      A.G. Coetzee                      5/11/2024  
 SIGNATURE                      FULL NAME                      DATE

Contact Details: Tel. No / Cell Phone: \_\_\_\_\_  
**Please attach certified copy of Identity (signature) of the neighbour (owner of the erf).**



# MUNICIPALITY SWAKOPMUND

(064) 4104421  
0886519137

53 SWAKOPMUND  
Namibia

### Consent from adjoining owner/neighbours for Business Registration and/or Consent Use

I, Arne Rodenwoldt the owner of Erf 5613

Street Address:	<u>23 Omuramba street</u>
Postal Address:	<u>P.O. Box 136</u>
Tel. No.:	<u>081 700 0090</u>
E-mail Address:	<u>arne.rodenwoldt@gmail.com</u>

Am aware that an application ~~for a~~ to operate a residential guesthouse (as per attached siteplan) on Erf 5623 By Messrs Francis Moreau & Romane Metiu has been applied for, at the Municipality of Swakopmund and have the following to respond:

No objection

Signature of Owner

Objection

Signature of Owner

*(Please mark which ever is applicable in the block)*  
against the proposed consent use:  
*(If you have an objection please stipulate your reasons/remarks below)*

REMARKS/REASONS

[Signature]  
SIGNATURE

A. RADENWOLDT FULL NAME      16/10/2025 DATE

Contact Details: Tel. No / Cell Phone: 081 700 0090

**Please attach certified copy of Identity (signature) of the neighbour (owner of the erf).**



# MUNICIPALITY SWAKOPMUND

(064) 4104421  
0886519137

53 SWAKOPMUND  
Namibia

### Consent from adjoining owner/neighbours for Business Registration and/or Consent Use

A & CJ REYNEKE the owner of Erf 5615

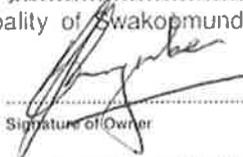
Street Address:	<u>5615 OPIURAMBA STR</u>
Postal Address:	
Tel. No.:	<u>081 364 1188</u>
E-mail Address:	<u>cjreynke@gmail.com</u>

Am aware that an application for a to operate a residential guesthouse (as per attached siteplan)

on Erf 5623 By Messrs Francois Moreau & Romane Metin  
has been applied for, at the Municipality of Swakopmund and have the following to respond:

No objection

Objection

  
Signature of Owner

  
Signature of Owner

(Please mark which ever is applicable in the block)

against the proposed consent use:

(If you have an objection please stipulate your reasons/remarks below)

REMARKS/REASONS

 DR CJ REYNEKE 18/6/2025  
SIGNATURE FULL NAME DATE  
Contact Details: Tel. No / Cell Phone: 081 364 1188

Please attach certified copy of Identity (signature) of the neighbour (owner of the erf).



# MUNICIPALITY SWAKOPMUND

(064) 4164421  
0886519137

53 SWAKOPMUND  
Namibia

### Consent from adjoining owner/neighbours for Business Registration and/or Consent Use

I, 26 Hoffman Family Trust the owner of Erf 5622

Street Address:	
Postal Address:	<u>PO Box 20244, Windhoek</u>
Tel. No.	<u>081-1283520</u>
E-mail Address:	<u>bfz13@me.com</u>

Am aware that an application for a to operate a residential guesthouse (as per attached siteplan) on Erf 5623 By Messrs Francois Moreau & Romane Metin has been applied for, at the Municipality of Swakopmund and have the following to respond:

- No objection see below [Signature]  
Signature of Owner
- Objection [Signature]  
Signature of Owner

(Please mark which ever is applicable in the block)  
against the proposed consent use:  
(If you have an objection please stipulate your reasons/remarks below)

REMARKS/REASONS
<u>No objection on condition that the binding commitments agreed in terms of the agreement attached hereto by the owners of ERF 5623 and ERF 5622 are complied with.</u>

<u>[Signature]</u>	<u>Heide Hoffmann</u>	
<u>[Signature]</u>	<u>Jürgen Hoffmann</u>	<u>01.07.2025</u>
SIGNATURE	FULL NAME	DATE

Contact Details: Tel. No / Cell Phone: .....  
**Please attach certified copy of Identity (signature) of the neighbour (owner of the erf).**





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Marriman Bank logo and text: MARRIMAN BANK, ALL SERVICES PROVIDED BY THE BANK ARE SUBJECT TO THE BANK'S STANDARD CONDITIONS OF BUSINESS.

ADVICE TO CREDITORS IN RECEIVED DIVIDENDS. NOTICE TO CREDITORS IN RECEIVED DIVIDENDS. NOTICE TO CREDITORS IN RECEIVED DIVIDENDS.

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19 NAMIB TIMES

COMMUNITY NEWS

10 JULY 2025

# PKF Snaps Top Spot in Rotary Men at Work Photo Competition

Ellen van der West

There was laughter and camaraderie all around as the Rotary Club of Walvis Bay proudly announced the winner of this year's Men at Work photo competition. With the month of June dedicated to Men's Health, the Club once again seized the opportunity to highlight the hardworking men of our two coastal towns, and what better way to do that than through the lens of everyday life on the job?

The year's winning photo came from the team at PKF Financial Consulting Services, already titled "Café and Concentration." It was a candid, eye-of-the-camera snapshot, the very kind the Namib Times is an advocate at. Wednesday evening's Rotary meeting at the Protea Hotel in Walvis Bay.



The five men in the frame, Laker Malmberg, Angus de Tott, Luigi Mousak, Immanuel Anagnostis and Henry Plet, had simply walked into Luigi's office when colleague Jaxxter Villetz Enjok captured the moment. It was chaos getting all of them together, Enjok said the newspaper with a laugh. The snapshot was got the shot, and it turned out to be a winner. The team said they were genuinely surprised to win this prize, especially since the competition had strong contenders. "Most have been the office," they joked, referring to the busy corporate world they inhabit. The group celebrated the win with a toast, and the evening was filled with laughter and camaraderie.

The Men at Work competition invited local companies, businesses, and organisations to submit photos of their staff in action at work. Entries had to follow a few simple rules: photos of those in action, all over 18, clearly visible faces, taken at the actual workplace.

A virtual only for was required, with all proceeds going toward Rotary's men's charitable projects. Out of the two features, public voting on Facebook.

Announced the winners. And when the date rolled, they were proud to see the top three finishers were Will Hanzman and Building Supplies, "Efficient, passionate, customer" with Lefa, Parshani, and Kasper, Baywatch Group, "they speak to the heart" with James Lee, Kofin, Sushob, Tobias, and Henry, and the winning team from PKF Financial Consulting Services "Café and concentration" with Laker, Angus, Luigi, Immanuel, and Henry. The awards were presented during the Rotary Club's October and well-attended meeting on Wednesday evening this week.

The evening was abuzz with energy. From a presentation by Lions Club President David, to the warm words of Rotary Club of Swakopmund's President Nandor Dreyer and his wife. The gathering also welcomed guests, business, local, and prospective members. And of course, it gave everyone the chance to see the winners in person. The Rotary Club of Walvis Bay thanks every participant who entered and supported this initiative. "Your photos, your words, your work, and your honour are what make Men at Work such a meaningful project. Through your snapshots, we've been reminded of the everyday efforts of men across all industries, and the importance of celebrating their health and well-being," said Arno van Jaars, Treasurer, Rotary Club.

# Lions Reflect on Year of Community Impact

Ellen van der West

The Walvis Bay Lions Club gathered on Friday, 27 June, to mark the close of the 2024/2025 Lionsdale year with a celebratory evening filled with reflection, recognition, and renewed commitment to service.

Held in the Lions spirit, the event brought members together to honour milestones and pay tribute to the individuals whose tireless commitment have kept the spirit of service alive within the community. The club officially recognised its office bearers for a second term, reinforcing confidence in their leadership and the continuity of our mission. A particularly sparkling moment of the evening was the presentation of a beloved certificate and service pin to Lion Gertie Teleson, honouring her 20 years of dedicated service. As she approached her 75th year as a Lion, her long-standing commitment is seen as a cornerstone of the club's legacy. Gertie has been a beacon of what it means to serve



with compassion, integrity, and heart, said David Koch, President of the Walvis Bay Lions Club. "Her dedication, passion, and service are truly grateful for the foundation she's helped build." Recognition was also extended to Lion Hans Lorenz and Lion Hans Lorenz and Lion Hans Lorenz, who continued to show their support for their fellow members and the community. Certificates of appreciation were awarded to Lion Hans Lorenz and Lion Hans Lorenz, in recognition of their ongoing contributions throughout the year. "Every bit of service, whether public or behind the scenes, counts as service," said Koch. "It's important to celebrate those who give their time generously, without expectation."

The proceeds of the evening was the presentation of the prestigious Lion's Valley Award to Lion Paul Dabson, who was named Lion of the Year for his extraordinary work on the club's mobility project. When he took over the project, he had just one month to complete it. "Paul's work is not just technical, it's deeply human," Koch said. "He reports from as much as he reports on progress. Whether it's being both to old age homes, or providing mobility for someone who thought they'd never walk again, Paul does it with grace and quiet determination." Koch also extended a heartfelt thanks to Lion Hans Lorenz, whose steady support of the club's efforts continues to multiply the impact of the mobility project across the region. "This has been a year of growth, generosity, and unity," he said. "We're delighted for what we've achieved together and for the power of dedicated service. As we look to the year ahead, we do so with a renewed sense of purpose and a firm commitment to serve whom we are needed most."



## MUNICIPALITY OF WALVIS BAY

Notice is hereby given in terms of section 63(2)(b) of the Local Authorities Act, 1992 (Act 230/1992), that the Municipality of Walvis Bay intends to lease by private transaction, a Portion of Farm 26 to Transnational Logistics and Investments CC.

Description: Farm 26 Area: 20,732 Lease amount per month excluding 15% VAT (R\$) 24256,44

For particulars pertaining to the lease and to inspect the site, interested persons may apply to the Municipal Office, Walvis Bay, on Tuesday, 22 July 2025 at room 45, Municipal Office, Walvis Bay. For more information, contact Mrs. Melinde Kala at telephone (064) 201 3235 during office hours.

Any person's objection to the proposed lease, may in writing lodge an objection together with the ground(s) on which the objection is based, to the Manager, Housing and Properties at the above address or to Private Bag 5017, Walvis Bay, before or on Friday, 25 July 2025 at 12:00.

Jack Mwanza Manager, Housing and Properties Tel: (064) 201 3336 Email: jmwanza@walvisbaycc.gov.na

**ENGLISH TEACHER POSITION**

We are looking for an individual who can create a difference in the lives of young learners by teaching through their language skills from grade 4 to 6. Interested and efficient. As a team member, you will be responsible for teaching activities.

WALVIS BAY MUNICIPALITY

Apply to: Mrs. Melinde Kala, Municipal Office, Walvis Bay, Tel: (064) 201 3235

**NOTICE**

**CONSENT USE, ERECTION OF BUILDINGS AND USE OF LAND IN TERMS OF THE SUBURBANE ZONING SCHEME**

M. F. Mwanza and Ms. H. Mwanza hereby intend to apply to the Walvis Bay Municipal Council for the "Special Consent" to construct and operate a "Residential Guesthouse" on the premises of Erf 1023, Swakopmund Extension 17 (Dunsmuir Avenue) as proposed for in terms of Clause 6.02 of the Suburban Zoning Scheme. Details of which are obtainable from the General Manager, Engineering & Planning Services.

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

Closing date for objections or comments is 17 August 2025.

Contact Person: Ms. A. Schepers, Cell: 081 252 1077 Email: aschepers@walvisbaycc.gov.na Or M. J. Mwanza (Manager, Town Planning) Tel: +264 (0) 64 204400

**CALL FOR REGISTRATION AS INTERESTED AND AFFECTED PARTIES**

**ENVIRONMENTAL ASSESSMENT FOR AN APPLICATION FOR ENVIRONMENTAL CLEARANCE FOR THE REZONING OF FARM GREEN VALLEY NO. 22 FROM "UNDETERMINED" TO "INDUSTRIAL" WALVIS BAY IN THE ERONGO REGION**

**1. PROJECT SITE AND DESCRIPTION**

TradePort Namibia (Pty) Ltd (the Proponent), intends to obtain land use rights for a medium-scale development on their 10 hectares property (hereby known as the Green Valley Farm No. 22, Walvis Bay in the Erongo region).

In the longer term the intention is to develop the property into a mixed-use development light industrial / medium industrial complex that could, in the future, comprise of business incubation / rental or fulfilment facilities etc.

**2. PUBLIC PARTICIPATION PROCESS**

Envis-Leap Consulting (the EIA Consultant and Affected Party A) is required to register and receive Environmental Assessment (EIA), Scoping, and EIA/10 documents relating to the proposed project for Risk, constraints and input.

**3. COMMENTS AND QUERIES**

Interested and Affected Parties are herewith required to register by writing to us at the address below no later than 10 August 2025.

Please register and direct all comments, queries or Environmental Assessment Practitioner Email: [info@envis-leap.com](mailto:info@envis-leap.com)

**ENVIROLEAP CONSULTING**

**Notice: Special Consent to construct & operate a  
“Residential Guesthouse”**

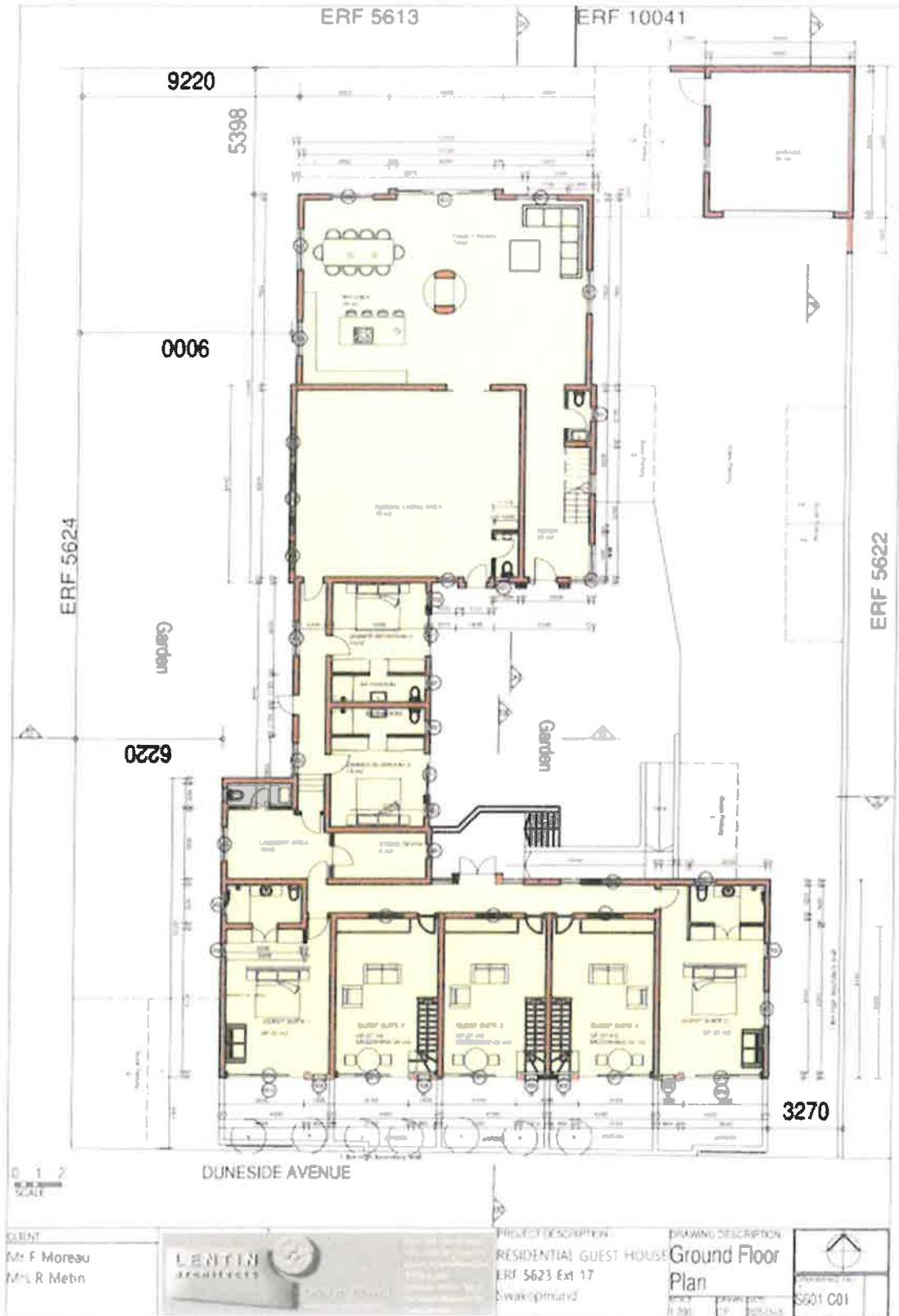
Erf 5623, Ext. 18, Duneside Ave, Swakopmund

Owners: Mr F Moreau & Ms R Metin

Date of placement: Friday, 11th July 2025









11.1.20 **CONSENT FOR RESIDENTIAL DEVELOPMENT ON ERF 6023, SWAKOPMUND, EXTENSION 19**  
(C/M 2025/10/30 - E 6023)

**Ordinary Management Committee Meeting of 14 October 2025**, Addendum **8.12** page **102** 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 consent in terms of Clause 5. (D) (2.8) of the Swakopmund Zoning Scheme to use Erf 6023, Swakopmund Extension 19, for residential purposes only.

**2. Introduction and Background**

An application for consent to use Erf 6023, Swakopmund Extension 19, for residential purposes only, was received by the Engineering and Planning Services from Du Toit Town Planning Consultants on behalf of the registered owner, Mr Daniel Petrus Du Toit.

The applicant seeks to revive Council's consent, which was granted in 2018 by virtue of Council Resolution Number (C/M2018/01/25 - E 6023), resolved as follows:

- (a) *"That consent to use Erf 6023, Swakopmund, solely for residential purposes be granted and the development be limited to a maximum bulk factor of 1.2.*
- (b) *That all the parking be provided on-site in line with the Swakopmund Town Planning Scheme.*
- (c) *That the objector be informed of his right to appeal to the Minister against Council's Resolution in respect of resolution (a) above in terms of Clause 8 of the Swakopmund Town Planning Scheme within 28 days of receipt of notice of this Resolution, provided that written notice of such an appeal shall be given to the Ministry, as well as Council within the said period."*

The owner of Erf 6023, Swakopmund Extension 19, failed to develop the erf solely for residential purposes within a period of twenty-four (24) months as provided for in terms of Clause 6. (6.3) (6.3.1) of the Swakopmund Zoning Scheme, which states that:

*"if of the rights obtained by virtue of the grant by Council of a consent to the erection and use of a building or, the rights having been exercised, the use permitted thereunder is interrupted for a continuous period of 18 months, the consent shall ipso facto lapse, unless any condition upon which such consent was granted specifically provides otherwise in regard to the lapsing of such consent."*

The application is attached as **Annexure A**.

### 3. Locality, Zoning, and Size

Erf 6023, Swakopmund Extension 19, is located along Ehundju Street and zoned "general business" with a bulk of 2.0. It is 3,591 m<sup>2</sup> in extent.

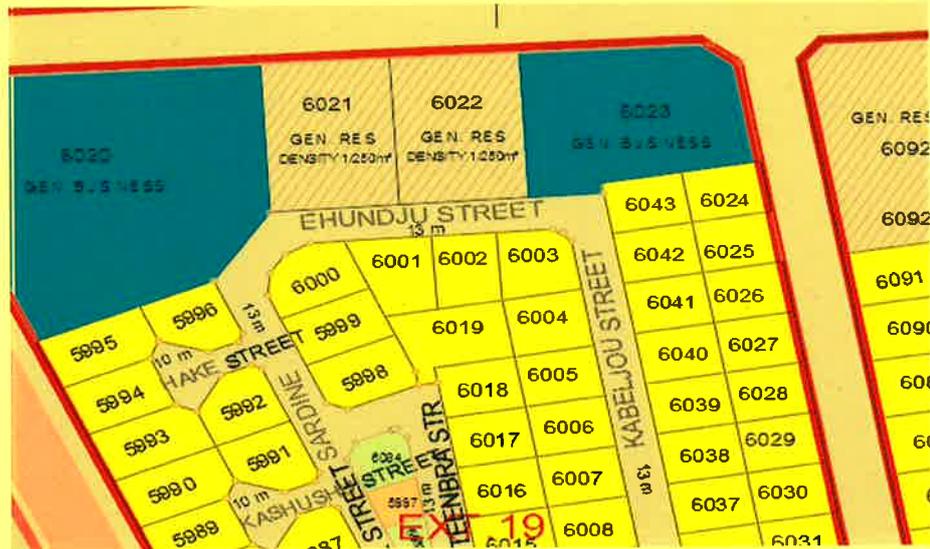


Figure 1: Location of Erf 6023, Swakopmund Extension 19

### 4. Access and parking

Access to Erf 6023, Swakopmund, Extension 19, is obtained from Ehundju Street. Parking for the proposed development will be provided on-site in accordance with the provisions of the Swakopmund Zoning Scheme.

### 5. Proposal

The owner of Erf 6023, Swakopmund, Extension 19, intends to use the property solely for residential development, to construct seventeen (17) residential units.

In terms of the Swakopmund Zoning Scheme, Erf 6023, Swakopmund Extension 19 is zoned "General Business" with a bulk of 2.0. The primary uses in that zone are shops, office buildings, parking garages, licensed hotels, blocks of flats, and residential buildings.

According to the aforesaid zoning, flats and residential buildings may be erected above the ground floor. This means:

- A bulk of 1.2 is permissible for flats and residential buildings above the ground floor,
- This translates into a residential floor area of 4,309 m<sup>2</sup> that may be constructed, and
- Allowable coverage would be 70%.

### 6. Advertisement

The proposed consent to use the erf for residential purposes only was advertised on the 28<sup>th</sup> & 29<sup>th</sup> July 2025 and 5<sup>th</sup> & 4<sup>th</sup> August 2025 in the New Era and the Namibian newspapers, respectively.

A notice was also placed on the site, Council's Notice Board, and neighbouring property owners were notified via e-mails and registered mail.

7. **Discussion**

Erf 6023, Swakopmund Extension 19, is earmarked for business and located along a collector road. Using it solely for residential development has no significant negative impact on the intended future street scene and is compatible with the general setting of the area.

In terms of the Swakopmund Zoning Scheme, residential development on land zoned "*General Business*" requires no consent, provided that it's part of a commercial development and happens above the ground floor. Therefore, the request and consent being sought after by the applicant is to have a residential development on Erf 6023, Swakopmund Extension 19, without the commercial component and happening from the ground floor upwards.

The proposed development will contribute to the reduction of the housing backlog, as it creates an opportunity for more people to have access to formal housing. It is from this point of view that the Engineering and Planning Services Department has no objection to the proposal.

8. **Conclusion**

The request for consent to develop Erf 6023, Swakopmund, Extension 19, solely for residential purposes is in line with the provisions of the Swakopmund Zoning Scheme. There will be no increase in terms of development potential as the bulk factor remains at 1.2. Development addressing the housing backlog should be supported.

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

**RECOMMENDED:**

- (a) **That consent to use Erf 6023, Swakopmund, Extension 19, solely for residential purposes be granted and the development be limited to a maximum bulk factor of 1.2.**
  - (b) **That all the parking be provided on-site in line with the Swakopmund Town Planning Scheme.**
-

**ANNEXURE A- APPLICATION**

11 Four Bridgeview Offices & Apartments, No. 4 De Kwaai-Kwaai Avenue, Kemi Windhoek, Namibia  
 P.O. Box 8671, Ausangaplatz, Windhoek, Phone: +264 81 248010, Fax: +264 81 248808, Mobile: +264 81 381 0636, email: almaro@duitoitplan.com

**Enquiries:** O. Opperman  
**Tel:** +264 81 838 2021  
**Ref:** ERF6023/WF/Consent

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

15 August 2025

For attention: Mr. John Heita

Dear Mr. Heita

**APPLICATION FOR CONSENT IN TERMS OF CLAUSE D2.8 OF SWAKOPMUND ZONING SCHEME TO USE ERF 6023, EHUNDJU STREET, SWAKOPMUND EXTENSION 19 ONLY FOR RESIDENTIAL PURPOSES UNDER THE 'GENERAL BUSINESS' ZONING**

On behalf of Mr. Daniel Petrus du Toit, the owner of the erf, application is herewith made to the Municipality of Swakopmund for:

- consent in terms of Clause D2.8 of Swakopmund Zoning Scheme to use Erf 6023, Ehundju Street, Swakopmund Extension 19 only for 'residential purposes' under the 'general business' zoning.

The locality of the erf is shown on the attached plan. The Power of Attorney from the owner is also attached.

**1. Background**

A previous application for consent was submitted to the Municipality on 18 September 2017 and subsequently approved per Resolution C/M 2018/01/25 and attached letter dated 28 February 2018.

The owner did not take the consent up and the erf remained undeveloped. When he enquired in 2025 if the consent has lapsed, he was informed that the consent is no longer valid.

The purpose of this application is thus to obtain consent to use the erf for residential purposes only for the erection of 17 residential units.

**2. Erf information**

Erf 6023 is located along Ocean View Ave. on the corner of Ocean View Ave, Azoren Street and Ehundju Street in Extension 19 of Swakopmund. The erf is zoned 'general business' with a bulk of 2.0 and is 3591m<sup>2</sup> in extent.

The erf is also close to Pro Ed Academy Private School and Mile 4 Caravan Park and opposite the new Mile 4 Extension 2.



Figure 1: Locality of Erf 6023 with surrounding uses

The topography is flat, with no visible slope – see image from Google Street view below.

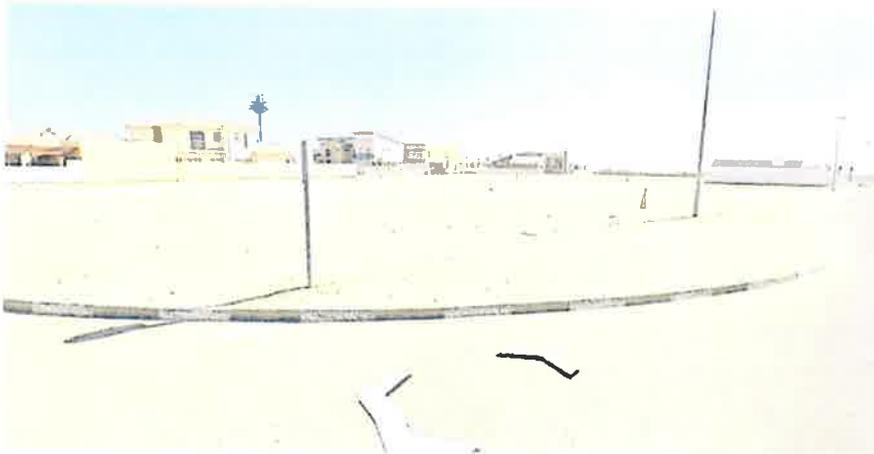


Figure 2: Google Street view in westerly direction

### 3. Proposal

The owner intends to use the erf solely for residential purposes and in terms of the Swakopmund Zoning Scheme – Clause D2.8, special consent is necessary from Council to be able to do this.

## 2.8 Erection of Blocks of Flats and Residential Buildings

Except with the special consent of the Council blocks of flats and residential buildings other than a licensed hotel in this zone may only be erected above the ground floor.

Figure 3: Extract from Clause D2.8

Since the current zoning as per the Swakopmund Zoning Scheme is 'general business', residential buildings and block of flats are primary uses, and the general allowable bulk factor is 2.0.

### D. GENERAL BUSINESS

- |    |                         |   |
|----|-------------------------|---|
| 1. | <b>Colour Notation:</b> | Blue fill   |
|    | <b>Primary Uses:</b>    | Shops, Office Buildings, Parking Garages, Licensed Hotels, Block of Flats, Residential Buildings, Service Stations, Service Industry, Place of Assembly, Place of Amusement, Institutional Buildings, Drive Inn Cafes, Funeral Parlours and Chapels, Warehouses, Liquor Stores, Pensions, Bed and Breakfasts, Launderettes, Dry Cleaners. |
|    | <b>Consent Uses:</b>    |   |

As per the Scheme, a bulk of 1.2 is allowable for residential buildings.

If the consent is granted the owner intends to construct 17 residential units on the erf, which calculate to a density of just over 1 dwelling per 200m<sup>2</sup>. The erven adjacent to Erf 6023 are also zoned 'general residential' 2 with densities 1:250m<sup>2</sup>, thus similar in development potential. All parking will be provided for on-site in accordance with the requirements of Swakopmund Zoning Scheme.

The architectural renders below show the concept of the 17 units on Erf 6023.





#### 4. Motivation

The Swakopmund Waterfront development that was established just south of Erf 6023 a number of years ago, still is a big catalyst for development in the newly established Extensions surrounding it. Erf 6023 is also located along a collector road, hence the 'general business' zoning. This also makes it suitable for high density residential uses.

It is evident that there is a growing need for housing in the coastal town as well as changes in housing preferences. The Town of Swakopmund is inundated with a huge demand for housing which is prompted by the influx of the people seeking job opportunities in the fishing, mining and tourism sectors.

The erection of a sectional title complex will create the opportunity for more people to have a proper place to stay. Some people prefer to share an erf and stay close to other people for security reasons; some prefer to have a small house with less maintenance; etc. With the provision of this type of housing, more options for different types of housing will be put on the market.

It is known that there is a housing shortage in the town, especially in the middle to lower income bracket. The consent to use Erf 6023 can meet the demand for properties in these brackets and also give some first-time home owners the opportunity to own property. The densification of Erf 6023 and other properties in the area will ensure that scarce urban land is used better as well as to prevent the town from sprawling.

Considering the present difficult economic circumstances, people can benefit by living together in separate houses on one erf, sharing land and other service costs.

Erf 6023 were planned to be used for business activities. Granting consent to use it for residential purposes are to a certain extent less intrusive in a neighbourhood or might have less impact than a business building/retail activity with large trucks delivering goods and possible kitchens of restaurants causing noise and smells.

Considering the above, it is believed that granting consent to use Erf 6023 for 'residential' purposes only will not have any negative impact on the neighbourhood and complement that character of it.

**5. Access/Parking**

Access to Erf 6023 is currently from Ehundju Street and all parking will have to be provided for onsite and in accordance with the requirements of the Swakopmund Zoning Scheme.

**6. Registered conditions**

The conditions registered against Erf 6023, Swakopmund are contained in the Deed of Transfer T8201/2014 - copy attached. These are the standard Town Planning Scheme conditions and there are no special conditions or servitudes registered against Erf 6023 that will prohibit the intended development.

**7. Advertising procedure and comments**

The public participation for the application was/is in process. The newspaper notices appeared in the New Era of 29 July 2025 and 5 August 2025 and the Namibian of 28 July 2025 and 4 August 2025.

A notice was placed on the site (see photo attached) as well as on the notice board of the Customer Care Centre of the Municipality of Swakopmund. The comments of the surrounding neighbours were also requested in writing. The majority of the neighbours were contacted by email, besides for two that did not have email addresses and who did not answer the calls which were sent per registered post.

The proof of emails as well as the registered post is attached.

At the time of submission of the application, two returned forms were received – from owners of Erf 6022 and 6024. The closing date for comments is 22 August 2025 and our office will inform you on Wednesday 27 August if any further comments were received.

**7. Conclusion**

The previous consent granted in 2018 was not taken up and subsequently lapsed. This new application is made to obtain consent again for the use of Erf 6023, Swakopmund Ext 19, solely for residential purposes for the construction of 17 residential units. Swakopmund Zoning Scheme per Clause D2.8 allow for and application to Council for consent. The location of Erf 6023 along a large collector road and in a new extension makes it ideal for residential purposes. The intended number of residential units also corresponds to the densities of the surrounding 'general residential' erven.

Considering the above motivation, the Municipality is kindly requested to support the application.

**8. Application**

Application is herewith made

8.1 That consent be granted in terms of Clause D2.8 of Swakopmund Zoning Scheme to use Erf 6023, Ehundju Street, Swakopmund Extension 19 only for 'residential purposes' under the 'general business' zoning for 17 residential units.

**9. Attachments**

Attached 2 copies of the following documents:

- Application
- Previous approval letter – dated 28 February 2018
- Locality and consent plans
- Power of Attorney
- Deed of Transfer T8201/2014
- Copies of newspaper notices
- Photo of notice on site
- Proof of registered letters
- Example of letter to neighbours
- Returned forms
- Proof of payment application fees

Considering the above motivation, it is trusted that you will favourably consider this application. Should you need additional information or would like to discuss the proposed development, do not hesitate to contact me at one of the above numbers.

Kind regards



Dorette Opperman



# MUNICIPALITY OF SWAKOPMUND

 (064) 4104403  
 (064) 4104125  
 Fax 2email: 0886519137  
 53 Swakopmund  
 NAMIBIA  
 www.swkmun.com.na  
 townengineer@swkmun.com.na

Ref No: E 6023

Enquiries: JT Hella

28 February 2018

Du Toit Town Planning Consultants  
 P O Box 6871  
 Ausspannplatz  
 WINDHOEK  
 Namibia

 emarie@dutoitplan.com

Dear Sir/Madam,

**CONSENT FOR RESIDENTIAL DEVELOPMENT ON ERF 6023, SWAKOPMUND,  
 EXTENSION 19  
 (C/M 2018/01/25 - E 6023)**

Please be informed that the Municipal Council of Swakopmund has on 25 January 2018 resolved as follows:

**"RESOLVED:**

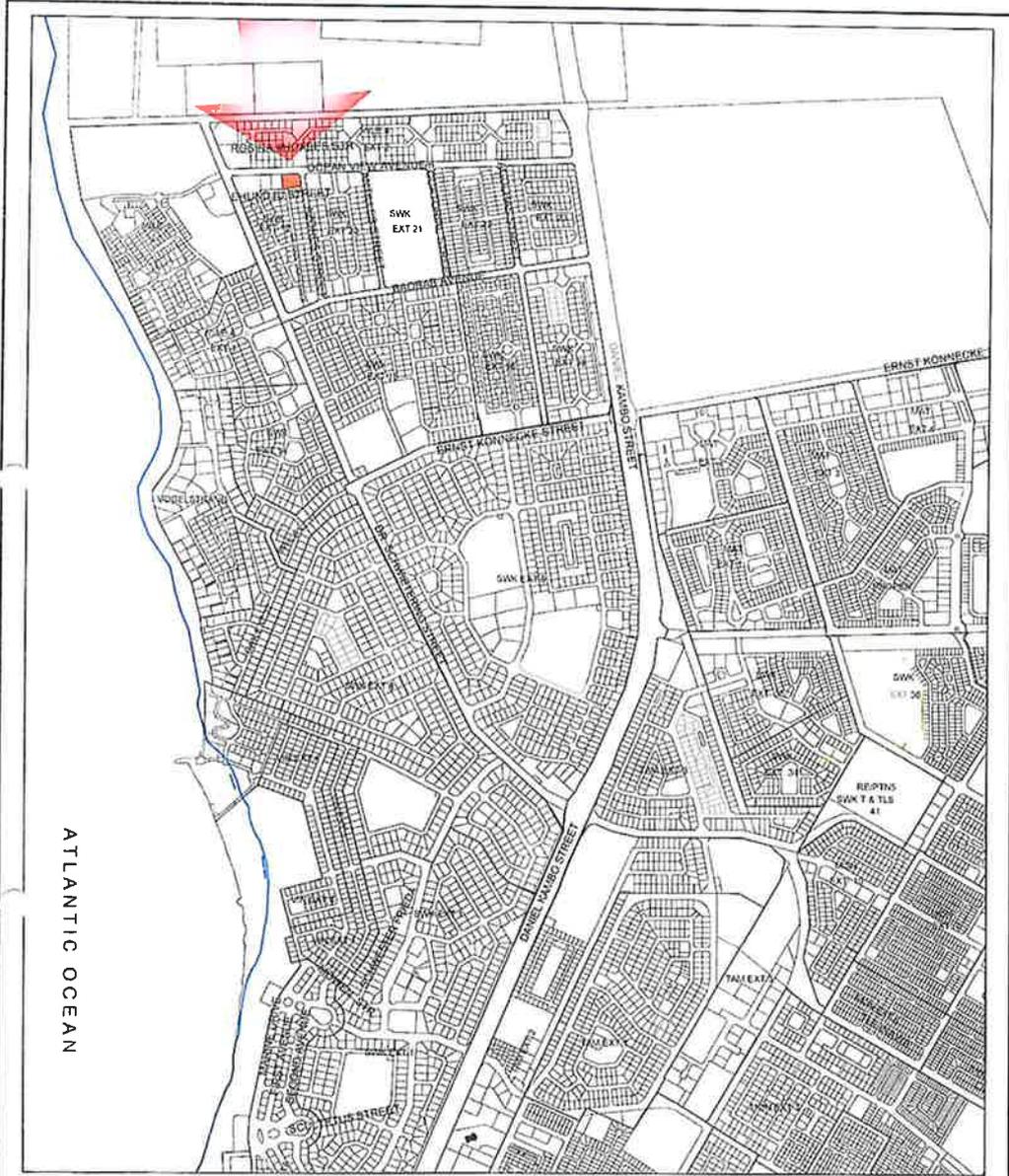
- (a) That consent to use Erf 6023, Swakopmund solely for residential purposes be granted and the development be limited to a maximum bulk factor of 1.2.
- (b) That all the parking be provide on-site in line with the Swakopmund Town Planning Scheme.
- (c) That the objector be informed of his right to appeal to the Minister against Council's Resolution in respect of resolution (a) above in terms of Clause 8 of the Swakopmund Town Planning Scheme within 28 days of receipt of notice of this Resolution, provided that written notice of such an appeal shall be given to the Ministry, as well as Council within the said period.

Yours faithfully,

**AD Duvenhage**  
**GENERAL MANAGER: ENGINEERING SERVICES**

JB/jb/vrb

**ANNEXURE B- PLANS**



Scale: 1/20000

DATE JULY 2025

PLAN NO 6023\_SWK\_L



LOCALITY PLAN OF ERF 6023  
 EHUNDJU STREET  
 SWAKOPMUND EXT. 19



1<sup>st</sup> floor Bldgview Offices & Apartments No. 4  
 Dr. Kees The Nieuwenh Avenue, Klein Windhoek, Namibia  
 PO Box 6811, Aussenpoststr. Windhoek, Phone: +264 (0) 248310  
 Fax: +264 (0) 248608, Email: emarc@du-toit-plan.com



CONTOURS = 0,5m INTERVALS  
PROVIDED BY SWK. MUNICIPALITY

CONSENT IN TERMS OF SWAKOPMUND ZONING SCHEME  
TO USE ERF 6023, SWAKOPMUND EXT 19 FOR  
RESIDENTIAL PURPOSES ONLY FOR 17 UNITS

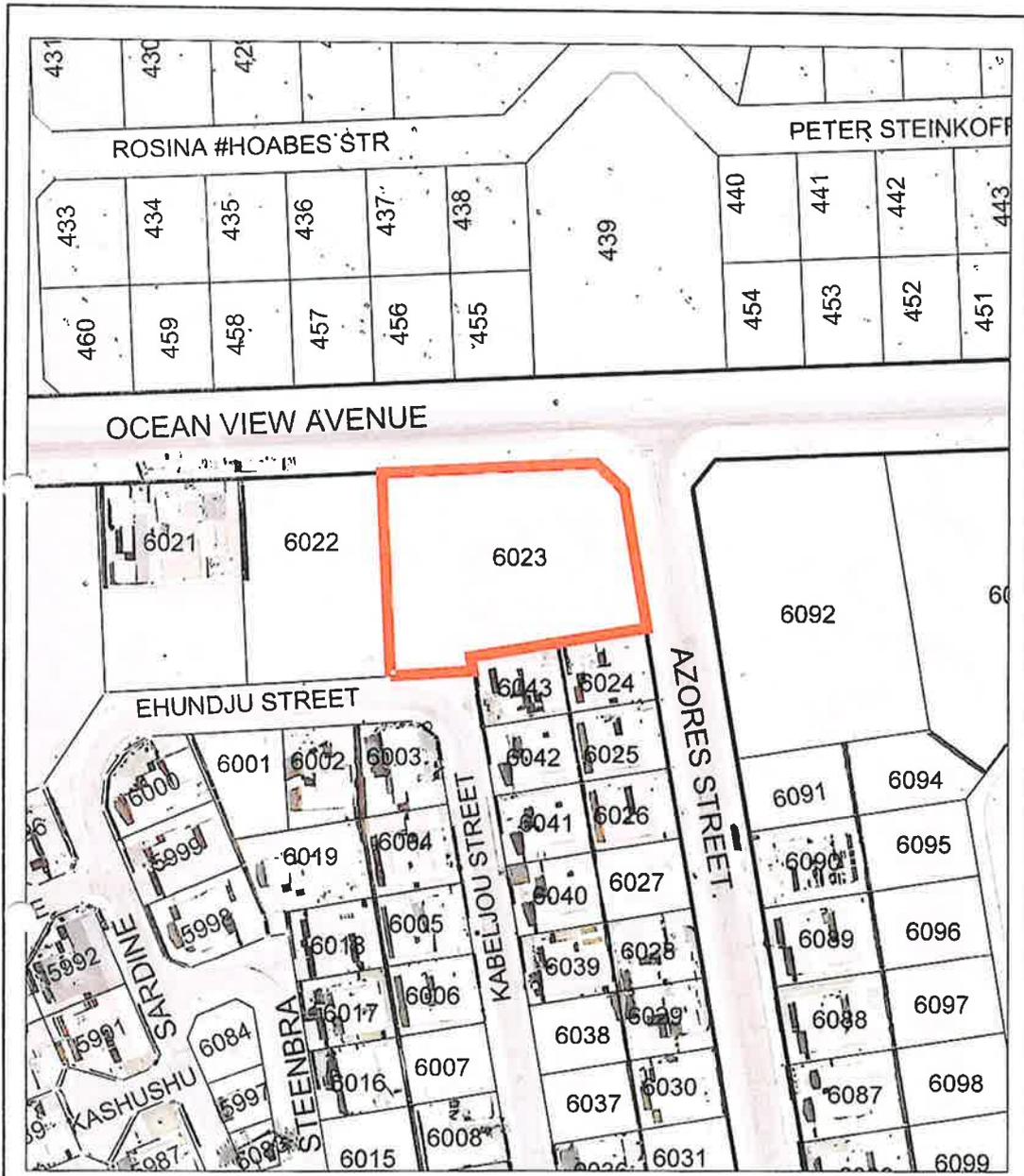
Scale: 1/1500

DATE: JULY 2025

PLAN NO 6023 SWK



Town Planning Offices & Apartments No. 4  
Dr. Kasim Ruzumh Avenue, Klein Walder, Namibia  
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010  
Fax: +264 61 248668 Email: e.maré@gd.tdplan.com



CONTOURS = 1m INTERVALS  
PROVIDED BY SWK. MUNICIPALITY

CONSENT IN TERMS OF SWAKOPMUND ZONING SCHEME  
TO USE ERF 6023, SWAKOPMUND EXT 19 FOR  
RESIDENTIAL PURPOSES ONLY FOR 17 UNITS

Scale: 1/2000

DATE July 2025

PLAN NO 6023SWK

TN



1<sup>st</sup> Floor Bridge on Offices & Apartments No 4  
Dr Kwama Ntshah Avenue, Klein Windpoort, Namibia  
PO Box 6871, Ausspannplatz, Windhoek, Phone +264 01 248310  
Fax +264 01 248508, E mail: dmailtoit@du-toit.com



LEGEND:

- SINGLE RESIDENTIAL
- GENERAL RESIDENTIAL 1
- GENERAL RESIDENTIAL 2
- SPECIAL
- GENERAL BUSINESS
- PUBLIC OPEN SPACE
- PUBLIC OPEN SPACE
- LOCAL AUTHORITY

CURRENT ZONING OF ERF 6023, SWAKOPMUND EXT 19  
'GENERAL BUSINESS WITH A BULK OF 2,0'

Scale: 1/4000

DATE: JULY 2025

PLAN NO 6023 SWK



1<sup>st</sup> floor Bridgeview Offices & Apartments No. 4  
 Di Klippe Bouwstraat, Windhoek, Namibia  
 PO Box 6371, Aussenplanitz, Windhoek, Phone +264 81 248610  
 Fax +264 81 248608, Email: e.marc@du.toitplan.com

**ANNEXURE C- OWNERSHIP AND POA**

**SPECIAL POWER OF ATTORNEY**



I, the undersigned

**Daniel Petrus du Toit**

in my capacity as owner of

**Erf 6023, Swakopmund Extension 19**

do hereby nominate, constitute and appoint

**Du Toit Town Planning Consultants**

with power of Substitution, to be my lawful Agent in my name, place and stead, to make the necessary application to the Swakopmund Municipality and the Urban and Regional Planning Board for:

**Consent in terms of the Swakopmund Zoning Scheme to use Erf 6023, Swakopmund Extension 19, for 'residential' purposes only under the General Business zoning**

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

Signed at Swakopmund this 16<sup>th</sup> day of JULY 2025, in the presence of the undersigned witnesses

WITNESSES:

1. 



SUBSCRIBER

2. 



AND THE SAID APPEARER declared that him said Principal on 2<sup>ND</sup> OF NOVEMBER 2014 had truly and lawfully sold and that he, in his aforesaid capacity did, by these presents, cede and transfer, in full and free property, to and on behalf of

**DANIEL PETRUS DU TOIT**  
**IDENTITY NUMBER: 741113 0053 7**  
**MARRIED OUT OF COMMUNITY OF PROPERTY**

His Heirs, Executors, Administrators or Assigns

<b>CERTAIN</b>	<b>ERF NO. 6023 SWAKOPMUND (EXTENSION NO. 19)</b>
<b>SITUATE</b>	<b>In the Municipality of SWAKOPMUND</b>
<b>REGISTRATION DIVISION</b>	<b>"G", Erongo Region</b>
<b>MEASURING</b>	<b>3591 (THREE FIVE NINE ONE) Square Metres</b>
<b>FIRST TRANSFERRED</b>	<b>and still held by Deed of Transfer No. T3257/2014, with General Plan SG No. A446/2012 relating thereto</b>

**SUBJECT** to the following conditions imposed in terms of Ordinance 18 of 1954, as created in the said Deed of Transfer No. T3257/2014, namely:-

**IN FAVOUR OF THE LOCAL AUTHORITY**

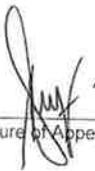
- (a) The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Swakopmund Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) 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.

FOR INFORMATION ONLY

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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 of the property to be N\$3 500 000,00.

SIGNED at WINDHOEK, on 2018-12-11 together with the Appearer, and confirmed with my seal of office.

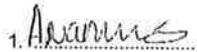
  
\_\_\_\_\_  
Signature of Appearer

In my presence:

  
\_\_\_\_\_  
REGISTRAR OF DEEDS

1. Transfer Duty receipt No.303116318 issued at WINDHOEK on 7 NOVEMBER 2014 for N\$174 000.00.

Checked

1. 

2. 

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

  
\_\_\_\_\_  
CONVEYANCER

tt.

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IN THE HIGH COURT OF NAMIBIA
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CONSENT IN TERMS OF THE DEVELOPMENT ZONING SCHEME TO USE THE BOLD, BROADWAY STREET, DEW-HAND EXTENSION 18 INDUSTRIAL PURPOSES
...
CLAO25002115

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...
CLAO25002115

SPORT

MONDAY 28 JULY 2025 15



STRONG RUNNER... WHS lock Isiah Kazondovi is tackled by two Pro Ed Academy players during WHS' 61-10 victory on Saturday

Big wins for WHS, Moria

WINDHOEK High School (WHS) thumped Pro Ed Academy 61-10, while log leaders Moria also recorded a runaway 64-3 win against De Duineisig in the Namibia Schools Sport Rugby 19 league on Saturday.
At WHS' Nqopko Stadium, the home side ran in nine tries in a dominant display.
WHS took a while to get going, and Pro Ed actually took an early lead through a try by their centre, Mias Nieuwoudt, converted by flyhalf Justin Engelbrecht, but WHS soon drew level when scrumhalf Doornik Klein snapped up a loose ball and dived through unopposed for a try behind the posts.
WHS started to assert their dominance and further tries by flyhalf Mc-Rein van Wyk and lock Kennan Louw, all converted by Van Wyk, gave WHS a 21-7 lead at the half-time break.
WHS stepped up the tempo in the second half as they ran...

Old Mutual wins CIF Golf Classic

Tommy Nangombe finished on 95 points.
A total of 19 teams entered the competition, which had 44 sponsors on board and a prize pool of N\$150 000 shared among the top 10 teams.
CIF chief executive Barbel Kirchner says the competition was about building lasting partnerships.
'While today was about fun and friendly competition, the CIF Golf Classic is more than just a sporting event. We have hoped to position it as a strategic platform - designed to bring Namibia's business community together, not just the construction sector - to build lasting partnerships across industries, and ultimately support a sector that lies at the heart of national development.
For the CIF, it's an event that does more,' she says.
'As a Section 21 company, largely funded through mem-

Advertisement for Big Producers' Association of Namibia. Includes details for a Members Meeting and Information Day on 2 August 2025 at the NCU Building, Agribushe. Contact info for Lash Ann Malope is provided.

# CLASSIFIEDS

REPUBLIC OF NAMIBIA MINISTRY OF INDUSTRIAL DEVELOPMENT AND TRADE

**NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE ZONING ACT 1976**  
REGULATIONS 14, 15 & 16  
I, the undersigned, hereby apply to the Planning Commission for approval of the following zoning scheme for the area bounded by the following boundaries: ...

**REGISTRATION OF MAPS AND SUBMISSION OF COMMENTS**  
I, the undersigned, hereby apply to the Planning Commission for registration of the following maps: ...

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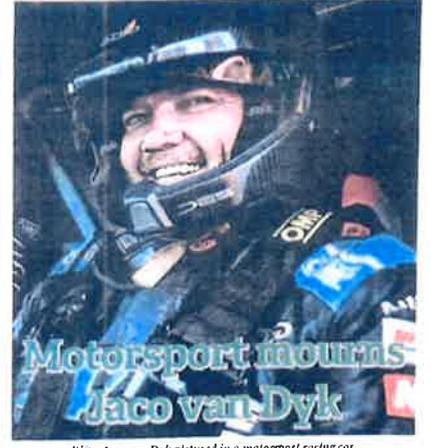
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ILL: Jaco van Dyk pictured in a motorsport racing car. Photo: Central Press

## Hilma Nalupe

The Namibian motorsport fraternity is in shock following the death of Jaco van Dyk, a prominent figure in the sport and owner of Van Dyk Petroleum, in a car accident near Grootfontein on Saturday evening.

Van Dyk was a household name in Namibian racing circles, with years of experience across various motorsport codes. Known for his fierce competitiveness on the track and his larger-than-life personality off it, he leaves behind a legacy that has shaped the motorsport in Namibia.

Racing Commission chairperson Bradley Ferrer recalled Van Dyk's international ambitions. "In 2019 he qualified to take part in the prestigious Dakar Rally but was forced to withdraw after a helicopter accident. His children are actively involved in motorsports, and he was their biggest supporter. He left a deep footprint in Namibian Motorsport."

Desek Jacobs, secretary general of the Namibia Motorsport Federation, said Van Dyk will be remembered for his spirit. "He will always be remembered for his fierce competitiveness and his amazing character after an event, when his laugh filled the room. My condolences to the Van Dyk family."

Namibia Motorsport Federation

## president Daniel Tjingarero

described Van Dyk as a true legend. "Jaco was fiercely competitive, but after an event he was the most joyful person. There will never be another Jaco van Dyk in Namibian motorsport for a very long time."

Van Dyk's deep love for the sport extended to his family, with his children following in his footsteps as active competitors under his guidance and encouragement. Freddy Mwila, chief administrator of the Namibia Sports Commission, expressed his condolences.

"The loss of a human life is a loss to all of humankind and to the family. We are deeply saddened by this news and our thoughts are with his loved ones during this difficult time. His life was taken far too soon, and we pray for the federation members while hoping his legacy will remain with us."

Beyond racing, Van Dyk was admired for his generosity, sportsmanship and determination to uplift the motorsport community. His support extended to young and upcoming drivers, often mentoring and encouraging them to pursue their dreams.

As tributes continue to pour in, one thing is certain: Jaco van Dyk's passion, determination, and unmistakable spirit have left a lasting legacy in Namibian motorsport.

hilmanalupe@gmail.com

## STANDARD NOTICE: THREE STOREY DWELLING UNIT AND COVERAGE APPLICATION

The undersigned hereby applies to the Planning Commission for approval of the following zoning scheme for the area bounded by the following boundaries: ...

## REPUBLIC OF NAMIBIA MINISTRY OF INDUSTRIAL DEVELOPMENT AND TRADE

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REGULATIONS 14, 15 & 16  
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**Active Namibian VAN DYK PETROLEUM AUCTION**  
100% of the shares in Van Dyk Petroleum (Pty) Ltd.  
18 August 2025  
Name of advertiser: Hilma Nalupe  
Phone: 081 234 5678  
Contact Details: 081 234 5678

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100% of the shares in Van Dyk Petroleum (Pty) Ltd.  
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18 MONDAY 4 AUGUST 2025

# Classifieds

Tel: +264 61 278 632 / 278 636 • Fax: +264 61 27 9206 • email: classifieds@namibian.com.na

DEADLINE: TUES - 1 WORKING DAY PRIOR TO PLACEMENT

**INDEX**

**Personal**

- 1210 Announcements
- 1220 Weddings
- 1230 Birthdays/Wishes
- 1240 Reunions
- 1250 Divorcees
- 1260 Special Messages
- 1270 Thank You Messages
- 1280 Various Messages

**Business & Finance**

- 1410 Opportunities
- 1420 Business for Sale
- 1430 Tax Licences
- 1440 Services
- 1450 Houses & Garden
- 1460 General
- 1470 Computers & Security
- 1480 Land & Mining
- 1490 Transport Vehicles & Others

**Education & Training**

- 2610 Education & Training

**Employment**

- 2710 Wanted
- 2720 Offered

**Food & Beverage**

- 3100 Food & Beverages

**Goods**

- 3610 Wanted
- 3620 For Sale
- 3630 Auctions

**Health & Beauty**

- 3910 Health & Beauty

**Hospitality**

- 4010 Hospitality (Hotels, Travel & Tourism)

**Horings & Property**

- 4110 Wanted
- 4120 For Rent
- 4130 For Sale

**Leisure & Entertainment**

- 4910 Leisure & Entertainment

**Other**

- 5010 Back & Pets
- 5015 Livestock & Pets
- 5020 Auctions
- 5030 For Sale
- 5040 Land & Mining
- 5050 Wanted

**Notices**

- 6010 Vehicles Wanted
- 6020 Vehicles for Sale
- 6030 Vehicle Auctions
- 6040 Vehicle Repairs & Accessories

**Obituaries**

- 6050 In Memoriam
- 6060 Funerals/Inquests
- 6070 Deaths & Funerals/Inquests
- 6080 Condolences
- 6090 Thank you messages

**Travel & Tourism**

- 7800 Travel & Tourism

### Business & Finance

#### • Opportunities •

**DO YOU URGENTLY NEED CASH?**  
Get up to 75% of your vehicle's value or 40% of your business value. No credit check. No paperwork. No fees. Call us now. **081 123 4567**

#### • General •

**PROPERTY SERVICES**  
All over Namibia. We also do real estate. Call us now. **081 123 4567**

#### • Employment •

**Job Opportunity**  
We are looking for a person with a degree in Business Administration. Call us now. **081 123 4567**

#### • Offered •

**Job Opportunity**  
We are looking for a person with a degree in Business Administration. Call us now. **081 123 4567**

### Notices

#### • Legal •

**RESIDENTIAL PURPOSES ONLY UNDER THE GENERAL BUSINESS ZONING SCHEME**  
The Council of the Municipality of Gobabis is hereby giving notice that it is considering the application for rezoning of the property situated at the corner of the intersection of the main road and the main road in the Municipality of Gobabis.

#### • General •

**PROPERTY SERVICES**  
All over Namibia. We also do real estate. Call us now. **081 123 4567**

#### • Employment •

**Job Opportunity**  
We are looking for a person with a degree in Business Administration. Call us now. **081 123 4567**

#### • Offered •

**Job Opportunity**  
We are looking for a person with a degree in Business Administration. Call us now. **081 123 4567**

**REPUBLIC OF NAMIBIA**

**MINISTRY OF URBAN AND RURAL DEVELOPMENT**

**MEDIA RELEASE**

**CELEBRATION OF THE AFRICAN DAY OF DECENTRALIZATION, LOCAL GOVERNANCE AND LOCAL DEVELOPMENT (ADD)**

The Ministry of Urban and Rural Development (MURD) in collaboration with the Omaheke Regional Council will be hosting the celebration of the 2025 African Day of Decentralization, Local Governance and Local Development at Gobabis, Omaheke region on 8th August 2025.

On this occasion, Namibia will be joining other African Union (AU) Member States in celebrating this important day under the theme: "Building Resilient Communities Through Inclusive Decentralisation and Equitable Development". The theme for this year, 2025, is inspired by the African Union theme of the year, which is "Justice for Africans and People of African Descent Through Reparations". The theme underscores the urgent need to address historical disparities in access to public services, infrastructure, and opportunities by strengthening decentralised governance structures. Overall, the theme emphasises the strategic role of local governance in addressing historical inequalities, fostering sustainable livelihoods, and strengthening communities' resilience to emerging challenges, including climate shocks, displacement, and socio-economic exclusion.

This year's ADD celebration seeks to stimulate dialogue and showcase innovative practices that illustrate how decentralisation can be a powerful tool for equitable development and lasting resilience. The day also serves to mobilise action towards addressing structural inequalities and accelerating progress toward the goals of Agenda 2063.

In view of the aforesaid, the Ministry of Urban and Rural Development hereby calls on and encourages all structures of Government especially Sub-National Government structures (Regional and Local Authority Councils) other relevant stakeholders to drive inclusive development that responds to the lived realities of communities, particularly those who were historically marginalised.

The Day is being observed on 10th of August every year and celebrated by all AU member states in keeping with the resolution of the AU and the African Charter on the values and principles of Decentralisation, Local Governance and Local Development.

Members of the public and stakeholders in Omaheke region and from other regions are invited to attend the scheduled event.

*Dr. Wilhelmine Shiyate*  
**DR. WILHELMINE SHIYATE: 30 JUL 2025**  
EXECUTIVE DIRECTOR

### Employment

#### • Wanted •

**MANAGEMENT OPPORTUNITY**  
We are looking for a person with a degree in Business Administration. Call us now. **081 123 4567**

#### • Goods •

**Two Bedroom Apartment, Gamsby St, Gobabis**  
Call us now. **081 123 4567**

#### • Hospitality •

**HOCHLAND SUBURBITE**  
Call us now. **081 123 4567**

#### • Notices •

**CONSIDER IN TERMS OF THE DECENTRALIZATION ZONING SCHEME TO USE ZONE 6002, CHINDUJI STREET, GAMBOSI**

#### • Legal •

**CONSIDER IN TERMS OF THE DECENTRALIZATION ZONING SCHEME TO USE ZONE 6002, CHINDUJI STREET, GAMBOSI**

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1<sup>st</sup> floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia  
 PO Box 6871, Ausspannplatz, Windhoek, Phone +264 61 248010, Fax: +264 61 248608, Mobile: +264 81 281 0836, Email: elmarie@dutoitplan.com

Enquiries: D Opperman

Tel: +264 81 835 2021

Ref: 6023\_Neighbour letters

MR D A S SKOPPELITUS  
 MASADI PROPERTY HOLDINGS 23 CC  
 P O Box 850  
 WALVIS BAY

Attention: Mr Skoppelitus

24 July 2025

**CONSENT IN TERMS OF THE SWAKOPMUND ZONING SCHEME TO USE ERF 6023, EHUNDJU STREET, SWAKOPMUND EXTENSION 19 FOR RESIDENTIAL PURPOSES ONLY UNDER THE 'GENERAL BUSINESS' ZONING**

Take notice that DU TOIT TOWN PLANNING CONSULTANTS, intends to apply on behalf of the owner, in terms of the stipulations of Swakopmund Zoning Scheme, to the Municipality of Swakopmund for:

- Consent in terms of the Swakopmund Zoning Scheme (Clause D2.8) to use Erf 6023, Ehundju Street, Swakopmund Ext 19 for 'residential' purposes only for the erection of 17 residential units.

The previous consent that our office applied for in 2018 has lapsed since it was not implemented. You as the owner of a neighbouring property needs to be informed again and thus are hereby granted the opportunity to comment on the proposal. We kindly request that you provide us with your comments no later than **22 August 2025**.

Erf 6023 is located along Ocean View Ave, on the corner of Ocean View Ave, Azores Street and along Ehundju Street. The erf is 3591m<sup>2</sup> in extent and zoned 'general business' with a bulk of 2.0. The owner intends to use the erf solely for residential purposes and in terms of the Swakopmund Zoning Scheme, special consent is necessary from Council to be able to do this. The intention is to develop 17 residential units, which calculate to a density of just over 1 dwelling per 200m<sup>2</sup>. The erven adjacent to Erf 6023 are also zoned 'general residential' 2 with densities 1:250m<sup>2</sup>, thus similar in development potential. All parking will be provided for on-site in accordance with the requirements of Swakopmund Zoning Scheme.

The locality plan, showing your erf in relation to Erf 6023 is attached. Two architectural renders of the proposed units are indicated below.

IN TERMS OF THE SWAKOPMUND ZONING SCHEME TO USE ERF 6023, EHUNDJU STREET, SWAKOPMUND EXTENSION 19 FOR RESIDENTIAL PURPOSES ONLY UNDER THE 'GENERAL BUSINESS' ZONING

Name: DEON VERSTEK

Address: ERF 521

OUTJO

Telephone: 0811286536 Email: deonver123@gmail.com

I, the owner of Erf. 6022, Swakopmund

(Please indicated with "x" in appropriate box)

Do not object

Do Object

- Consent in terms of the Swakopmund Zoning Scheme to use Erf 6023, Ehundju street, Swakopmund Extension 19 for residential purposes only (for 17 units) under the 'general business' zoning

If objecting, please state the reasons:

N/A



Signature

25/07/2025

Date

Kindly take note that comments should reach our office by 22 August 2025  
You can return the form to the following email address: [planner1@dutoitplan.com](mailto:planner1@dutoitplan.com)

**CONSENT IN TERMS OF THE SWAKOPMUND ZONING SCHEME TO USE ERF 6023, EHUNDJU STREET, SWAKOPMUND EXTENSION 19 FOR RESIDENTIAL PURPOSES ONLY UNDER THE 'GENERAL BUSINESS' ZONING**

Name: Heinrich J. Koch

Address: 6024 Azores st.

Ext19, Swakopmund

Telephone : 081 784 7733 Email: heln.koch86@gmail.com

I, the owner of Erf. 6024, Swakopmund

(Please indicated with "x" in appropriate box)

Do not object

Do Object

- Consent In terms of the Swakopmund Zoning Scheme to use Erf 6023, Ehundju street, Swakopmund Extension 19 for residential purposes only (for 17 units) under the 'general business' zoning

If objecting, please state the reasons:

.....

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Signature

25/07/2025

Date

Kindly take note that comments should reach our office by 22 August 2025  
 You can return the form to the following email address: [planner1@dutoitplan.com](mailto:planner1@dutoitplan.com)

**Dorette Opperman**

**From:** Dorette Opperman <planner1@dutoitplan.com>  
**Sent:** Thursday, July 24, 2025 4:10 PM  
**To:** 'mariawarde888@gmail.com'  
**Subject:** Erf 6023 SWK Ext 19: Neighbour Consultation for the owner of Erf 6043 Swk Ext 19  
**Attachments:** Erf 6023 Swk\_ Letter to neighbour Erf 6043.pdf

Dear Mrs Muteka

**Please reply to this email to confirm that you have received it, as we are required to provide written proof that neighbouring property owners have been consulted**

Our office is in the process of applying to the Municipality of Swakopmund for the:

- Consent in terms of Swakopmund Zoning Scheme to use Erf 6023, Swakopmund for residential purposes only under the 'general business' zoning.

The primary intention of the consent is discussed in the attached document. Please fill in the form within the document (page 3) and send back to us on or before the **22 August 2025**.

Please note that confirming receipt of this email (by responding to it) does not indicate support for or objection to the application. You are welcome to review the attached documentation at your convenience, and should you wish to object or comment, you may do so on or before 22 August 2025. Any objections or comments submitted will be included in the final submission to the Municipality.

Do not hesitate to contact me should you require additional information.

Kind Regards  
Dorette



1<sup>st</sup> floor Birdgrovew Offices & Apartments No. 4  
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia  
PO Box 8871, Ausspannplatz, Windhoek, Phone: +264 61 248010  
Fax: +264 61 248608, Email: planner1@dutoitplan.com

Dorette Opperman  
Mobile: +264 81 835 2021

<https://w3w.co/material.wickel.inhaler>

11.1.21

**APPLICATION FOR THE REZONING OF ERF 9126, SWAKOPMUND, EXTENSION 34 FROM SINGLE RESIDENTIAL WITH A DENSITY OF 1:300M<sup>2</sup> TO GENERAL RESIDENTIAL 2 WITH A DENSITY OF 1:300M<sup>2</sup> AND CONSENT TO OPERATE A RESIDENTIAL GUESTHOUSE**

(C/M 2025/10/30 - E 9126)

**Ordinary Management Committee Meeting of 14 October 2025**, Addendum **8.13** page **129** refers.

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

**1. Purpose**

The purpose of this submission is for Council to consider the application for the rezoning of Erf 9126, Swakopmund, Extension 34 from "Single Residential" with a density of 1:300m<sup>2</sup> to "General Residential 2" with a density of 1:300m<sup>2</sup>, in terms of Section 105 (1) (a) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018).

**2. Introduction and Background**

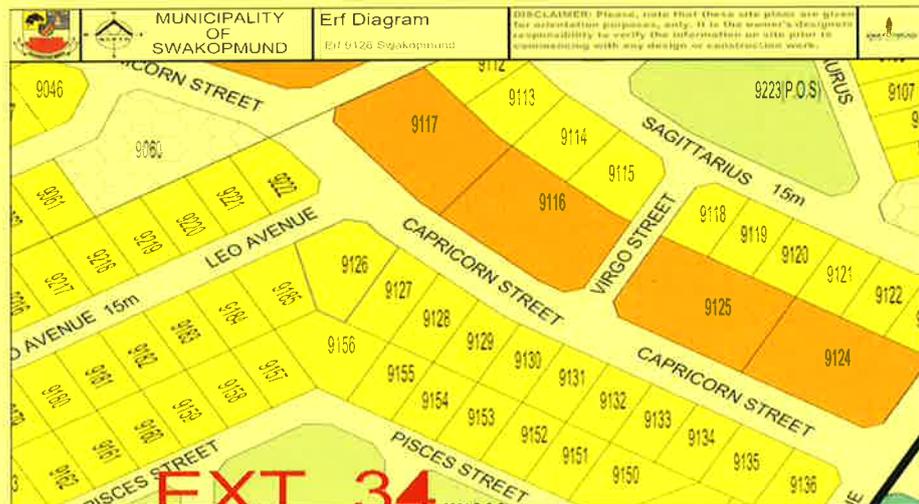
An application for the rezoning of Erf 9126, Swakopmund Extension 34, from "Single Residential" with a density of 1:300m<sup>2</sup> to "General Residential 2" with a density of 1:300m<sup>2</sup> was received by the Engineering and Planning Services Department from van der Westhuizen Town Planning, Town and Properties, on behalf of the registered owner. The application is attached as **Annexure A**.

**3. Ownership**

Ownership of Erf 9126, Swakopmund, Extension 34, vests in Josephina Mweneni Jafeta as per Title Deed No. T 2276/2024. Proof of ownership has been attached together with the application.

**4. Zoning, Locality, and Size**

Erf 9126, Swakopmund, Extension 34 is zoned "Single Residential" with a density of 1:300m<sup>2</sup>, and it measures 997m<sup>2</sup> in extent. The erf is located at the corner of Leo Avenue and Capricorn Street and is currently vacant.



Locality and zoning map of Erf 9126, Swakopmund

5. **Access Municipal Services and Parking**

Erf 9126, Swakopmund, is accessible from both Leo Avenue and Capricorn Street, which are 15m and 20m in width, respectively. Being located at the corner of two wide streets enhances its capacity to accommodate high traffic flows.

Parking for the proposed development will be provided on-site in accordance with the provisions of the Swakopmund Zoning Scheme. In this case, for a residential guesthouse, the parking requirement is "a minimum of two parking bays plus 1.5 parking bays per room".

The property is already connected to the existing service networks. However, all additional infrastructure resulting from the proposed development shall be the responsibility of the owner of the property, to the satisfaction of the General Manager: Engineering and Planning Services.

6. **Public consultation**

The public consultation for the rezoning has been made in terms of section 107 and Regulation 10 of the Urban and Regional Planning Act. The proposed rezoning was advertised in Republikein and New Era on the 27<sup>th</sup> of March & 3<sup>rd</sup> April 2025. A notice was placed on Council's notice board as well as on-site.

The neighbouring property owners were notified in writing via registered mail, informing them of the intention to rezone the property.

Additionally, a notice was published in the Government Gazette Number 8651, Notice No. 325 dated 30 May 2025.

The last date to submit objections and comments was 14 June 2025, and no objections were received.

7. **Proposal**

The owner intends to rezone Erf 9126, Swakopmund, Extension 34, from "Single Residential" with a density of 1:300m<sup>2</sup> to "General Residential 2" with a density of 1:300m<sup>2</sup>, with consent to operate a residential guesthouse.

Under single residential, the proposed guesthouse is restricted to 40% of the total floor area of all the structures on site. The owner wishes to utilize the whole structure that is yet to be built, hence the rezoning. General residential sites have no percentage or ratio restrictions.

8. **Evaluation**

According to the Council's Accommodation Establishment Policy, accommodation establishments are confined to 40% of the total floor area of all the buildings on site. This floor area restriction is only applicable to single residential zoned properties. Given the proposed zoning, the applicant has an opportunity to utilize the whole property as a residential guesthouse.

The erf is situated in proximity to "General Residential 1" sites. Therefore, the proposed zoning of "General Residential 2" is compatible with the character of the area.

The density for Erf 9126, Swakopmund Extension 34, remains the same, 1:300m<sup>2</sup>. The prevailing density for general residential erven in Swakopmund Extension 34, as well as Extension 25, is 1:100m<sup>2</sup>. Therefore, the density of 1:300m<sup>2</sup> will not have a significant impact on the erf itself, services, and the whole area.

For a 997m<sup>2</sup>, the suggested density will enable the construction of a maximum of three (3) dwelling units, a fourth unit in terms of current provision, as the applicant may construct a main dwelling and a supplementary dwelling unit which is 50% or less the size of the main house.

After the rezoning has been finalized, the owner intends to operate a residential guesthouse, and according to the Swakopmund Zoning Scheme, a residential guesthouse can be run under consent use on a general residential 2 zoned property, hence the request by the applicant. As it is within the provisions of the scheme, approval can be granted.

**TABLE B**

	1	2	3	4
	<b>ZONE</b>	<b>MAP REFERENCE</b>	<b>PURPOSES FOR WHICH LAND MAY BE USED</b>	<b>PURPOSES FOR WHICH LAND OR BUILDINGS MAY BE USED WITH THE CONSENT OF THE COUNCIL ONLY</b>
<b>C</b>	General Residential 2	Red hatch	Dwelling House/s, Blocks of Flats, Townhouses	Residential Buildings, Place of Public Worship, Bed and Breakfast, Pensions, Resident Occupation, <b>Residential Guest House.</b>

9. **Compensation**

The rezoning of Erf 9126, Swakopmund, Extension 34 from "Single Residential" with a density of 1:300m<sup>2</sup> to "General Residential 2" with a density of 1:300m<sup>2</sup> is subject to a 20% compensation fee with respect to betterment, calculated in accordance with Section 9 (b) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) Regulations in conjunction with the national betterment fee policy of 2009.

10. **Conclusion**

The proposed rezoning of Erf 9126, Swakopmund, Extension 34, from "Single Residential" with a density of 1:300m<sup>2</sup> to "General Residential" with a density of 1:300m<sup>2</sup> is not foreseen to have any detrimental negative impacts on the neighbourhood. It can therefore be supported.

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

**RECOMMENDED:**

- (a) That the rezoning of the Erf 9126, Swakopmund, Extension 34, from "Single Residential" with a density of 1:300m<sup>2</sup> to "General Residential 2" with a density of 1:300m<sup>2</sup> be approved.
  - (b) That the consent to operate a residential guesthouse after the rezoning has been finalised be approved, subject to the following conditions:
    - (i) That the applicant registers with the Health Services and Solid Waste Management, and that the standard Health Regulations will apply,
    - (ii) That Council reserves the right to cancel a consent use should there be valid complaints.
    - (iii) That the applicant must operate within the Swakopmund Zoning Scheme regulations.
    - (iv) That consent is not transferable.
  - (c) That the rezoning of Erf 9126, Swakopmund, Extension 34, from "Single Residential" with a density of 1:300m<sup>2</sup> to "General Residential 2" with a density of 1:300m<sup>2</sup> is subject to a 20% compensation fee calculated according to the National Betterment Fee Policy of 2009 and be paid by the applicant.
  - (d) That no building plans, inclusive of relaxation of building lines or aesthetics application, be approved until proof of payment of the compensation fee for the rezoning has been received by Council.
  - (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 the 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 and Planning Services.
-

**ANNEXURE A**

22-03-07-9126

E 9126

17

**TOWN PLANNING & PROPERTIES**PO BOX 1388  
SWAKOPMUND, NAMIBIA

Chief Executive Officer  
Municipality of Swakopmund  
PO Box 53  
Swakopmund  
Namibia



26 June 2025

Dear Sir,

**APPLICATION FOR REZONING OF ERF 9126, SWAKOPMUND, EXTENSION NO. 34, FROM SINGLE RESIDENTIAL WITH A DENSITY OF 1:300M<sup>2</sup> TO GENERAL RESIDENTIAL 2 WITH A DENSITY OF 1:300M<sup>2</sup> AND CONSENT TO OPERATE A RESIDENTIAL GUESTHOUSE**

Application is herewith made, on behalf of the owner of Erf 9126, Swakopmund, Ext. No. 34, JOSEPHINA MWENENI JAFETA, for the rezoning of Erf 9126, Swakopmund, Ext. No. 34, from Single Residential with a density of 1:300m<sup>2</sup> (**Annexure C1**) to General Residential 2 with a density of 1:300m<sup>2</sup> (**Annexure C2**). Application is also made for consent to operate a residential guesthouse from Erf 9126, Swakopmund, Ext No 34

**1. BACKGROUND**

The owner of the property bought the property to develop it and operate a Residential Guesthouse from the said property. Under the Single Residential zoning only 40% of all the structures on the site may be used for such guesthouse use. The owner wishes to use all the structure for the said guesthouse purposes thus the application for rezoning from Single Residential to General Residential 2. The Municipality of Swakopmund has consistently over time approved similar application and it is seen as the appropriate ways to move forward

**2. LOCALITY AND ERF SIZE**

Erf 9126, Swakopmund, Ext No 34 currently measures approximately 997m<sup>2</sup> in extent and is located on the Corner of Leo Avenue and Capricorn Street, Ext No 34, Swakopmund (**Annexure A**). The erf is located in an area with mixed uses of residentially orientated neighbourhood

### 3. OWNERSHIP

According to the Deed of Transfer Nr. 2276/2024, ownership of Erf 9126, Swakopmund, Ext. No. 34, currently vests with JOSEPHINA MWENENI JAFETA (**Annexure B1**). Power of Attorney from the owner is attached as **Annexure B2**. There exist no conditions within the Title Deed that prohibits the intended intention to rezone the property.

### 4. ACCESS TO THE PROPERTY

Access to the property can be obtained from either Leo Avenue or Capricorn Street as property is a corner erf. Once the necessary approvals have been obtained and the formal site development plan drafted shall the access point be discussed and approved by the Municipality. This is normally done through the approval of the building plans. If and when any other needs in terms of access might arise such needs shall be communicated to the relevant authority for consideration.

### 5. TOPOGRAPHY

The property is relatively flat with no natural features present. The property has a slope of less than 1:10m meaning that the property is relatively flat. No underground water sources are to be found in the area. The soil conditions are stable and suitable for development.

The property is already earmarked for development and the Topography of the property would have been taken into consideration for development purposes within the EIA process and Township Establishment process for Swakopmund Ext. No.34. The intention to rezone to General Residential will have no change in the intended structures and use and as such the Topography will not be of importance in this case.

### 6. INFRASTRUCTURE

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

### 7. PARKING

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

### 8. MOTIVATION FOR INTENTION

As previously mentioned, the owner of the property recently acquired the property and is of the intention to develop a Residential Guesthouse on the property.

Under the current zoning of the property being Single Residential the use of a Residential

Guesthouse is restricted to 40% of all the structures on the premises. This is a limitation to our client and as such it was opted to rezone the property to General Residential 2 in order to utilise all the future structures on the property for the purpose of a Residential Guesthouse. This is a practice that has consistently been applied by the Municipality through various Council Resolutions in support thereof.

Note should be taken of the fact that no density change is being applied for as the density is already 1:300m<sup>2</sup> and we wish to remain with such density. It is also important to note that the intentions will not contribute an increased load onto the existing infrastructure and services.

## 9. ADVERTISEMENTS

Advertisements for the proposed Rezoning of Erf 9126, Swakopmund, Extension No. 34, was placed in the Republikein and New Era on the 27<sup>th</sup> of March 2025 and 3<sup>rd</sup> of April 2025 (**Annexure D**). Closing dates for objections was on the 18<sup>th</sup> of April 2024. Neighbouring properties have also been requested for their comments. Attached please find copies of letters to neighbours via email (**Annexure E**). Notice was also placed on the erf for public comments (**Annexure F**). Copy of advertisement placed in the in the Government Gazette, with the objection period ending on the 14<sup>th</sup> of June 2025 (**Annexure G**).

## 10. RESPONSE FROM PUBLIC

Closing date for comment/objection to the proposed intentions were on the 14<sup>th</sup> of June 2025. By the closing of the objection period NO comments/objections were received, (**Annexure H**). This clearly indicates the support of both the neighbouring properties and the general public towards the intentions of the client / applicant.

## 11. CONCLUSION

The intentions of the client will have no negative impact exerted onto the surrounding area as the nature of use, as is currently practiced and being residential in nature, will remain the same once the rezoning is concluded. The development parameters will remain the same with the exception that all structures can be used for the Guesthouse use.

It is clear from the public participation process that the neighbouring properties and general public is in favour of the intended application as NO objection/comments were received against the said intentions.

There exists no reason why the intentions of the client cannot be considered and found favourable for approval by Council. The application is in line with previous Council decisions and the current practices of the Swakopmund Municipality.

## 12. APPLICATION

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

- **APPLICATION FOR REZONING OF ERF 9126, SWAKOPMUND, EXTENSION NO. 34, FROM SINGLE RESIDENTIAL WITH A DENSITY OF 1:300M<sup>2</sup> TO GENERAL RESIDENTIAL 2 WITH A DENSITY OF 1:300M<sup>2</sup>; AND**
- **CONSENT TO OPERATE A RESIDENTIAL GUESTHOUSE FROM ERF 9126, SWAKOPMUND, EXTENSION NO. 34**

It is trusted that Council will find the above application for the rezoning of Erf 9126, Swakopmund, Ext. No. 34, from Single Residential with a density of 1:300m<sup>2</sup> to General Residential 2 with a density of 1:300m<sup>2</sup>, in order.

Yours Faithfully,



**A R VAN DER WESTHUIZEN**

RECEIVED  
NAME: \_\_\_\_\_  
DATE: 2/11

DEED OF TRANSFER NO. T 2275 / 2025

ANDREAS SHINYENU NAMBOGA  
Identity Number 780406 0019 7  
and  
ANNAMARY IPULENI MARICHEN NAMBOGA  
Identity Number 840321 1058 1  
Married in community of property to each other

To

JOSEPHINA MWENENI JAFETA  
Identity Number 920106 0062 2  
Unmarried

ERF NO. 9126 SWAKOPMUND (EXTENSION NO. 34)

DR. WEDER, KAUTA & HOVEKA INC.  
LEGAL PRACTITIONERS, NOTARIES and CONVEYANCERS  
3rd Floor, WDR House Jan Jonker Road, Ausspangebou  
P.O. Box 664 Tel: 001 275550 Fax: 230003  
WINDHOUK, Namibia



Prepared by me  
*[Signature]*  
Conveyancer  
GREYVENSTEIN B.

Handwritten document with fields for 'MIDDELAARDE' and 'REKONSTRUKTUR'.

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

DEED OF TRANSFER NO. T 2276 / 2024

BE IT HEREBY MADE KNOWN  
THAT

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

ANDREAS SHINYENU NAMBOGA  
Identity Number 780405 0019 7  
and  
ANNAMARY IPULENI MARICHEN NAMBOGA  
Identity Number 840321 1058 1  
Married in community of property to each other

dated the 07<sup>th</sup> day of March 2024 and signed at Swakopmund

DR WEDER, KAUTA & FOUKIA INC  
ATTORNEYS  
PLATZ AM MEER MALL, WESTERFRONT, SWAKOPMUND

*[Signature]*  
Registrar of Deeds  
Windhoek, SW  
2024/03/07

AND THAT APPEARER DECLARED THAT the said Principals had on 06 February 2024 sold and that he/she in his/her capacity aforesaid, did by these presents, cede and transfer in full and free property to and on behalf of

JOSEPHINA MWENENI JAFETA  
Identity Number 920106 0062 2  
Unmarried

her heirs, executors, administrators or assigns.

CERTAIN	ERF NO. 9126 SWAKOPMUND (EXTENSION NO. 34)
SITUATE	IN THE MUNICIPALITY OF SWAKOPMUND REGISTRATION DIVISION "G" ERONGO REGION
MEASURING	997 (NINE HUNDRED AND NINETY SEVEN) SQUARE METRES
FIRST TRANSFERRED	and still held by Deed of Transfer No. T373/2019 with General Plan No. A 271/2016 relating thereto
SUBJECT TO	to the following conditions imposed in terms of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018), namely:-

IN FAVOUR OF THE LOCAL AUTHORITY

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

WHEREFORE the Appearer, renouncing all the Right and Title which the said ANDREAS SHINYENU NAMBOGA and ANNAMARY IPULENI MARICHEN NAMBOGA heretofore had to the premises, did, in consequence, also acknowledge them to be entirely dispossessed of and disentitled to the same, and that, by virtue of these Presents the said JOSEPHINA MWENENI JAFETA, her heirs, executors, administrators or assigns now is and henceforth shall be entitled thereto, conformably to local custom the State however reserving her Rights, and finally acknowledging the purchase price amounting to the sum of N\$530 000.00 (SIX HUNDRED AND THIRTY THOUSAND NAMIBIA DOLLARS)

*3 26/10/25*

SIGNED AT WINDHOEK on  
together with the Appearer, and confirmed with my Seal of Office

*[Handwritten Signature]*  
SIGNATURE OF APPEARER



\_\_\_\_\_

SPECIAL POWER OF ATTORNEY

I/We the undersigned

JOSEPHINA MWENEMI JAFETA (ID: 920105 0067 2)

in my/our capacity as

THE REGISTERED OWNER OF ERF 9126, SWAKOPMUND, EXTENSION NO. 34

do hereby nominate, constitute and appoint

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

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

- ✓ REZONING ERF 9126, SWAKOPMUND, EXTENSION NO. 34 FROM SINGLE RESIDENTIAL WITH A DENSITY OF 1:300M<sup>2</sup> TO GENERAL RESIDENTIAL 2 WITH A DENSITY OF 1:300M<sup>2</sup>; AND
- ✓ CONSENT TO OPERATE A RESIDENTIAL GUESTHOUSE.

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

SIGNED at Swakopmund this 26 day of June 2025

In the presence of the undersigned witnesses

WITNESSES:

1. [Signature]





Regulatory Notices

Legal Notices

NOTICE IN HEREBY WITHIN... PLANNING CONSULTANTS CC... TOWN AND REGIONAL PLANNERS & ENVIRONMENTAL CONSULTANTS... NOTICE IN HEREBY WITHIN... PLANNING CONSULTANTS CC... TOWN AND REGIONAL PLANNERS & ENVIRONMENTAL CONSULTANTS... NOTICE IN HEREBY WITHIN... PLANNING CONSULTANTS CC... TOWN AND REGIONAL PLANNERS & ENVIRONMENTAL CONSULTANTS...

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Regulatory Notices

Legal Notices

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AL-ANON Family groups offer help for friends & relatives of alcoholics. LIVE AUCTION: SVAS OPFOND VEGE AUCTION. SVAS OPFOND VEGE AUCTION. SVAS OPFOND VEGE AUCTION. SVAS OPFOND VEGE AUCTION.

AL-ANON Family groups offer help for friends & relatives of alcoholics. NOTICE TO CREDITORS IN DECLARED ESTATES (STATE LATE ELIZABETH HANDELA WINGE). NOTICE TO CREDITORS IN DECLARED ESTATES (STATE LATE ELIZABETH HANDELA WINGE).

NOTICE TO CREDITORS IN DECLARED ESTATES (STATE LATE SYLVIA AMUNTILLA MASTERS). NOTICE TO CREDITORS IN DECLARED ESTATES (STATE LATE SYLVIA AMUNTILLA MASTERS).

NOTICE TO CREDITORS IN DECLARED ESTATES (STATE LATE ELIZABETH HANDELA WINGE). NOTICE TO CREDITORS IN DECLARED ESTATES (STATE LATE ELIZABETH HANDELA WINGE).

IN THE HIGH COURT OF NAMIBIA... NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT 1977... IN THE HIGH COURT OF NAMIBIA... NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT 1977...

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WHAT IS MULTIPLE SCLEROSIS?

Multiple Sclerosis is a chronic disease of the brain and central nervous system. It is a chronic disease of the brain and central nervous system. It is a chronic disease of the brain and central nervous system.

OFFICE HOURS: Monday - Friday: 09h00 - 17h00

09h00 - 17h00

inform@msnafrica.org

Market Watch

TO ADVERTISE CALL: 021 230 90 00

Market Watch

TO ADVERTISE CALL: 021 230 90 00

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WHAT IS MULTIPLE SCLEROSIS? A chronic disease of the brain and central nervous system. OFFICE HOURS: Monday - Friday: 09h00 - 17h00. info@multiplems.org

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MARKET SOUNDING REQUEST FOR INFORMATION. Solid Waste Management in Protected Areas in Namibia. Ministry of Environment and Tourism invites expressions of interest from potential partners for the delivery and operation of interventions under the Solid Waste Management in Protected Areas project.

# Nine children among dead in Israel strike on UN building

**G**aza City The Israeli army said it targeted Hamas militants in a strike on a UN building in Jabalia village camp yesterday after Israeli civil defence agency said killed 19 people, nine of them children.

The army said in a statement that it struck the militants inside a command and control centre that was being used for coordinating terrorist activity, and separately confirmed to AFP the building housed a UN clinic.

Civil defence spokesman Mahmud Bassal said there were also dozens of people wounded in the strike which targeted an UNRWA building housing a medical clinic.

The UN agency for Palestinian refugees (UNRWA) was not immediately able to confirm the strike.

The army said "the compound was used by Hamas's Jabalia Battalion to plan terror attacks, and accused Hamas of 'exploiting the civilian population as a human shield'."

The Palestinian foreign ministry condemned the "massacre at the UNRWA clinic in Jabalia", calling for "serious international pressure" to halt Israel's widening offensive.

The Islamic Jihad militant group, a Hamas ally, called the bombing a "blatant war crime".

Israel has on several occasions conducted strikes on UNRWA

buildings housing displaced people in Gaza, where fighting has raged for most of the past 18 months. A strike on the United Nations-run Al-Jawari school in central Gaza on 11 September drew international outcry after UNRWA said six of its staff were among the 18 people reported killed.

The Israeli military accuses Hamas of hiding in school buildings where thousands of Gazans have sought shelter — a charge the Palestinian militant group denies.

Israel resumed mass air strikes on the Palestinian territory on 18 March, after talks on next steps in a six week truce broke down. It also conducted air strikes on southern and central Gaza yesterday that the civil defence agency said killed at least 15 people, including children, in the city of Khan Yunis and Nuseirat refugee camp.

Since then, at least 1,042 people have been killed in Gaza, according to figures last updated by the Hamas-run health ministry on Tuesday.

In total, 50,999 people have been killed since the start of the war triggered by Hamas's October 2023 attack, according to the ministry's figures, which the United Nations views as reliable. — *Nancy/APP*

# Nigeria sacks board of state oil company

**LAGOS** - President Bola Tinubu dismantled the entire leadership of Nigeria's state-run oil company yesterday, naming a former Shell executive to lead the outfit in a sweeping overhaul that one commentator described as "long overdue".

The National Petroleum Company (NNPC) Limited's group chief executive, Mole Kyari, as well as its chairman, Femi Akintoye — a close ally of Tinubu — were among those ousted.

Kyari was immediately replaced by Bayo Ojulari, a former managing director of Shell Nigeria Exploration and Production Company (SNEPCO), a subsidiary of the multinational oil giant.

"The board's restructuring is crucial for enhancing operational efficiency, restoring investor confidence, boosting local content, driving economic growth and advancing gas commercialisation and diversification," Tinubu's media adviser, Bayo Omosuga, said in a statement.

The new leadership is tasked with reviewing strategic partnerships, increasing daily oil output to bridge a revenue shortfall, meeting growing local demand and curbing widespread theft.

The NNPC has long struggled with allegations of corruption, political interference and mismanagement of the west African nation's fossil fuels.

The country's oil production slowed to less than a million barrels per day in 2023. However, following a recent turnaround, the government is targeting two million barrels per day by 2027 and three million by 2030. Amid Nigeria's oil of state and private players, the NNPC is expected to contribute at least 10 percent to the country's daily output by 2027.

A source in the presidency told AFP that Tinubu was concerned about the "loss of confidence" in the oil industry, which is seen as a key cog in the country's ongoing economic reforms. But another insider insisted that the dismissals were not an indictment of the previous board.

"There are certain positive reforms that the president wants to achieve in the industry," the source told AFP, while also offering praise for Kyari's role in reviving the company's refineries.

Kelvin Emenanuel, an economist and businessman who regularly comments in Nigerian media, told AFP that the sackings were "long overdue", pointing that the oil giant has "remains under-performed" under the outgoing board.

"The failure of (NNPC) has direct bearing on the economic woes Nigeria has," Emenanuel said.

Despite its massive fossil fuel reserves and decades of oil production, millions of Nigerians live in poverty. Successive governments have been accused of corruption in the oil sector, while foreign oil firms have produced large surpluses of the country.

*Nancy/APP*

# CLASSIFIEDS

- Employment
- Notice
- Notice
- Notice

## CLASSIFIEDS

**FOR SALE**  
 1. 2000 Honda Civic  
 2. 2005 Toyota Camry  
 3. 2010 Ford Focus  
 4. 2015 Nissan Altima  
 5. 2018 Chevrolet Malibu  
 6. 2020 Hyundai Sonata  
 7. 2022 Kia Niro  
 8. 2023 Toyota RAV4  
 9. 2024 Ford Bronco  
 10. 2024 Chevrolet Equinox

## Employment

**WANTED**  
 1. Chef  
 2. Manager  
 3. Receptionist  
 4. Sales Representative  
 5. Customer Service Representative  
 6. Warehouse Worker  
 7. Warehouse Worker  
 8. Warehouse Worker  
 9. Warehouse Worker  
 10. Warehouse Worker

## PUBLIC NOTICE

**NOTICE OF INTENTION TO TAKE LAND UNDER THE LAND ACQUISITION ACT, 1961**  
 THE LAND ACQUISITION ACT, 1961 provides for the acquisition of land for public purposes. The Government of Nigeria has decided to acquire certain land for public purposes. The land is situated in the State of Lagos, Nigeria. The land is situated in the State of Lagos, Nigeria. The land is situated in the State of Lagos, Nigeria.

## Employment

**WANTED**  
 1. Chef  
 2. Manager  
 3. Receptionist  
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## Employment

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 7. Warehouse Worker  
 8. Warehouse Worker  
 9. Warehouse Worker  
 10. Warehouse Worker

# CLASSIFIEDS

Notice Notice Employment Notice

**FINANCING SPECIALIST**



**NONDIPHE MSHAYATI**  
KATARA

100% Finance Specialist  
100% Finance Specialist  
100% Finance Specialist

100% Finance Specialist  
100% Finance Specialist  
100% Finance Specialist

**NOTICE OF INTENTION**

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2015 (ACT 15 OF 2015) REGARDING THE PROPOSED REZONING OF CERTAIN PORTION OF THE AREA...

**EMPLOYMENT OPPORTUNITIES**

Order Quantity  
Food Cakes

Responsibilities  
The successful candidate will be responsible for the following duties and responsibilities...

**EMPLOYMENT OPPORTUNITIES**

Responsibilities  
The successful candidate will be responsible for the following duties and responsibilities...

## Services

**CLASSIFIEDS**

Services and Products

- To avoid disappointment of an advertisement not appearing on the date you wish please book immediately. Classifieds usually and within 12-48 hrs waiting days prior to placing - Considerations and alterations. Month long days before date of publication in writing only.

Medium (100) Included: **R1400.00**  
Large (150) Included: **R1600.00**  
Print (100) Included: **R1400.00**  
Print (150) Included: **R1600.00**  
Print (200) Included: **R1800.00**  
Print (300) Included: **R2000.00**  
Print (400) Included: **R2200.00**  
Print (500) Included: **R2400.00**  
Print (600) Included: **R2600.00**  
Print (700) Included: **R2800.00**  
Print (800) Included: **R3000.00**  
Print (900) Included: **R3200.00**  
Print (1000) Included: **R3400.00**

**NOTICE**

Public notice regarding the proposed rezoning of certain portion of the area...

**NOTICE**

Public notice regarding the proposed rezoning of certain portion of the area...

**NOTICE**

Public notice regarding the proposed rezoning of certain portion of the area...



Cyclists at the Nedbank Cycle Challenge in 2023. Photo courtesy of Nedbank.

## Nedbank gears up for the Nedbank Cycle Challenge

Staff Reporter

The Nedbank Cycle Challenge, dubbed 'the Greatest Ride Under the Sun', makes its return to the tarmac after its 2024 hiatus due to the mourning period observed after the passing of president Hage Geingob in February last year.

The Nedbank Cycle Challenge debuted in 1986, and has since become one of the oldest and most prestigious competitive cycling races in Namibia. In its last edition, the event saw over 750 cyclists participating in the various distances of 20 kilometres (km), 50km, 60km and 100km.

This year's race, scheduled for 13 April, will feature the same race distance categories. The race will start at 07:00 at Nedbank Campus on the corner of Fidel Castro and Rev. Michael Scott Street, and conclude on Independence Avenue in front of Zoo Park.

Nedbank Namibia Executive for Retail and Business Banking JG van Graan said "We are incredibly proud to go live with this edition of the Nedbank Cycle Challenge - a testament to our long-standing

commitment to promoting health, wellness and community spirit in Namibia. The Nedbank Cycle Challenge does not only bring together cyclists from all walks of life, but also highlights the beauty and resilience of our nation."

"We look forward to another event of exciting competition and camaraderie, and we are grateful for the continued support of our co-sponsors and partners. As money experts who do good, we are fostering a culture of excellence and active living that will benefit generations to come."

Entries into the 2025 Nedbank Cycle Challenge open today. Cyclists can enter via the Pay Today platform. Entries will close on 9 April at 06:00.

Registration for the Nedbank Cycle Challenge will take place on 12 April 2025 at the Nedbank Campus, where entrants can collect their race numbers for the event. Registration will take place between 16:00 - 16:00.

For more information on entries into the Nedbank Cycle Challenge, contact Gerhard Breed at [winds@pedalpowerphotomd.com](mailto:winds@pedalpowerphotomd.com)



The countdown has begun for one of the most anticipated youth sporting events in Southern Africa. The Local Organising Committee of the 2024 Region 5 Youth Games officially launched the 100-day countdown in the capital yesterday, marking the final stretch of preparations for this prestigious competition. Namibia is set to host the games from 4 to 11 July, with events taking place in both Windhoek and Swakopmund. Under the slogan "Own the Moment" the games will bring together young athletes from across the region, providing them with a platform to showcase their talents and compete at an elite level. A total of ten countries will participate in the games, with athletes competing in fourteen different sporting disciplines. These include athletics, boxing, basketball, sports for the visually impaired, Special Olympic events, netball, football, volleyball, tennis, table tennis, karate, judo, sports and swimming.

**Give Your Business the Best Deal you can!**

Advertise in our weekly leading newspaper

Get it only accessible in papers for your website.

Call us on 080 2020800 or fax us on 0202084. Put the WORDS back into your business!

**Public Notice**

Public notice regarding the proposed rezoning of certain portion of the area...

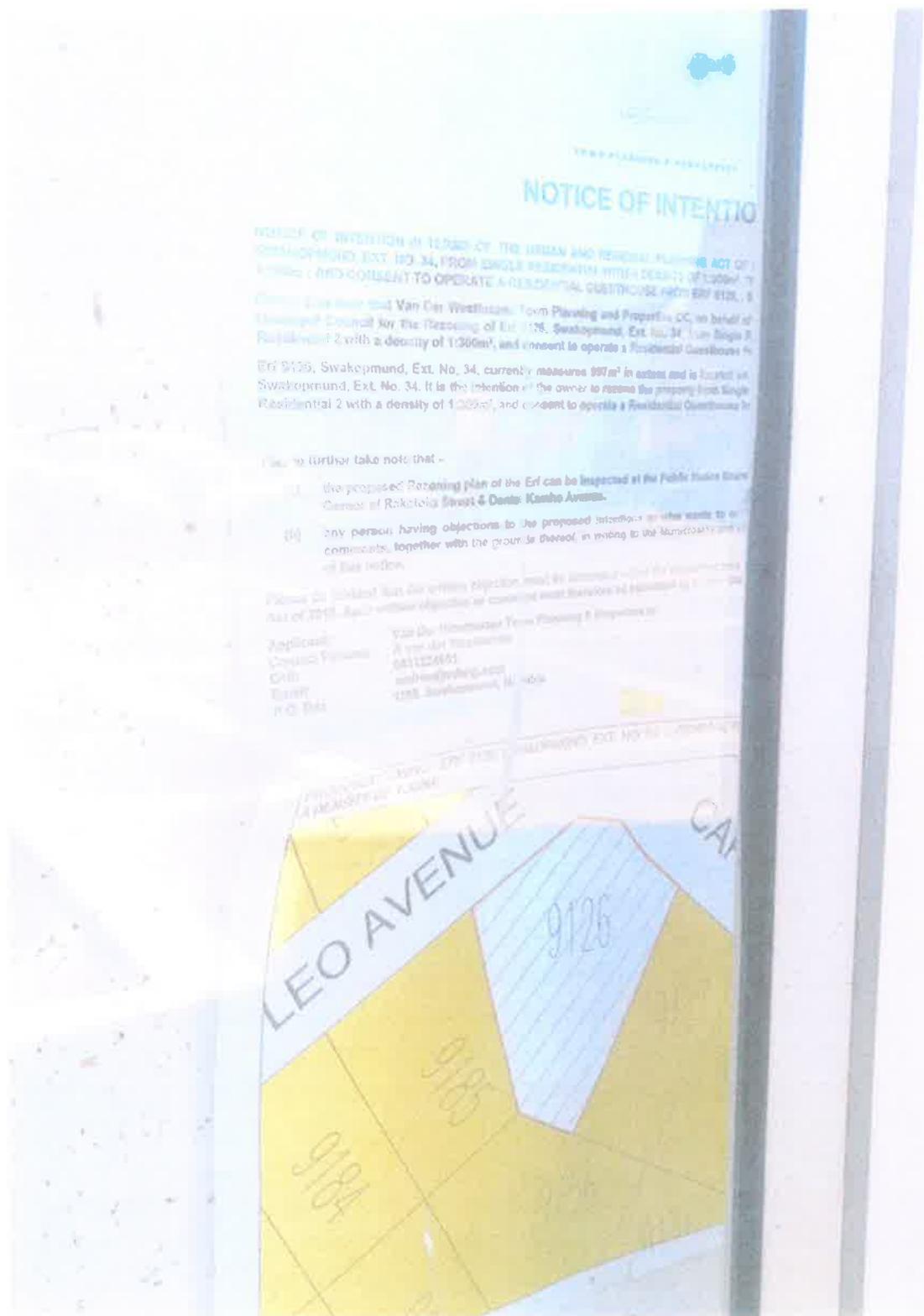
**Public Notice**

Public notice regarding the proposed rezoning of certain portion of the area...

**Public Notice**

Public notice regarding the proposed rezoning of certain portion of the area...







No. 325

2025

## REZONING OF ERF 9126, SWAKOPMUND EXTENSION NO. 34

Notice is hereby given in terms of the Urban and Regional Planning Act, 2018 that **Van Der Westhuizen Town Planning and Properties cc**, on behalf of the registered owner of Erf 9126, Swakopmund, Extension No. 34, intends to apply to the Swakopmund Municipal Council and intends on applying to the Urban and Regional Planning Board (URPB) for the following:

**Rezoning of Erf 9126, Swakopmund Extension No. 34, from “single residential” with a density of 1:300, to “general residential 2” with a density of 1:300.**

Erf 9126, Swakopmund Extension No. 34, currently measures 997m<sup>2</sup> in extent and is located on the corner of Leo Avenue and Capricorn Street, Swakopmund Extension 34. It is the intention of the owner to rezone the property from single residential with a density of 1:300, to “general residential” 2 with a density of 1:300, and consent to operate a residential guesthouse from Erf 9126, Swakopmund Extension 34.

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Government Gazette 30 May 2025

8651

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

Take note that –

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

Be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act, 2018. Such written objection or comment must therefore be submitted by no later than **17h00 on 14 June 2025**.

**Applicant:** Van Der Westhuizen Town Planning & Properties cc  
P. O. Box 1598, Swakopmund  
Contact Persons: A. van der Westhuizen  
Cell: 0811224661  
Email: [andrew@vdwtp.com](mailto:andrew@vdwtp.com)

11.1.22

**APPLICATION FOR CONSENT USE TO OPERATE A DAY CARE AND LEARNING HUB ON ERF 5024, SWAKOPMUND, EXTENSION 14**

(C/M 2025/10/30 - E 5024)

**Ordinary Management Committee Meeting of 14 October 2025**, Addendum **8.14** 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 the special consent to operate a **"day care and learning hub"** on Erf 5024, Swakopmund, Extension 14.

**2. Introduction and Background**

An application for the consent (resident occupation) to operate a **"day care and learning hub"** on Erf 5024, Swakopmund Extension 14 was received by the Engineering and Planning Services Department from Mr and Mrs Fourie, the prospective operators of the day care. The application is attached as **Annexure A**. Erf 5024, Swakopmund Extension 14, is zoned "single residential" with a density of 1:600 and is located in Eagle Close. **(See map below).**



Map: Erf 5024, Swakopmund, Extension 14

**3. Advertisement**

The proposed consent was advertised in the Namib Times Newspaper on the 20<sup>th</sup> and 27<sup>th</sup> June 2025. A notice was also placed on site. The neighbouring property owners were also notified and requested to provide comments. The closing date for objections to the proposed consent was the 18<sup>th</sup> July 2025. By the closing time for objections, one objection was received against the proposed activity.

Proof of advertisement, as well as placement of the notice on the site, has been attached as **Annexure E**.

#### 4. Discussion

##### 4.1 Objection

An objection regarding the proposed consent for the day care was received from the owners of Erf 5025, Swakopmund Extension 14. The objection is summarised below:

##### 1. Objection by the owner of Erf 5025, Swakopmund

- *On-site parking is insufficient for 50 children*
- *Drop off and collection of 50 children- there is no street parking in Eagle Close, the residential street will be congested, and the safety of children will be compromised.*
- *Noise levels generated by the centre are  $\pm$  70-90 dB, compared to normal suburban levels of 30-40 dB.*
- *Property values of adjoining properties will be affected.*

The objection is attached as **Annexure C**.

##### 4.2 Applicant's response to the objection

The applicant addressed the objection in the application. The response is summarised below and attached as **Annexure D**.

- **Parking arrangements:** *according to the municipal regulations, one parking space is required for every ten children. The proposed plan allocates six parking spaces on-site. Once fully operational, the daycare will accommodate a maximum of 40 children, necessitating four parking spaces.*
- **Street parking:** *Street parking is mandated by regulations. Our preschool hours are from 07h00 to 17h00, Monday through Friday. Typically, during drop-off and pickup times between 07h00 and 08h00, no more than three vehicles are present simultaneously. All vehicles will be parked within the property premises, thus avoiding street congestion. Additionally, a designated car guard will be on-site during all drop-off and pick-up periods to oversee parking and ensure safety, with no children needing to cross the street.*
- **Noise levels:** *our operating hours are from Monday to Friday, 07h00 to 17h00. We do not operate on weekends, public holidays or during school holidays. The children will be in small groups under constant supervision, and noise levels will be managed appropriately throughout the day.*
- **Impact on Property values and utilisation:** *there will be no change to the zoning of the property. More than 60% of the property will remain for private residential use, with the daycare occupying within the permissible 40% limit. The arrangement involves a lease of the property for an initial two years, with the possibility of renewal. Both the owner and lessee reserve the right to revert the property to purely residential use in the future.*

##### 4.3 Evaluation

Although both the objectors and the applicant have made some valid arguments, note should be taken that the purpose of the resident

occupation policy is to provide residents with an opportunity to venture into small-scale home-based business ventures in a controlled space.

The objector stated that there is insufficient on-site parking; however, as mentioned by the applicant, the Swakopmund Zoning Scheme regulations stipulated that there be 1 parking bay per 10 members (children), of which four (4) parking bays would be required.

As a result, thereof, the applicant has prepared a parking layout, which has made provision for 5 on-site parking bays and two entrances.

Although the applicant has provided an explanation to the objections, it is important to maintain a balance and take into consideration the objectors' concerns.

As a result, several mitigating factors will be recommended. Below is an extract from the Swakopmund Zoning Scheme No. 12 outlining the conditions to be fully adhered to by the applicant in order to maintain the said balance.

"RESIDENT OCCUPATION" means any commercial or industrial use conducted within a dwelling and carried on by the inhabitants thereof, subject to the following:

- (i) The resident occupation shall be confined to one third of the *total floor area* of the said dwelling;
- (ii) The resident occupation must be carried out entirely within the dwelling to include the basement, outbuilding, garage, and/or attic of the dwelling;
- (iii) The home occupation must be clearly incidental and secondary to the residential use of the dwelling;
- (iv) The residential character and appearance of the dwelling and the property on which it is located shall not be changed in any visible manner. No advertisement of the existence of the resident occupation shall be visible from the dwelling or the erf on which it is located, except for one sign as permitted by this Scheme;
- (v) No materials or products shall be stored on the erf outside in such a manner as to be visible from any adjacent property;
- (vi) Display of merchandise or products of the resident occupation for sale may be permitted at the discretion of Council in keeping with subparagraph (iv) above;
- (vii) The resident occupation shall not create any objectionable noise, odor, vibration or unsightly conditions;
- (viii) The resident occupation shall not create a health or safety hazard;
- (ix) The resident occupation shall not create any interference with communication transmission or reception in the vicinity;
- (x) Only products that are substantially manufactured or fabricated in the dwelling solely by the inhabitants thereof shall be sold as part of the resident occupation. Products not manufactured or fabricated within the dwelling by the inhabitants may only be

Prepared by Urban Dynamics

7

Additionally, as was mentioned by the applicant, a permanent security staff member will be employed for the monitoring of children and assisting with vehicle movements.

Although the Swakopmund Zoning Scheme makes provision for the operation of a place of resident occupation by consent on an erf, the complaints received from the objectors are valid and should be taken into consideration, even though some objections may be generalised, such as the property value being affected negatively has no basis as the property remains residential in nature. Additionally, the operational and noise levels will have to be controlled strictly in order to ensure that the area maintains its residential tranquillity.

One of the concerns from the objectors was the noise factor, and the applicant stated that the preschool operating hours are from 07h00 to 17h00, Monday to Friday. All vehicles will be parked within the

property premises, thus avoiding street congestion. Should parking become an issue, the applicant should be requested to reduce the number of children or find another premises to operate from.

The application for the proposed "day care and learning hub" can therefore be considered, provided that the applicant should be able to adhere to regulations.

#### 5. **Conclusion**

The proposed consent for a place of instruction to operate a day care and learning hub on Erf 5024, Swakopmund Extension 14, is not foreseen to have a negative impact in terms of noise pollution on the area as a whole and on neighbouring properties.

The application should therefore be supported on condition that the applicant adheres to all regulations about the consent approval.

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

##### **RECOMMENDED:**

- (a) **That consent for a place of instruction to operate a day care on Erf 5024, Swakopmund Extension 14, be approved,**
  - (b) **That Mr and Mrs Fourie register with the Health Services and Solid Waste Management, and that the standard Health Regulations will apply.**
  - (c) **That Council reserves the right to cancel a consent use should there be valid complaints.**
  - (d) **That the applicant must operate within the Swakopmund Zoning Scheme regulations.**
  - (e) **That consent is not transferable.**
  - (f) **That sufficient parking will be provided on the premises.**
  - (g) **That no on-street parking will be tolerated.**
  - (h) **That the consent be subject to the resident occupation policy and shall be confined to one-third of the total floor area of the said dwelling.**
  - (i) **That the resident occupation may only employ up to two full-time employees. The approval is granted on condition that the operation is on a small scale, and Council reserves the right to withdraw the consent should the operation expand.**
  - (j) **That the objectors be informed of Council's decision and his right to appeal to the Minister against Council's Resolution in respect of resolution (a) above in terms of Clause 8 of the Swakopmund Zoning Scheme within 28 days of receipt of notice of this Resolution, provided that written notice of such an appeal shall be given to the Ministry of Urban and Rural Development, as well as Council within the said period.**
-



+264 64 410 4517 | P.O. Box 22, Swakopmund, Namibia

Enquiries: Alfred Ndiweteko ☎: +264 64 410 4517 andlweteko@swkmun.com.na

**APPLICATION FOR BUSINESS REGISTRATION**

New Application (Consult Town Planner)	<input checked="" type="checkbox"/>	Change of Trade Name	<input type="checkbox"/>
Renewal (On or before 31 March)	<input type="checkbox"/>	Change of Ownership (Consult Town Planner)	<input type="checkbox"/>
Removal (Move to new Premises) (Consult Town Planner)	<input type="checkbox"/>	Business Closure	<input type="checkbox"/>
Transfer (New Owner)	<input type="checkbox"/>	Postal Address Change	<input type="checkbox"/>
		Lost or Stolen & Duplicate of Certificate	<input type="checkbox"/>

NAME OF BUSINESS : Curious Minds Learning Hub  
 NAME OF OWNER : Elienne Fourie  
 NAME OF MANAGER : Talitha Fourie  
 BUSINESS ADDRESS : PO BOX: 2116 Swk TELEPHONE: 081 274 4568  
 TOWN : Swakopmund MOBILE: 081 274 4568  
 E.MAIL ADDRESS : curiousmindsswakop@gmail.com  
 ADDRESS OF BUSINESS : NO 5024 - Eagle Close Ave., Myle 4 STREET  
 ERF NO : 5024 Myle 4 - Ex 14

**A. TYPE OF REGISTRATION REQUIRED:**

Restaurant & Take Away	Manufacturing / Production	Educational Institution	Entertainment
General Dealer	Child Care	<input checked="" type="checkbox"/> Accommodation	Financial Institution
Administrative Office	Hospitality	Health & Beauty	Home Occupation
Medical Practice	Service Industry	Warehouse	Workshop
Home Shop	Other		
Detailed Scope of Business i.e. Construction, Shebeen, Hair salon	<u>Baby, Toddler Daycare and Learning Hub for young children ± 30-40 children</u>		

**B. CERTIFICATE OF OWNER/AGENT IN RESPECT OF PREMISES (FOR ALL NEW BUSINESSES AS WELL AS BUSINESS MOVING TO NEW PREMISES)**

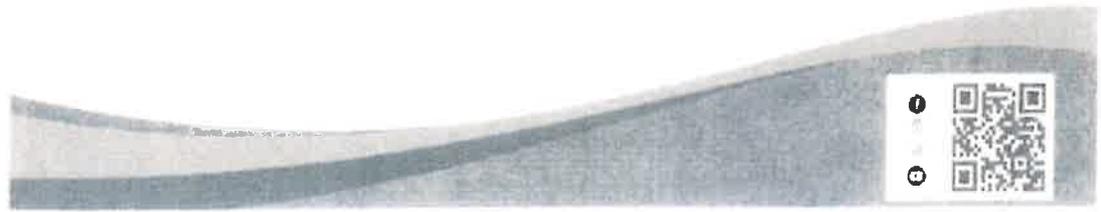
I hereby declare that I have granted permission to the above applicant to conduct the business for which they have applied on the said Erf.

\* Trans Nefrus  
 NAME (owner of property) (Please print)

\* 31/05/2025  
 SIGNATURE (owner of property)

Elienne  
 SIGNATURE OF APPLICANT

30/5/2025  
 DATE



29 May 2025

To whom it may concern

**RE: LETTER OF CONSENT**

I, Petrus Frans, ID 78050700178(attach)

In my capacity as owner of Erf 5024, Eagle Close Street, Myle 4, Swakopmund, hereby agree to lease my property to Curious Minds Learning Hub, as represented by Etienne Fourie (ID 65071410141 & Talitha Fourie (ID69100800546)

The said property will be used for a private dwelling as well as a home-based Daycare and Learning Hub for babies and young children, for an initial period of 2 years (with the option to renew for a further period to be determined at a later stage), commencing on 1 July 2025.

The operating hours of the Daycare / Learning Hub will be as follows:

Monday to Friday

06h45 till 18h00

Yours faithfully



---

Signature (owner)



---

Date

29 May 2025

To whom it may concern

**RE: LETTER OF CONSENT – NEIGHBOURS**

I, Petrus Frans (owner ) ID 78050700178 hereby wish to inform you that I intend to rent my house Erf 5024, Eagle Close Street, Myle 4, Swakopmund to Curious Minds Learning Hub (represented by Etienne Fourie ID 65071410141 & Talitha Fourie ID 69100800546), who will use it for purposes of a private dwelling as well as a home-based Daycare and Learning Hub for babies and young children.

Although this process will take place during the day with no hindrance whatsoever during the night, it is appropriate to inform you and to seek neighbours' consent.

It is therefore my humble request for you to sign the attached form and give your approval.

For any clarification, kindly contact us at 081 274 4568 (Talitha Fourie)

Yours faithfully



Signature (owner)



Date



MUNICIPALITY OF SWAKOPMUND

DEPARTMENT OF ENGINEERING & PLANNING SERVICES



+264 64 410 4900 | P.O. Box 93, Swakopmund, Namibia

CONSENT FROM ADJOINING OWNER/NEIGHBOURS FOR BUSINESS REGISTRATION AND/OR CONSENT USE

Gabriel & Pahangwashimue the owner of Erf 370

Street Address: Erf 370, Eagle Close, Mile W, Swakop
Postal Address:
Tel. No.:
E-mail Address: No info available

Am aware that an application for a Home-Based Daycare and Learning Hub - Curious Minds on Erf 5024 By Messrs Petrus Frans / Etienne Fourie has been applied for, at the Municipality of Swakopmund and have the following to respond:

- No objection Signature of Owner
Objection Signature of Owner

(Please mark whichever is applicable in the block)

against the proposed consent use:
(If you have an objection, please stipulate your reasons/remarks below)

Remarks/reasons

SIGNATURE FULL NAME DATE

Contact Details: Tel. No / Cell Phone:

Please attach certified copy of identity (signature) of the neighbour (owner of the erf).



MUNICIPALITY OF SWAKOPMUND  
DEPARTMENT OF ENGINEERING & PLANNING SERVICES



CONSENT FROM ADJOINING OWNER/NEIGHBOURS FOR BUSINESS  
REGISTRATION AND/OR CONSENT USE

D. Kloppers the owner of Erf 369

Street Address: Erf 369, Eagle Close, Mile 4, Swakopmund  
 Postal Address: P.O. Box 84877 Windhoek  
 Tel. No.: 081 156 0424  
 Email Address: dkloppers@icloud.com

Affidavit that an application for: Home-based Daycare and Learning Hub - Curious Minds  
 on Erf 5024 By Messrs Petrus Frans / Aileen Fourie has been applied for, at the Municipality of Swakopmund and have the following to respond:

No objection

Signature of Owner

Objection

Signature of Owner

(Please mark whichever is applicable in the block)

against the proposed consent use:  
(If you have an objection, please stipulate your reasons/remarks below)

Remarks/reasons


SIGNATURE

DEHARNO KLOPPERS  
FULL NAME

10-06-2025  
DATE

Contact Details Tel. No / Cell Phone:  
0811560424

Please attach certified copy of identity (signature) of the neighbour (owner of the erf).



MUNICIPALITY OF SWAKOPMUND

DEPARTMENT OF ENGINEERING & PLANNING SERVICES

CONSENT FROM ADJOINING OWNER/NEIGHBOURS FOR BUSINESS REGISTRATION AND/OR CONSENT USE

Tommy + Louise Rocher the owners of 386 MILE 4

Street Address: 386 EMERALD ST. MILE 4 SWAKOPMUND
Post Address: P.O. Box 21 KATIMA MUNDO.
Tel No: 0811283216 | 0811270316
E-mail Address: louise@cafal.com.na

An application for an application for a Home-based Daycare and Learning Hub - Curious Minds
By Messrs Petrus Frans / Lieneke Fourie has been applied for at the Municipality of Swakopmund and have the following to respond:

No objection

Signature of Officer

Objection

Signature of Owner

(Please mark whichever is applicable in the block)

Signify the proposed consent use:
If you have an objection, please stipulate your reasons/remarks below

Remarks/reasons

SIGNATURE

TWW + LH ROCHER
FULL NAME

11/06/2025
DATE

Contact Details (Cell/Office/Phone)
0811283216 | 0811270316

Please attach certified copy of identity (signature) of the neighbour (owner of the erf).





MUNICIPALITY OF SWAKOPMUND

DEPARTMENT OF ENGINEERING & PLANNING SERVICES



CONSENT FROM ADJOINING OWNER/NEIGHBOURS FOR BUSINESS REGISTRATION AND/OR CONSENT USE

Tyrone Kotze ..... the owner of Erf 399 .....

Street Address: Plaver street, Pebble Beach.

Postal Address: 643 Swakopmund.

Tel. No.: 0811220906

Email Address: TNKOTZE@GMAIL.COM

I am aware that an application for: Home-based Daycare and Learning Hub - Curious Minds on Erf 5024 ..... By Messrs Petrus Frans / Kienne Fourie has been applied for, at the Municipality of Swakopmund and have the following to say:

No objection

[Signature]  
Signature of Owner

Objection

.....  
Signature of Owner

(Please mark whichever is applicable in the block)

against the proposed consent use:  
(if you have an objection, please stipulate your reasons/remarks below)

Remarks/reasons

~~.....~~

[Signature] Tyrone Kotze 10.06.2025  
SIGNATURE FULL NAME DATE

Contact Details: Tel. No / Cel Phone:

0811220906

Please attach certified copy of Identity (signature) of the neighbour (owner of the erf).

6/11/25, 9:11 AM

SCN\_0001.jpg



MUNICIPALITY OF SWAKOPMUND

DEPARTMENT OF ENGINEERING & PLANNING SERVICES



CONSENT FROM ADJOINING OWNER/NEIGHBOURS FOR BUSINESS REGISTRATION AND/OR CONSENT USE

Carmen René Götze the owner of Erf 5013

Street Address:	Eagle Close 517
Postal Address:	P.O. Box 28144
Tel. No.:	081 3307726
E-mail Address:	pelicancarhire15@gmail.com

I am aware that an application for a Home-based Daycare and Learning Hub - Curious Minds on Erf 5024 By Messrs Petrus Frans, Alisana Fouie has been applied for, at the Municipality of Swakopmund and have the following to respond:

No objection

Signature of Owner

*[Handwritten Signature]*

Objection

Signature of Owner

(Please mark whichever is applicable in the block)

against the proposed consent use: (If you have an objection, please stipulate your reasons/remarks below)

Remarks/reasons

*[Handwritten Signature]*  
SIGNATURE

CARMEN  
FULL NAME

11/06/2025  
DATE

Contact Details: Tel. No / Cell Phone:

0813307726

Please attach certified copy of identity (signature) of the neighbour (owner of the erf).



MUNICIPALITY OF SWAKOPMUND

DEPARTMENT OF ENGINEERING & PLANNING SERVICES



CONSENT FROM ADJOINING OWNER/NEIGHBOURS FOR BUSINESS REGISTRATION AND/OR CONSENT USE

Alta Laubscher the owner of Erf 5026

Street Address:	5026, Eagle Close
Postal Address:	4632, Viheta, Swakopmund
Tel. No.:	081 350 8977
E-mail Address:	laubsche/alta@gmail.com

I am aware that an application for a Home-based Daycare and Learning Hub - Curious Minds on Erf 5024 By Messrs Petrus Frans/Alvina Fourie has been applied for, at the Municipality of Swakopmund and have the following to respond:

No objection

*Laubscher*  
Signature of Owner

Objection

Signature of Owner

(Please mark whichever is applicable in the block)

against the proposed consent use:  
(If you have an objection, please stipulate your reasons/remarks below)

Remarks/reasons
None

*Laubscher*  
SIGNATURE

Aletta Laubscher  
FULL NAME

11.06.2025  
DATE

Contact Details: Tel. No / Cell Phone:  
081 350 8977

Please attach certified copy of Identity (signature) of the neighbour (owner of the erf).



MUNICIPALITY OF SWAKOPMUND

DEPARTMENT OF ENGINEERING & PLANNING SERVICES



+264 (0) 910 4400 | www.swakopmund.na | P.O. Box 51, Swakopmund, Namibia

CONSENT FROM ADJOINING OWNER/NEIGHBOURS FOR BUSINESS REGISTRATION AND/OR CONSENT USE

Josef Damian the owner of Erf 5028

Street Address:	Erf 5028, Eagle Close, Milew, Swakopmund
Postal Address:	
Tel No.:	081 418 3595
E-mail Address:	josefselfcatering@gmail.com

I am aware that an application for a Home-Based Daycare and Learning Hub - Curious Minds on Erf 5028 By Messrs Petrus Frans / Etienne Fourie has been applied for, at the Municipality of Swakopmund and have the following to respond:

No objection

*[Signature]*  
Signature of Owner

Objection

Signature of Owner

(Please mark whichever is applicable in the block)

against the proposed consent use:  
(If you have an objection, please stipulate your reasons/remarks below)

Remarks/reasons

*[Signature]*  
SIGNATURE

Josef D  
FULL NAME

11/06/2025  
DATE

Contact Details: Tel. No / Cell Phone:  
0814183595

Please attach certified copy of Identity (signature) of the neighbour (owner of the erf).

June 9, 2025

**Municipality of Swakopmund  
Dept. of Engineering & Planning Services**

Dear Sir or Madam

**Re: Objection to neighbor consent – Erf 5024 Eagle Close Ave, Mile 4, Swakopmund**

We, Etienne and Talitha Fourie, with the consent of the legal owner of Erf 5024, Mr. Petrus Frans, hereby confirm our intention to seek neighbor consent from the relevant property owners for the establishment of a small home-based daycare center on Erf 5024, Eagle Close Avenue, Mile 4, Swakopmund. All relevant documentation is attached for your review. This was done and all 11 as designated by council approved, except one, Mr Willem Collatz as listed below. The Approval documents are attached.

Neighbor details:

Erf 5025, Eagle Close Avenue, Mile 4, Swakopmund  
Owner: William Francis Collatz (resident in RSA)

Please find below our responses to the objections raised by Mr. Collatz:

**1. Parking Arrangements**

According to municipal regulations, one parking space is required for every ten children. The proposed plan allocates six parking spaces on-site. Once fully operational, the daycare will accommodate a maximum of 40 children, necessitating four parking spaces.

**2. Street Parking**

Street parking is not mandated by regulations. Our preschool hours are from 07h00 to 17h00, Monday through Friday. Typically, during drop-off and pickup times between 07h00 and 08h00, no more than three vehicles are present simultaneously. All vehicles will be parked within the property premises, thus avoiding street congestion. Additionally, a designated car guard will be on-site during all drop-off and pick-up periods to oversee parking and ensure safety, with no children needing to cross the street.

**3. Noise Levels**

Our operating hours are from Monday to Friday, 07h00 to 17h00. We do not operate on weekends, public holidays, or during school holidays. The children will be in small groups under constant supervision, and noise levels will be managed appropriately throughout the day.

**4. Impact on Property Values and Utilization**

There will be no change to the zoning of the property. More than 60% of the property will remain for private residential use, with the daycare occupying within the permissible 40% limit. The arrangement involves a lease of the property for an initial period of two years, with the possibility of renewal. Both the owner and lessee reserve the right to revert the property to purely residential use in the future.

We have obtained positive consent from all other neighboring property owners, totaling eleven in number. Kindly refer to our documentation file for all consent forms.

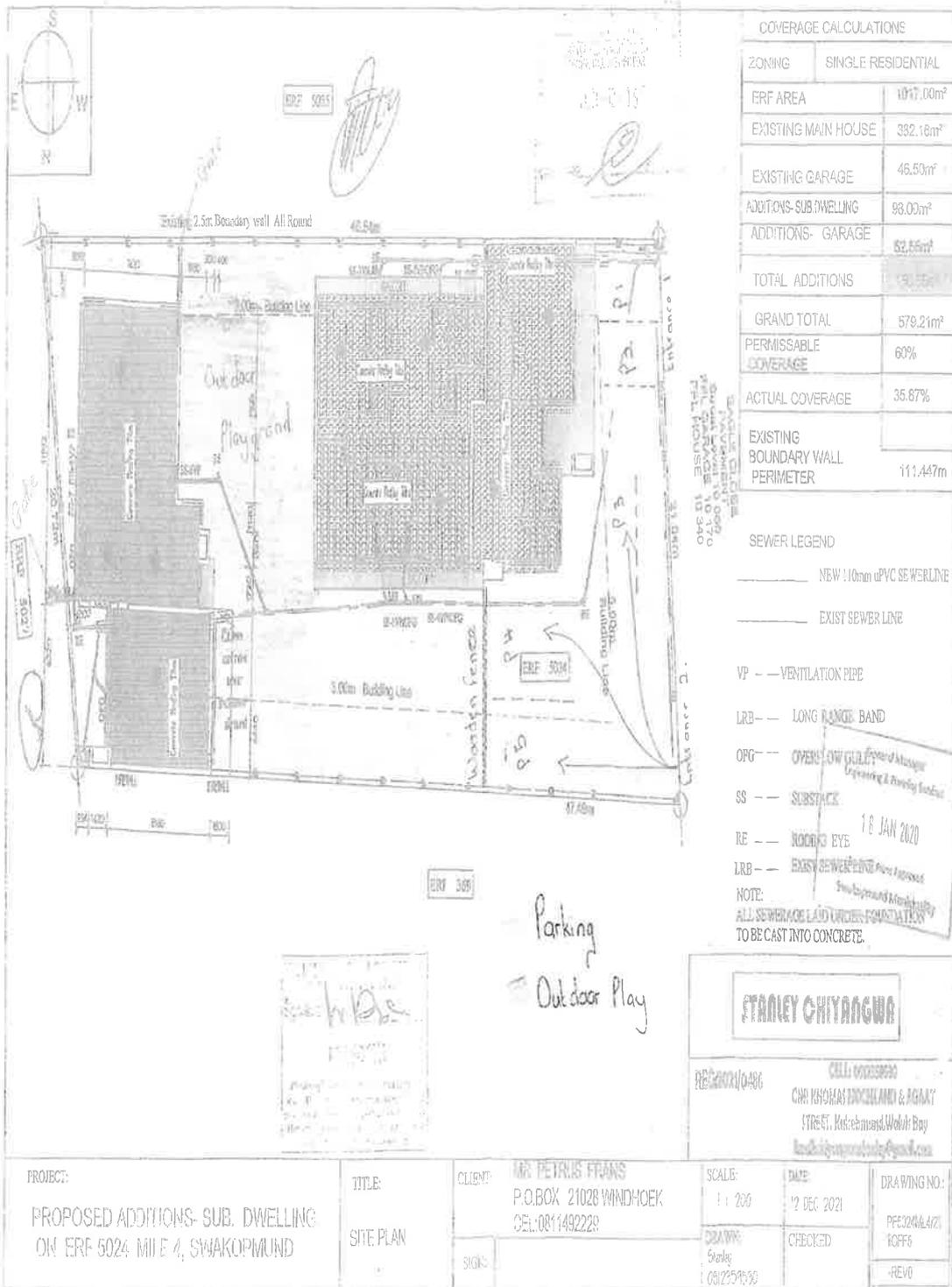
We have contacted Mr. Collatz twice by email and personally via phone to discuss these matters and clarify his rights; however, his position remains unchanged.

We respectfully request the council's favorable consideration and support for our application to operate the daycare. Please do not hesitate to contact us at +264 81 274 4568 for further clarification.

Yours sincerely,

Etienne and Talitha Fourie

**Etienne Fourie**  
**Gastronomy Solutions**  
**Swakopmund**  
[etiennef147@gmail.com](mailto:etiennef147@gmail.com)  
**Cell: +264816510996**



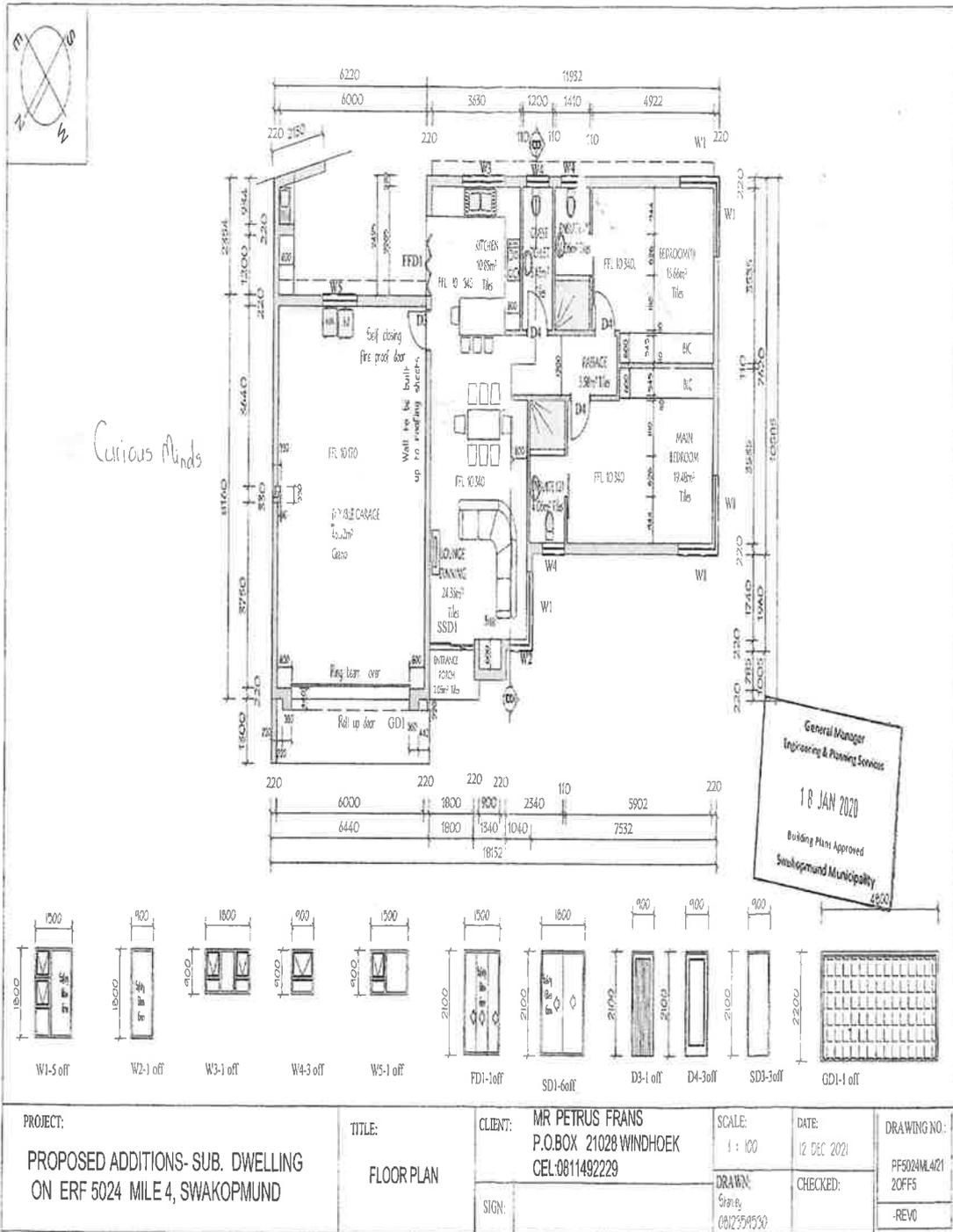
COVERAGE CALCULATIONS	
ZONING	SINGLE RESIDENTIAL
ERF AREA	1071.00m <sup>2</sup>
EXISTING MAIN HOUSE	392.16m <sup>2</sup>
EXISTING GARAGE	46.50m <sup>2</sup>
ADDITIONS- SUB-DWELLING	98.00m <sup>2</sup>
ADDITIONS- GARAGE	62.65m <sup>2</sup>
TOTAL ADDITIONS	160.65m <sup>2</sup>
GRAND TOTAL	579.21m <sup>2</sup>
PERMISSIBLE COVERAGE	60%
ACTUAL COVERAGE	35.87%
EXISTING BOUNDARY WALL PERIMETER	111.447m

- SEWER LEGEND**
- NEW 110mm uPVC SEWERLINE
  - EXIST SEWER LINE
  - VP — VENTILATION PIPE
  - LRB — LONG RANGE BAND
  - OFG — OVER-SW GULLY (overhead) (upgrading & regrading)
  - SS — SUBSTANCE
  - RE — ROOFING EYE
  - LRB — EXIST SEWER LINE (overhead)
- NOTE:  
ALL SEWERAGE LAID UNDER CONCRETE SLABS TO BE CAST INTO CONCRETE.

**STANLEY CHIYANGWA**

CELL: 083358990  
CNR BOSKAS DOUGLASS & BOSKAS  
111111, Kosteboom/Wohl Bay  
kch@supremacy.co.za

PROJECT: PROPOSED ADDITIONS- SUB. DWELLING ON ERF 5024 MUE 4, SWAKOPMUND	TITLE: SITE PLAN	CLIENT: MR. PETRUS FRANS P.O. BOX 21028 WINDHOEK CEL: 0811492228	SCALE: 1:200	DATE: 12 DEC 2021	DRAWING NO.: PEE20414Z1 KOFF5 -REV0
		SIGN:	DRAWN: Stanley 18/12/2021	CHECKED:	



<p><b>PROJECT:</b> PROPOSED ADDITIONS- SUB. DWELLING ON ERF 5024 MILE 4, SWAKOPMUND</p>	<p><b>TITLE:</b> FLOOR PLAN</p>	<p><b>CLIENT:</b> MR PETRUS FRANS P.O.BOX 21028 WINDHOEK CEL:0811492229</p>	<p><b>SCALE:</b> 1 : 100</p>	<p><b>DATE:</b> 12 DEC 2021</p>	<p><b>DRAWING NO.:</b> PF5024ML421 20FF5 -REV0</p>
		<p><b>SIGN:</b></p>	<p><b>DRAWN:</b> Sara 0812354550</p>	<p><b>CHECKED:</b></p>	





Annexure C



MUNICIPALITY OF SWAKOPMUND

DEPARTMENT OF ENGINEERING & PLANNING SERVICES



CONSENT FROM ADJOINING OWNER/NEIGHBOURS FOR BUSINESS REGISTRATION AND/OR CONSENT USE

1. William Francis Collatz the owner of Erf 5025

Street Address: Erf 5025, Eagle Close, Swakopmund Ext. 14  
Postal Address: Postnet Suite 843, Private Bag X8, Clarendonpark, RSA, 0181  
Tel. No.: +27 82  
E-mail Address: bill@smart-val.co.za

Am aware that an application for a Home-Based Daycare and Learning Hub - Curious Minds on Erf 5024 By Messrs Petrus Frans Alienna Fourie has been applied for, at the Municipality of Swakopmund and have the following to respond.

No objection

Objection

Signature of Owner

Signature of Owner

(Please mark whichever is applicable in the block)

against the proposed consent use:  
(if you have an objection, please stipulate your reasons/remarks below)

- Remarks/reasons
1. On-site parking insufficient for 50 children
  2. Drop-off and collection of 50 children - there is no street parking in Eagle Close, the residential street will be congested and safety of children will be compromised
  3. Noise levels generated by the center is  $\approx$  70-90 dB, compared to normal suburban levels of 30-40dB.

SIGNATURE

William Francis Collatz  
FULL NAME

9 June 2025  
DATE

Contact Details: Tel. No / Cell Phone:

+27 (0) 82 560 2984

Please attach certified copy of Identity (signature) of the neighbour (owner of the erf).

4. Property values of adjoining properties will be affected negatively

20 JUNE 2025

**NOTICE OF THE CONSENT APPLICATION IN TERMS OF THE WAJIB SCHEME**  
**CONSENT: Places of Instruction (University) ON ERF NO: 1028 TOWNSHIP/AREA: Walvis Bay STREET NAME & NO: 80 Theo Ben Gurrah.**

In terms of the Walvis Bay Town Planning Scheme, notice is hereby given that the applicant has applied for consent in terms of the Walvis Bay Town Planning Scheme to erect/establish on the site a/an: Place of Instruction (University).

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

Any person having any objection to the approval of this application, must lodge such objection in writing, together with grounds thereof, with the General Manager, Roads and Building Control, (Town Planning), Private Bag 5017, Walvis Bay and the applicant, in writing, not later than 11 July 2025.

**NAME AND ADDRESS OF APPLICANT:**  
 The International University of Management (IUM), P O Box 346, Walvis Bay, Namibia  
 email: admn.wbay@ium.edu.na

**NOTICE OF THE CONSENT APPLICATION IN TERMS OF THE WAJIB SCHEME**  
**CONSENT: Short Term Rentals/Air BNB ON ERF NO: 417 TOWNSHIP/AREA: Long Beach STREET NAME & NO: 54 Praia Longa, 54 Praia Longa, 54 Praia Longa, 54 Praia Longa.**

In terms of the Walvis Bay Town Planning Scheme, notice is hereby given that I/we, the undersigned, have applied to the Municipality of Walvis Bay for consent in terms of the Walvis Bay Town Planning Scheme to erect/establish on the site a/an: Air/BNB.

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

Any person having any objection to the approval of this application, must lodge such objection, together with grounds thereof, with the General Manager, Roads and Building Control, (Town Planning), Private Bag 5017, Walvis Bay and the applicant, in writing, not later than 11 July 2025.

**NAME AND ADDRESS OF APPLICANT:**  
 Andrea Collins, P O Box 4188, Walvis Bay  
 email: andrea@adina-chn.com.na

**NOTICE OF THE CONSENT APPLICATION IN TERMS OF THE WAJIB SCHEME**  
**CONSENT: Curious Minds Learning Hub**

Curious Minds Learning Hub here-with intends to apply to the Swakopmund Municipal Council for consent in terms of the Walvis Bay Town Planning Scheme to operate a "Day care and learning hub" on the premises of Erf 5024, Swakopmund Extension C1 (19 East Cliff) as provided for in the Walvis Bay Town Planning Scheme. Details of which are obtainable from the General Manager: Engineering & Planning Services.

Any person having any objection against such application, must lodge such objection, in writing and within 14 days of the last publication of this notice, to the applicant or the Swakopmund Municipal Council, during normal business hours, on 11 July 2025.

**Contact persons:** Mr E Fourie, cell: 081 274 4568, email: curiousminds@swakop@gmail.com or Mr J Heita (Manager: Town Planning) Tel: +264 410 4403

**NOTICE OF THE CONSENT APPLICATION IN TERMS OF THE WAJIB SCHEME**  
**CONSENT: Places of Instruction (University) ON ERF NO: 1028 TOWNSHIP/AREA: Walvis Bay STREET NAME & NO: 80 Theo Ben Gurrah.**

In terms of the Walvis Bay Town Planning Scheme, notice is hereby given that the applicant has applied for consent in terms of the Walvis Bay Town Planning Scheme to erect/establish on the site a/an: Place of Instruction (University).

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

Any person having any objection to the approval of this application, must lodge such objection in writing, together with grounds thereof, with the General Manager, Roads and Building Control, (Town Planning), Private Bag 5017, Walvis Bay and the applicant, in writing, not later than 11 July 2025.

**NAME AND ADDRESS OF APPLICANT:**  
 The International University of Management (IUM), P O Box 346, Walvis Bay, Namibia  
 email: admn.wbay@ium.edu.na

**JTC PRIVATE SCHOOL, WALVIS BAY**

Pre-Primary and grade 1 enrolment for 2025

JTC Private School in Walvis Bay would like to inform the public that enrolment for Pre-Primary and grade 1 for 2025 academic year will take place:

**When:** Saturday, 05 July 2025  
**Time:** 08H30  
**Venue:** AT School

For Pre-Primary admission, a child should be born in 2020  
 For Grade 1 admission, a child should be born in 2019

Parents must bring certified copies of child full birth certificate, and parent ID

**For details, and applicable fees please contact 064-209097 or 0612800648**

**SWAKOPMUND**

**Intention to Sell a Portion of Land, Located between Farms 178 and AVAGIRO Sustainable Agricultural Solutions (Pty) Ltd**

Notice is hereby given in terms of the provisions of the Agricultural Act, No. 107 of 1992, as amended, that the Municipal Council of Swakopmund intends to sell by way of public auction 12 parcels located between Farms 178 and 179 to the applicant, in terms of the Agricultural Act, No. 107 of 1992. This additional portion will be consolidated with Farm 178 and will be subject "Agricultural".

**Objections.**

Full particulars of the above sale will be notified in the Official Gazette, Room 20-22A, between 07:30 – 16:00 weekdays until Friday, 27 June 2025.

Contact Person: 064 - 4104214

Any person having any objection to the proposed sale, may lodge such objections in writing duly motivated, to the Chief Executive, not later than 12:00 on the 11th July 2025.

Note: Note that no objection via email will be considered. The objection must be made by a hard copy and accompanied by a return postal address and telephone number.

**NOTICE NO: 137/2025**

**A BENJAMIN**  
 CHIEF EXECUTIVE OFFICE



**Terminal Investment Namibia**

## Request for Proposals

**Introduction**  
 Terminal Investment Namibia (Pty) Ltd invites reputable and qualified vendors to submit proposals for the following services:

- Tyre Management for Terminal Investment Namibia**
- Infrastructure & Utilities General Repairs within the Terminal**

**Proposal Submission Requirements:** Interested vendors are required to submit both a technical proposal and a commercial proposal. To receive the full technical Scope of Work and further details, vendors should express their interest by sending an email to: [na002-tin.procurement@tilnamibia.com](mailto:na002-tin.procurement@tilnamibia.com)

Proposals will be evaluated based on the completeness and quality of the technical and commercial submissions. Vendors are encouraged to ensure their proposals meet all requirements outlined in the Scope of Work once shared.

Terminal Investment Namibia looks forward to engaging with capable vendors to support the operational excellence of its terminal facilities.

**Contact Information:**  
**Email:** [na002-tin.procurement@tilnamibia.com](mailto:na002-tin.procurement@tilnamibia.com)  
**Mobile:** +264 81 151 3972

12 NAMIB TIMES



11.1.23

**APPLICATION FOR THE REZONING OF ERF 494, MATUTURA, EXTENSION 1 FROM GENERAL RESIDENTIAL 2 WITH A DENSITY OF 1:250 TO GENERAL RESIDENTIAL 1 WITH A DENSITY OF 1:100**

(C/M 2025/10/30 - E 494 M)

**Ordinary Management Committee Meeting of 14 October 2025**, Addendum **8.15** page **176** 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 494, Matutura, Extension 1 from "General Residential 2" with a density of 1:250 to "General Residential 1" with a density of 1:100.

**2. Introduction and Background**

An application for the rezoning of Erf 494, Matutura, Extension 1 was received by the Engineering and Planning Services Department from Toya Urban Planning Consultant on behalf of the registered owner. The application is attached as **Annexure A**.

**3. Ownership**

Ownership of Erf 494, Matutura, Extension 1 vests in Ms. Maria Kaatoole Amunyela as per Title Deed No. T 5039/2024. Proof of ownership has been attached as **Annexure B**.

**4. Zoning, Locality and Size**

Erf 494, Matutura, Extension 1 is zoned "General Residential 2" with a density of 1:250 and is situated in Matutura Extension 1. The erf is situated at the corner of Shipala Tobias and Oregano Streets which are both 20m in width.

The erf measures 1 633m<sup>2</sup> in extent and currently vacant.



Figure 1: Location of Erf 494, Matutura Extension 1

5. **Access and Infrastructure services**

Access to Erf 494, Matutura, Extension 1 will be obtained from the existing street network namely Oregano Street.

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

Parking for the proposed development will be provided in accordance with the provision of the Swakopmund Zoning Scheme.

Erf 494, Matutura is already connected to the existing infrastructural services, however, should additional services be required, the applicant is to provide those to the satisfaction of the General Manager: Engineering and Planning Services.

6. **Public consultation**

The public consultation for the rezoning has been made in terms of Section 107 and Regulation 10 of the Urban and Regional Planning Act (**Annexure C**).

The neighbouring property owners were notified in writing via hand distribution letters and consent forms. Four neighbouring property owners have consented to the rezoning namely Erven 491, 492, 493 and 418, Matutura Extension 1. Two (Erven 319 and 320, Matutura Ext 1) properties still belong to the Swakopmund Municipality.

A notice was placed on Council's notice board as well as on-site. The last date to submit objections and comments was the 14 July 2025.

Additionally, a notice was published in the Government Gazette Number 8665, Notice No. 357 dated 13 June 2024, and the closing date for comments or objections was the 14 July 2025.

The proposed rezoning was advertised on the 13<sup>th</sup> & 24<sup>th</sup> June 2025 in the Marketwatch inserted and formed part of three newspapers. However, it has been noted that the applicant hasn't mentioned in which of these newspapers this notification has been published in as the "Marketwatch" is merely an advertising insert under the Namibia Media Holdings (NMH) and the said insert appears in the Republikein, the Sun and Allgemeine Zeitung newspapers.

No objections have been received from either the neighbouring owners or the general public.

7. **Proposal**

It is the intention of the applicant to rezone Erf 494, Matutura Extension 1 from "General Residential 2" with a density of 1:250m<sup>2</sup> to "general residential 1" with a density of 1:100m<sup>2</sup>.

Matutura Extension 1 is part of a rapidly growing urban area with increasing demand for residential properties. The current zone of the property has a relatively low density and does not adequately support the growing demand for housing. Rezoning the erf to General residential 1 will enable

the development of flats that cater to both rental and sale markets, providing much needed affordable housing in this urban growth zone.

In determining the need and desirability for this proposed zoning, the need for affordable rental accommodation was identified as a main factor paramount importance and considered by the property owner as a market opportunity to provide rental flats.

The proposed rezoning aligns with several policies, including the Urban Structure Plan, which supports sustainable urban growth by promoting higher-density residential development within an established urban area. The recently enacted National Housing Policy promotes the development of rental flats to address the demand for affordable housing, a key housing priority for Namibia. It is also an undisputed fact that increasing the density on an already developed site promotes the efficient use of available land, reducing pressure on greenfield sites and contributing to more sustainable land use practices.

### **Impact on the surrounding area**

The proposed development will have several positive impacts on the surrounding area:

- **Economic Growth:** *The construction of flats will create employment opportunities during the development phase. Additionally, once complete, the influx of residents will contribute to the local economy by increasing demand for goods and services.*
- **Improved infrastructure and services:** *With the increased density, there may be opportunities for further infrastructure improvements, such as upgraded roads, public transport options, and additional community services. The development will work in harmony with the existing infrastructure, which can support the additional load created by the flats.*
- **Social Integration:** *By providing affordable rental and sale options, the development will promote social integration, offering housing options to various socioeconomic groups.*

The proposed development will adhere to all environmental guidelines and regulations set out by the council. The development will consider incorporating sustainable building practices, including energy-efficient designs and water-saving technologies.

## **8. Evaluation**

The current zone's density allows the owner to only develop 6 units on Erf 494, Matutura Extension 1.

As a result thereof, the owner wishes to increase the building potential to accommodate the proposal of developing more units to densify and act on the call of providing affordable housing to many.

The proposed density of 1:100 would enable the owner to potentially develop a maximum of 16 units on the property, thus promoting densification in the area.

An environmental impact assessment (EIA) or Environmental Clearance Certificate is not required for this development.

However, a development of such magnitude must be critically analysed as it is likely to pave the way for similar future developments in the area.

The below are technical comments from an engineering perspective for consideration.

## 8.1 **Engineering Comments**

### **Technical Considerations**

- The proximity of Erf 494 to multiple intersections (two within a short stretch) increases the likelihood of turning conflicts, especially with higher traffic volumes associated with a 16-unit development.
- Increased vehicle in/out movements (estimate: 32-48 vehicle trips/day) will place added demand on the intersections, impacting traffic flow and safety.
- Collector roads, such as the future Shipala Tobias Street, must retain functionality and throughput. Adding high-density access points along this corridor contradicts access management principles and road hierarchy policy, which stipulates limited direct access to collectors.
- Reducing density is not advisable from a planning integration perspective, as this location is better suited for medium- to high-density residential to support future public transport and infrastructure investment.

### **Recommendation**

While the traffic impact is noted, **the proposed density increase is not opposed**, provided:

- Access is strictly limited to **a single, consolidated access point off Oregon Street**, away from intersection corners;
- **Internal manoeuvring space and off-street parking** are ensured to avoid creating parking problems on the public road network;
- A detailed **Traffic Impact Assessment (TIA)** is submitted before development approval.
- Only concern is if all the proposed units will be able to connect to the sewer erf connection; however, the applicant is to provide necessary additional services if required.

## 8.2 **Compensation**

The rezoning of Erf 494, Matutura, Extension 1 from "General Residential 2" with a density of 1:250m<sup>2</sup> to "General Residential 1" with a density of 1:100m<sup>2</sup> is subject to a compensation fee with respect to Betterment calculated in accordance with Section 9 (b) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) Regulations in conjunction with the national betterment fee policy of 2009.

Erf 494, Matutura, Extension 1 is vacant and will be charged a 20% compensation fee 8 in terms of the national betterment fee policy of 2009 for rezoning to "General Residential 2" with a density of 1:250 to "General Residential 1" with a density of 1:100.

## 9 **Conclusion**

The proposed rezoning of Erf 494, Matutura Extension 1, from "general residential 2" with a density of 1:250m<sup>2</sup> to "general residential 1" with a

density of 1:100m<sup>2</sup> is in line with both the Swakopmund Zoning Scheme and the Swakopmund Structure Plan and can be supported.

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

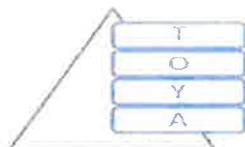
**RECOMMENDED:**

- (a) That the rezoning of Erf 494, Matutura, Extension 1, from "General Residential 2" with a density of 1:250m<sup>2</sup> to "General Residential 1" with a density of 1:100m<sup>2</sup> be approved.
  - (b) That the rezoning of Erf 494, Matutura, Extension 1, be subject to a compensation fee of 20% with respect to betterment calculated in accordance with Section 9 (b) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) Regulations in conjunction with the National Betterment Fee Policy of 2009.
  - (c) That no building plans, inclusive of relaxation of building lines or aesthetics application, be approved or a compliance certificate be issued until proof of payment of the compensation fee for the rezoning has been received by Council.
  - (d) That the applicant provides proof that the rezoning of Erf 494, Matutura, Extension 1, has been approved by the Minister and promulgated.
  - (e) That all additional infrastructure required due to 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 and Planning Services.
  - (f) That a detailed Traffic Impact Assessment (TIA) is submitted before submission and approval of building plans, inclusive of relaxation of building lines or aesthetics application, or issuance of a compliance certificate.
  - (g) That all the parking be provided on-site in line with the Swakopmund Zoning Scheme, and no parking on street reserve shall be tolerated.
  - (h) That access is strictly limited to a single, consolidated access point on Oregon Street, away from intersection corners.
-

**ANNEXURE A**

22-03-11-494

E 494 M




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**TOYA URBAN PLANNING CONSULTANTS**


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P.O.BOX 99294  
WINDHOEK

Tel: 0813099839/0853099839  
E-mail: [sshinguto@gmail.com](mailto:sshinguto@gmail.com)

**Enq: Simon Shinguto**  
**Ref: Erf 494, Matutura Ext.1**

04 March 2025

Mr. A. Benjamin  
Chief Executive Officer  
Swakopmund Municipality  
P O Box 53  
Swakopmund



Attn: Mr. John Heita  
Manager: Town Planning

Dear Mr. Benjamin,

- **REZONING OF ERF 494, MATUTURA EXTENSION 1 FROM "GENERAL RESIDENTIAL 2" WITH A DENSITY OF 1:250m<sup>2</sup> TO "GENERAL RESIDENTIAL 1" WITH A DENSITY OF 1:100m<sup>2</sup>.**
- **CONSENT TO START WITH THE DEVELOPMENT IN ACCORDANCE WITH THE PROPOSED ZONING DENSITY (GR1, DENSITY 1:100) WHILE THE REZONING IS BEING FINALIZED.**

**1. PURPOSE OF APPLICATION:**

Toya Urban Planning Consultants cc is instructed by **Maria K. Amunyela** the registered owners of Erf 494 located in the township of Matutura Extension 1 to apply to the Swakopmund Municipality to request consent for the commencement of the construction of Flats on Erf 494. The request seeks approval to proceed with the building works as outlined in the building plans to be submitted once the consent is granted while the rezoning application for Erf 494 from General Residential 2 (1:250) to General Residential (1:100) with a density of 1:100 is still being processed and finalized.

## 2. BACKGROUND AND CONTEXT:

Erf 494 is currently zoned as General Residential 2 (GR2) with density of 1:250, but the owner intends to apply for rezoning to General Residential (GR) with a proposed density of 1:100 in line with the intended development of flats. The rezoning application is currently in progress, and while the process is ongoing, the owner seeks permission to begin construction based on the building plans to be submitted that align with the future zoning classification.

The proposed development of a Flats aims to provide accommodation facility to meet the growing demand for affordable residential accommodation development in Matutura Extension 1 and its surrounding areas, contributing to both local housing needs and the broader community development goals.

The applicant has will submit a comprehensive building plan, which details the design and layout of the Flats. The building plan will be designed in compliance with all applicable municipal regulations and planning standards.

## 3. JUSTIFICATION FOR CONSENT TO PROCEED WITH CONSTRUCTION

The applicant is requesting the Swakopmund Municipality to grant consent to the applicant to commence construction on Erf 494 for the following reasons:

### 3.1 Alignment with Future Zoning:

The proposed Flats align with the future zoning of General Residential 1 (GR1) with a density of 1:100, which is currently under review. The building plans will be designed in accordance with the standards and requirements of the proposed zoning. The development plans reflect a responsible and sustainable approach to land use, consistent with the growth trajectory of Matutura Extension 1 and its housing needs.

### 3.2 Non-Interference with Existing Land Uses:

The construction of the Flats will not negatively impact the surrounding properties or the general character of the area. The proposed development is designed to blend seamlessly with the existing residential and community structures, ensuring minimal disruption to the existing land uses.

**3.3 Support for Local Economic Development**

The development of a Flats on Erf 494 will support local economic growth by creating direct and indirect employment opportunities. Once operational, the Flats will provide accommodation to residents and stimulating local economy because the Council will also collect rates and taxes on this property.

**3.4 Temporary Nature of the Request:**

The applicant fully understands that this request for consent is temporary and that formal approval for the construction of the Flats is contingent on the final approval of the rezoning application. The applicant is committed to complying with all requirements and restrictions that may be imposed by the Swakopmund Municipality upon granting this consent.

**3.4. Building Plan Compliance:**

The building plan for the Flats will be designed in accordance with the guidelines for the proposed General Residential 1 zoning and ensures compatibility with the surrounding neighborhood. The design will include adequate parking facilities, appropriate landscaping, and the preservation of the aesthetic character of the area. The development will not exceed the permissible building height, coverage, or other spatial regulations typically applied to the General Residential 1 zoning.

**3.5 Infrastructure and Services:**

The area already benefits from existing infrastructure, including roads, water, electricity, and sewer services, which are capable of supporting the additional load from the proposed development. The commencement of construction will not place an undue strain on existing services and will contribute positively to the local economy by creating jobs and providing accommodation for a growing population.

**4. REQUEST FOR CONSENT:**

The applicant respectfully requests that the Swakopmund Municipality grant permission for the commencement of construction activities for the proposed Flats on Erf 494 while the rezoning process is ongoing. The building plans which conform to the expected final zoning conditions, will be submitted once consent is granted.

**5. CONCLUSION:**

Granting consent to begin construction will allow the owner to take timely action in addressing the housing needs of Swakopmund, ensuring the development aligns with the community's growth and future zoning plans. The applicant is committed to complying with all regulatory requirements and will ensure that all necessary approvals are obtained as the project progresses.

We trust that the Swakopmund Municipality will consider this application favorably and grant the requested consent to allow the construction of the Flats to proceed while the rezoning application is finalized.

Yours Sincerely,



**TOBIAS PENDAPALA NEWAYA**  
**PROFESSIONAL TOWN AND REGIONAL PLANNER (NCTRP REG. NO. 54)**

0076-08-24

**DEED OF TRANSFER NO.**

503<sup>9</sup> 2024

***ERF NO. 494 MATUTURA (EXT 1)***

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

PREPARED BY ME

  
CONVEYANCER  
STOLZE H D

**DEED OF TRANSFER NO.**

BE IT HEREBY MADE KNOWN:

5039-2024

**THAT HELMUT DEVILLIERS STOLZE**

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

**MUNICIPAL COUNCIL OF SWAKOPMUND**

Dated the 3RD day of JUNE 2024 and signed at SWAKOPMUND

*M*

*N*  
*H*  
*D*

||

page two

AND THE SAID APPEARER declared that his Principal had truly and legally sold on the 24TH MAY 2024

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

**MARIA KAATOOLE AMUNYELA**  
**IDENTITY NUMBER 860219 0012 7**  
**UNMARRIED**

Her Heirs, Executors, Administrators or Assigns,

CERTAIN Erf No. 494, MATUTURA  
 Extension No 1

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

MEASURING 1633 (One Six Three Three) Square Metres as will appear from General  
 Plan S.G No A 1334/2015

HELD By Certificate of Consolidated Title No T 7373/2020

A. SUBJECT to the following conditions in terms of Government Notice No.  
 237 of 14 September 2018, namely:

IN FAVOUR OF THE LOCAL AUTHORITY

- a) The erf must only be used or occupied for purposes which are in accordance with, the provisions of the Swakopmund Zoning Scheme, prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) .
- b) The building value of the main building, including the outbuilding to be erected on the erf must be at least two times the prevailing valuation of the erf.

|

N

- B. FURTHER SUBJECT to the following conditions in favour of the Municipality of Swakopmund, namely:
- i) The Purchaser may not commence with construction of any improvements until transfer has been effected in his/her name and only after the building plan have been approved by the Seller in respect of the proposed improvements.
  - ii) The Purchaser may not alienate the Erf prior to transfer being registered.
  - iii) The Purchaser hereby binds himself and undertakes to the Seller not to effect the registration of the transfer of the Erf into the name of its successor-in-title until and unless its successors-in-title shall have bound itself and undertook in writing to the Seller to *mutatis mutandi* behold bound and to comply with each and every obligation of the Purchaser created in or arising from the Agreement. The Purchaser hereby agrees that the Seller may withhold the issue of the special clearance certificate until such time as the stipulations of this clause have been complied with.

WHEREFORE the Appearer, renouncing all the Right and Title which the said **TRANSFEROR** heretofore had to the Premises, did, in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same and that, by virtue of these presents, the said, **TRANSFERE**

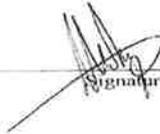
Her heirs, executors, administrators or assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State, however reserving its rights; and finally, acknowledging that the purchase price of the aforesaid property amounts to N\$ 800 500.00.

Signed at WINDHOEK on  
and confirmed with my seal of office.

2024-09-04

together with the appearer,



  
Signature of Appearer

N



**SPECIAL POWER OF ATTORNEY**

I, the undersigned, **MS. MARIA KAATOOLE AMUNYELA** in my capacity as the registered owner of **ERF 494, MATUTURA EXTENSION 1** do hereby nominate, constitute and appoint.

**TOYA URBAN PLANNING CONSULTANTS CC  
P.O. BOX 99294, WINDHOEK**

with power of Substitution, to be my lawful Attorney and Agent in my name, place and stead, to make the necessary application to Swakopmund Municipality the Urban and Regional Planning Board/ Ministry of Urban and Rural Development for the:

- **REZONING OF ERF 494, MATUTURA EXTENSION 1 FROM "GENERAL RESIDENTIAL 2" WITH A DENSITY OF 1:250m<sup>2</sup> TO "GENERAL RESIDENTIAL 1" WITH A DENSITY OF 1:100m<sup>2</sup>.**
- **CONSENT TO START WITH THE DEVELOPMENT IN ACCORDANCE WITH THE PROPOSED ZONING DENSITY (GR1, DENSITY 1:100) WHILE THE REZONING IS BEING FINALIZED.**

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

SIGNED at Swakopmund this 07<sup>th</sup> day of October 2025, in the presence of the undersigned witnesses.

M. Kaatoole  
**MS. MARIA KAATOOLE AMUNYELA**

**WITNESSES:**

1. Namukunda T. T. T.

2. [Signature]

### 3.2. Notice placed in the Government Gazette

A notice describing the proposed rezoning in English language was published in the following government gazette.

Government Gazette No	Date of Publication
Government Gazette No. 8665 (Notice No.357)	Friday, 13 June 2025

Proof of the rezoning notice published in the Government Gazette is attached as **Appendix C**.

### 3.3. Notice placed at Notice Board at Swakopmund Municipality

A notice describing the proposed rezoning in English language was also placed at the Town Planning Notice Board of the Swakopmund Municipality.

Site Notice	Date of Placement
Town Planning Notice Board of Swakopmund Municipality	Thursday, 19 June 2025

Proof of the rezoning notice placed at Town Planning Notice Board at the Swakopmund Municipality is attached as **Appendix D**.

### 3.4. Notice placed onsite

A site notice was posted on Erf 494, Matutura Extension 1 on the following date:

Method of Consultation	Date of Publication
Site Notice	Thursday, 19 June 2025

Proof of the rezoning notice placed onsite of Erf 494, Matutura Extension 1 is attached as **Appendix E**.

### 3.5. Consultations with owners of adjacent properties

Notification letters and consent forms in English, were distributed by hand to all landowners of the following properties which are adjacent to Erf 494, Matutura Extension 1 to comment on the proposed rezoning.

Erf Numbers Adjacent to Erf 494 Matutura Extension 1	Comments
ERF 492 MATUTURA EXTENSION 1	SIGNED
ERF 493 MATUTURA EXTENSION 1	SIGNED
ERF 491 MATUTURA EXTENSION 1	ERF IS NOT REGISTERED
ERF 418 MATUTURA EXTENSION 1	OWNED BY MUNICIPALITY
ERF 320 MATUTURA EXTENSION 1	ERF IS NOT REGISTERD
ERF 319 MATUTURA EXTENSION 1	ERF IS NOT REGISTERD

Proof of consent forms signed by all neighbours are attached as **Appendix F**.

### 4. CLOSING DATE FOR COMMENTS AND OBJECTION

The closing date for objection was on the **Monday, 14 July 2025** and our office did not receive any written objection opposing this proposed rezoning by the closing date.

We trust that this application will meet with all your requirements. Should any uncertainties arise, please do not hesitate to contact us.

Kind Regards,



**TOBIAS PENDAPALA NEWAYA**  
**PROFESSIONAL TOWN AND REGIONAL PLANNER (NCTRP REG. NO. 54)**







Any person objecting to the proposed land use as set out above may lodge such objection together with the grounds thereof in writing at the Windhoek Urban Policy Offices, Room 518, 5th Floor, Town House Main Building within 14 days of the last publication of this notice final date for objections is **3 July 2025**.

**Applicant:****Dunamis Consulting (Pty) Ltd****P.O. Box 81108****Olympia, Namibia****Tel: +264 833 302 241****Email: ndimuhona@dunamisplan.com****The Chief Executive Officer****Municipal Council of Windhoek****P.O. Box 59, Windhoek, Namibia****Tel: +264 290 2264**

No. 357

2025

## REZONING OF ERF 494, MATUTURA EXTENSION 1

**Toya Urban Planning Consultants cc** intends applying to Swakopmund Municipality and to Urban and Regional Planning Board in terms of section 105(1)(a) of the Urban and Regional Planning Act, (Act No. 5 of 2018) for:

**Rezoning of Erf 494, Oregano Street, Matutura Extension 1 from “general residential 2” with a density of 1:250 to “general residential 1” with a density of 1:100.**

Matutura Extension 1 is part of a rapidly growing urban area in Swakopmund with increasing demand for residential properties. The current zoning of general residential 2, with a relatively low-density requirement, does not adequately support the growing demand for accommodation. Rezoning to general residential 1 will enable the development of flats that cater to both rental and sale markets, providing much-needed affordable housing in this urban growth zone.

Any person objecting to the proposed application as set out above may lodge written objection together with their grounds thereof on or before **Monday, 14 July 2025**.

**Applicant:****Toya Urban Planning Consultants cc****P.O. Box 99294, Windhoek****S. Shinguto, Cell: 081 3099839****Email: sshinguto@gmail.com****T. Newaya, Cell: 081 1243321****Email: tobias.newaya@gmail.com**

No. 358

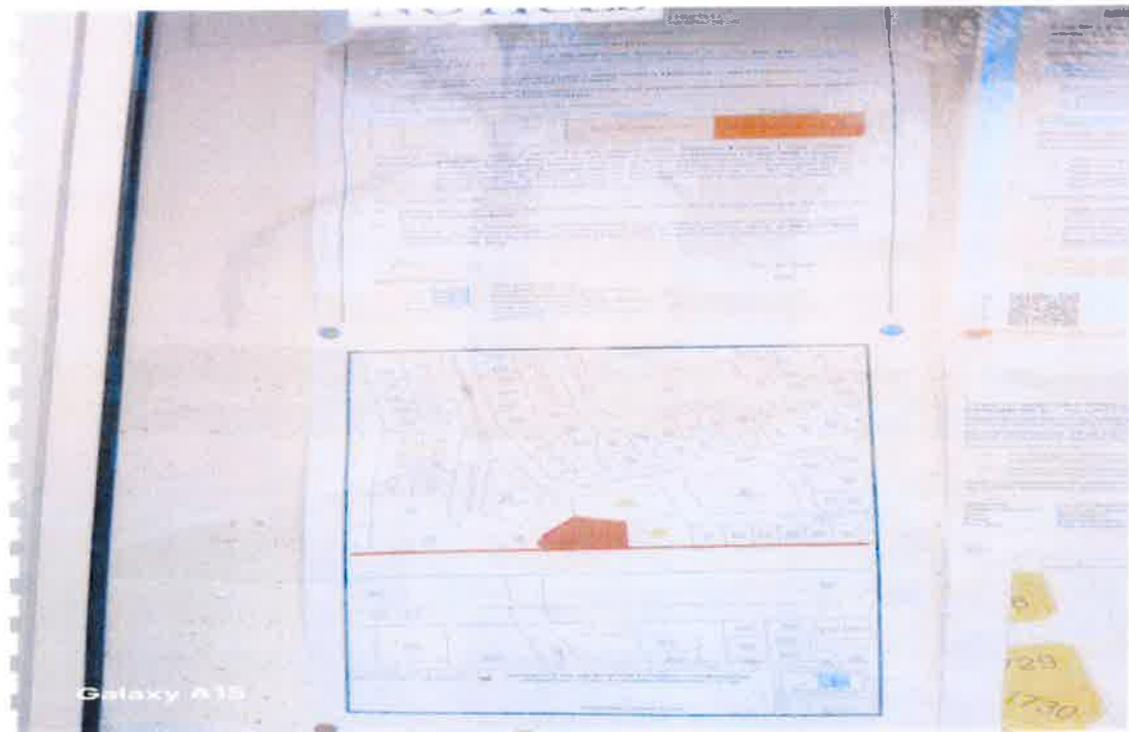
2025

## REZONING OF ERF 676, PIONIERSPARK

**Nghivelwa Planning Consultants (Town and Regional Planners)** on behalf of the owners of Erf 676, Potgieter Street, Pionierspark, has applied to the Windhoek Municipal Council and intends applying to the Urban and Regional Planning Board for:

**Rezoning of Erf 676, Potgieter Street, Pionierspark from “residential” with a density of 1:900 to “hospitality” for a guesthouse with a maximum of 10 rooms.**

Erf 676 is located in Potgieter Street, and currently measure  $\approx 1173\text{m}^2$  in extent. The erf is currently zoned for “residential” purposes. It is the intention of the owners to apply for the rezoning to allow for the construction of an accommodation establishment of a guesthouse with a maximum of 10 rooms.



Neighbour Consent Form

Name: NJAMISALI ELIUD

Address: P.O. Box 3057 VINEZA

Telephone: 0812 936 909

I, the owner of Erf 492, Goreangab Extension 1 which is located adjacent to Erf 494, Matutrura Extension 1, hereby comments as follow:

(Please indicate with "X" appropriate box)

do not object to

- REZONING OF ERF 494, MATUTURA EXTENSION 1 FROM "GENERAL RESIDENTIAL 2" WITH A DENSITY OF 1:250m<sup>2</sup> TO "GENERAL RESIDENTIAL 1" WITH A DENSITY OF 1:100m<sup>2</sup>.
- CONSENT TO START WITH THE DEVELOPMENT IN ACCORDANCE WITH THE PROPOSED ZONING DENSITY (GR1, DENSITY 1:100) WHILE THE REZONING IS BEING FINALIZED.

do object to

- REZONING OF ERF 494, MATUTURA EXTENSION 1 FROM "GENERAL RESIDENTIAL 2" WITH A DENSITY OF 1:250m<sup>2</sup> TO "GENERAL RESIDENTIAL 1" WITH A DENSITY OF 1:100m<sup>2</sup>.
- CONSENT TO START WITH THE DEVELOPMENT IN ACCORDANCE WITH THE PROPOSED ZONING DENSITY (GR1, DENSITY 1:100) WHILE THE REZONING IS BEING FINALIZED.

If objecting, please state reasons thereof:

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

Njamisali Eliud  
Signature

10/07/2025  
Date

Neighbour Consent Form

Name: Silas Sthikofoto

Address: KHOICHUB STR Mile 4 ERF 6214

Telephone: 1246816075068

I, the owner of Erf 493, Goreangab Extension 1 which is located adjacent to Erf 494, Matutrura Extension 1, hereby comments as follow:

(Please indicate with "X" appropriate box)

do not object to

- REZONING OF ERF 494, MATUTURA EXTENSION 1 FROM "GENERAL RESIDENTIAL 2" WITH A DENSITY OF 1:250m<sup>2</sup> TO "GENERAL RESIDENTIAL 1" WITH A DENSITY OF 1:100m<sup>2</sup>.
- CONSENT TO START WITH THE DEVELOPMENT IN ACCORDANCE WITH THE PROPOSED ZONING DENSITY (GR1, DENSITY 1:100) WHILE THE REZONING IS BEING FINALIZED.

do object to

- REZONING OF ERF 494, MATUTURA EXTENSION 1 FROM "GENERAL RESIDENTIAL 2" WITH A DENSITY OF 1:250m<sup>2</sup> TO "GENERAL RESIDENTIAL 1" WITH A DENSITY OF 1:100m<sup>2</sup>.
- CONSENT TO START WITH THE DEVELOPMENT IN ACCORDANCE WITH THE PROPOSED ZONING DENSITY (GR1, DENSITY 1:100) WHILE THE REZONING IS BEING FINALIZED.

If objecting, please state reasons thereof:

.....

.....

.....

  
Signature

14/07/05  
Date



Neighbour Consent Form

Name: Lorenzo Hansen

Address: 491 MARJORAM

Telephone: 081 3550744

I, the owner of Erf 491, Matutura Extension 1 which is located adjacent to Erf 494, Matuturu Extension 1, hereby comments as follow:

(Please indicate with "X" appropriate box)

[X] do not object to

- REZONING OF ERF 494, MATUTURA EXTENSION 1 FROM "GENERAL RESIDENTIAL 2" WITH A DENSITY OF 1:250m<sup>2</sup> TO "GENERAL RESIDENTIAL 1" WITH A DENSITY OF 1:100m<sup>2</sup>.
- CONSENT TO START WITH THE DEVELOPMENT IN ACCORDANCE WITH THE PROPOSED ZONING DENSITY (GR1, DENSITY 1:100) WHILE THE REZONING IS BEING FINALIZED.

[ ] do object to

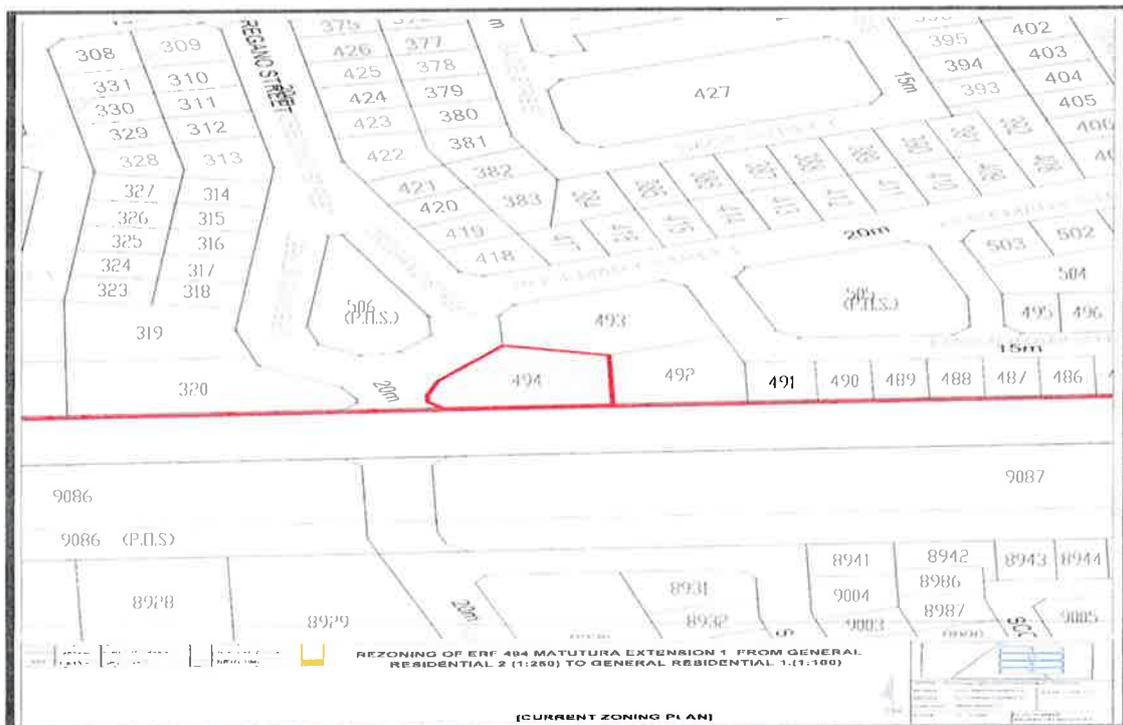
- REZONING OF ERF 494, MATUTURA EXTENSION 1 FROM "GENERAL RESIDENTIAL 2" WITH A DENSITY OF 1:250m<sup>2</sup> TO "GENERAL RESIDENTIAL 1" WITH A DENSITY OF 1:100m<sup>2</sup>.
- CONSENT TO START WITH THE DEVELOPMENT IN ACCORDANCE WITH THE PROPOSED ZONING DENSITY (GR1, DENSITY 1:100) WHILE THE REZONING IS BEING FINALIZED.

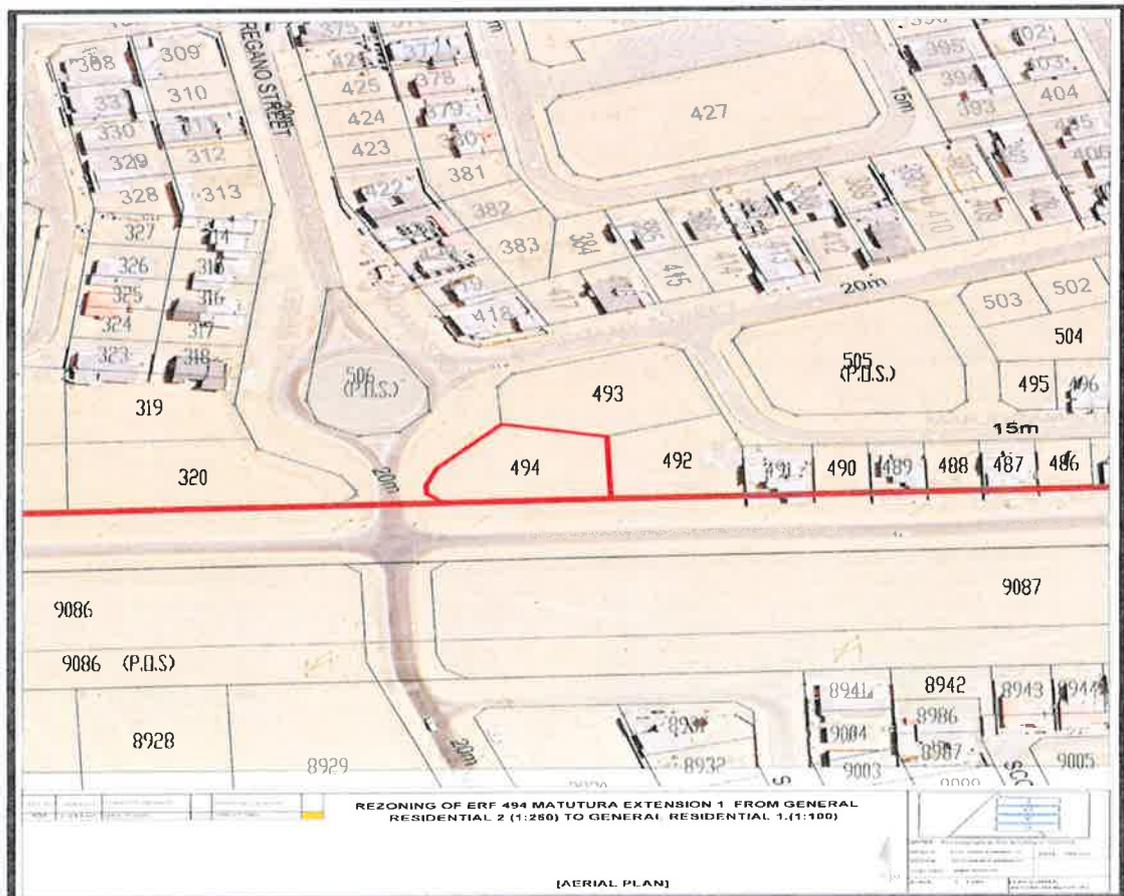
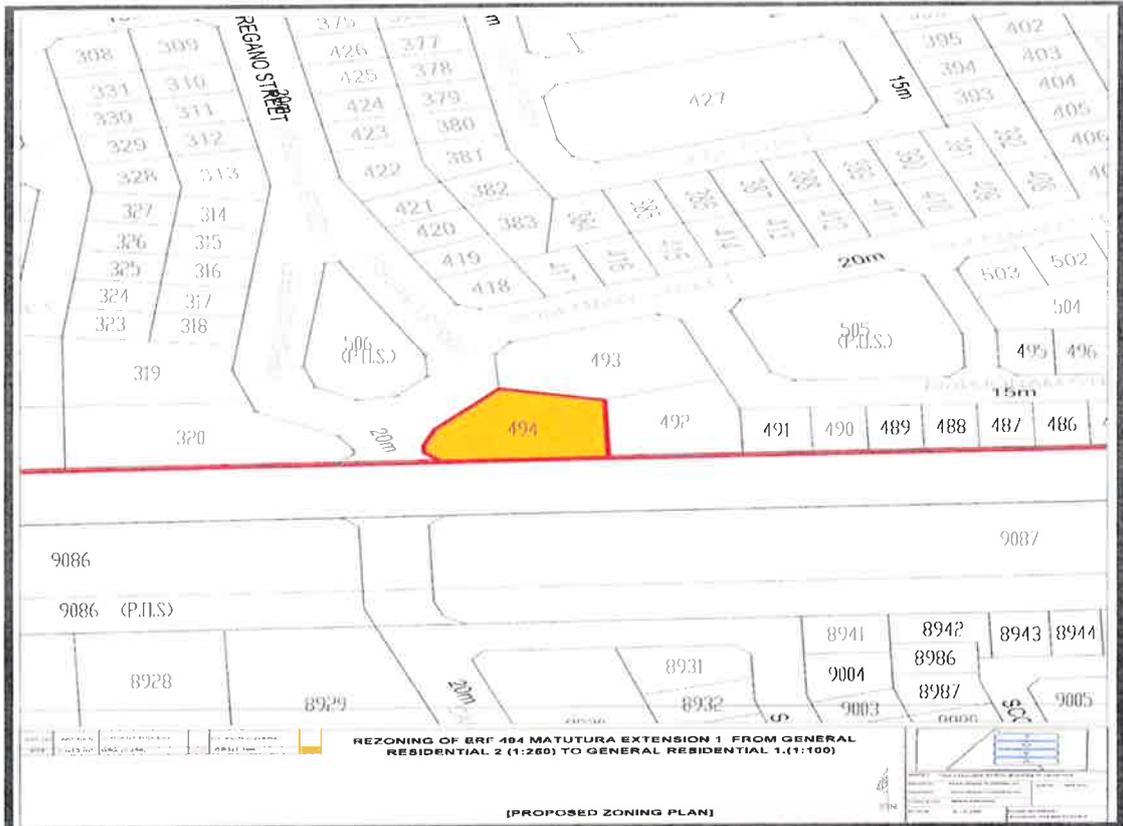
If objecting, please state reasons thereof:

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

  
Signature

19/08/2025  
Date





- 11.1.24 **SUBDIVISION OF ERF 390, MYL 4, EXTENSION 1 INTO PORTION A AND REMAINDER**  
(C/M 2025/10/30 - M4 E 390)

**Ordinary Management Committee Meeting of 14 October 2025**, Addendum 8.17 page 231 refers.

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

**1. Purpose**

The purpose of this submission is for the Council to reconsider the application for the subdivision of Erf 390, Myl 4, Extension 1 into Portion A and the remainder in terms of Section 105 (1)(e) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018).

**2. Introduction and Background**

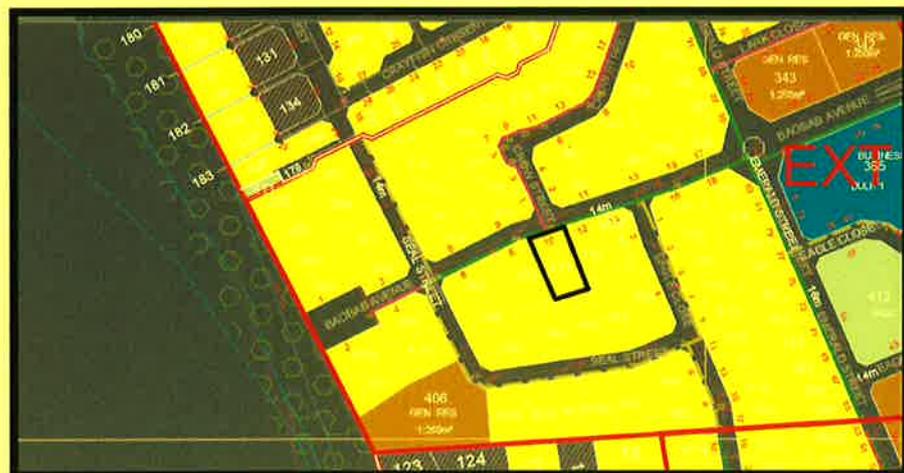
An application for the subdivision of Erf 390 Myl 4, Extension 1, was received by the Engineering and Planning Services from Van Der Westhuizen Town Planning and Properties cc on behalf of the registered owners, Jacobus Johannes Nieuwoudt and Elsie-Lynette Nieuwoudt. The application is attached as **Annexure A**.

**3. Ownership**

Ownership of Erf 390, Myl 4, Extension 1 is held in the Deeds of Transfers T1399/2025 and T1400/2025 and vests in Mr Jacobus Johannes Nieuwoudt and Mrs Elsie-Lynette Nieuwoudt (one-half share). Proof of ownership has been attached to the application.

**4. Zoning, Locality and Size**

Erf 390 Myl 4 is zoned "Single Residential" with a density of 1:600m<sup>2</sup> as indicated in the figure below. The erf is in Myl 4, Extension 1 and measures 1270 m<sup>2</sup> in extent.



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

Access to Erf 390, Myl 4, Extension 1 is gained from Baobab Avenue. Parking for the proposed will be provided as stipulated by the

Swakopmund Zoning Scheme. The erf is already connected to the services network. However, all additional infrastructure resulting from the proposed development shall be the responsibility of the owner of the property.

**6. Public Notification**

The neighbouring property owners have been consulted via registered mail for comments on the subdivision. Site notices were placed on the erf and the Municipal Notice Board, and the last date of objection was the 19<sup>th</sup> June 2025.

No objection was received.

**7. Proposal**

The owner intends to subdivide the property into two portions that are almost equal in size. The proposed erven are 610m<sup>2</sup> and 660m<sup>2</sup> in extent. This would allow the owner to construct a residential dwelling and its associated outbuildings on each of the properties. The aim is to rent the dwellings out to the public or interested parties.

The proposal is indicated in the table below:

<b>Proposed Portion number</b>	<b>Area (m<sup>2</sup>)</b>	<b>Zoning</b>
<i>Portion A</i>	<i>610</i>	<i>Single Residential</i>
<i>Remainder Erf 390</i>	<i>660</i>	<i>Single Residential</i>
<i>Total</i>	<i>1270</i>	

The density of the area allows for the subdivision to be undertaken, and it would allow for the construction of two dwellings and their associated outbuildings as is.

**8. Evaluation**

The proposed subdivision complies fully with the Swakopmund Zoning Scheme No. 12. The zoning of the erf allows for residential use with a density of 1:600m<sup>2</sup>, meaning that for every 600m<sup>2</sup>, one dwelling unit together with its associated outbuildings may be permitted. With a total area of 1,270m<sup>2</sup>, the erf can legally and appropriately accommodate two residential units, as each portion after subdivision would be larger than the minimum required 600 m<sup>2</sup>.

The subdivision supports controlled densification within an already serviced urban area, contributing to more efficient land use while maintaining the character of the neighbourhood. The proposal will not negatively affect the surrounding properties or the broader area. The resulting portions will still comply with building lines, coverage, and other development controls set out in the zoning scheme. The area is fully serviced, and the subdivision will not place undue pressure on existing infrastructure. All additional infrastructure resulting from the proposed development shall be the responsibility of the owner of the property.

In terms of public participation, no objections were received during the notification period. This indicates that neighbouring property owners and the broader community do not oppose the intended subdivision and that it is in harmony with the existing development pattern. Lastly, the subdivision where a portion is being created is subject to a 7.5% compensation fee payable to Council.

9. **Title Deeds Conditions**

The current title deed conditions registered against the Erf 390 Myl 4, Extension 1, should be retained.

10. **Conclusion**

The subdivision of Erf 390, Myl 4, Extension 1, into Portion A and the remainder can be supported as it is in line with the Swakopmund Zoning Scheme and will not negatively affect the surrounding properties.

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

**RECOMMENDED:**

- (a) **That the subdivision of Erf 390, Myl 4, Extension 1, into Portion A and Remainder measuring 610m<sup>2</sup> and 660m<sup>2</sup> in extent, respectively, be approved.**
  - (b) **That the applicant provides proof that the subdivision of 390 Myl 4, Extension 1, into Portion A and Remainder has been approved by the Minister and submission of the approved diagram before any submission of building plans, inclusive of building line relaxations, to the Engineering and Planning Services Department for approval.**
  - (c) **That compensation fee in respect of an endowment fee of 7.5% be charged for the newly created portion.**
  - (d) **That no building plans, inclusive of building line relaxation or aesthetics application, be approved until proof of payment of the compensation fee for the newly created portions has been received by Council.**
  - (e) **That all additional infrastructures that are to be required as a result of the proposed development be for the account of the applicant and in accordance with the specifications of the General Manager: Engineering and Planning Services.**
  - (f) **That the current title deed conditions registered against Erf 390, Myl 4, Extension 1, should be retained and be registered against the title deed of Portion A and the Remainder Erf 390, Myl 4, Extension 1.**
-

**ANNEXURE A - APPLICATION F**

22-03-08-390

Myl E 390

TOWN PLANNING &amp; PROPERTIES

PO BOX 1588  
SWAKOPMUND, NAMIBIA

Chief Executive Officer  
Municipality of Swakopmund  
PO Box 53  
Swakopmund  
Namibia



26 June 2025

Dear Sir,

**APPLICATION FOR THE SUBDIVISION OF ERF 390, MYL 4, EXTENSION NO. 1 SWAKOPMUND INTO PORTION A AND REMAINDER.**

Application is herewith made, on behalf of the registered owners of Erf 390, Myl 4, Extension No. 1, Swakopmund, Mr. JACOBUS JOHANNES NIEUWOUDT and ELSIE-LYNETTE NIEUWOUDT, for the Subdivision of Erf 390, Myl 4, Extension No. 1, Swakopmund into Portion A and Remainder (**Annexure C1**).

**1. BACKGROUND**

The owner of the property wishes to create two individual properties to construct residential dwellings on each of the properties with their associated outbuildings. The property is the sufficient size to be subdivided according to its density of 1:600m<sup>2</sup>. It is the intention of the owners to construct a dwelling on each of the created properties and rent the individual houses to interested parties.

**2. LOCALITY, ZONING AND ERF SIZE**

Erf 390, Myl 4, Extension No. 1, Swakopmund, currently measures approximately 1270m<sup>2</sup> in extent and is located along Boabab Avenue in Myl 4 (**Annexure A**). The Erf is zoned as Single Residential with a Density of 1:600m<sup>2</sup>.

**3. OWNERSHIP**

According to the Deed of Transfers Nr T. 1399/2025 and 1400/2025, ownership Erf 390, Myl 4, Extension No. 1, Swakopmund, currently vests with Mr. JACOBUS JOHANNES NIEUWOUDT and ELSIE-LYNETTE NIEUWOUDT, each having 1/2 (**ONE HALF SHARE**) in the property (**Annexure B1**). Power of Attorney from the owners is attached as **Annexure B2**. There exist no conditions within the Deed of Transfer that prohibits the intended intention to subdivide the property.

#### 4. ACCESS TO THE PROPERTY

Access to the property is currently obtained from Boabab Avenue. No change in access is envisaged and access is to remain the same. Once the subdivision is completed the new portion will also obtain access from the same street. If and when any other needs in terms of access might arise such needs shall be communicated to the relevant authority for consideration.

#### 5. TOPOGRAPHY

Erf 390, Myl 4, Extension No. 1, Swakopmund is relatively flat with no natural features on it. The property has a gentle slope that falls from the southeastern corner of the property to the northwestern corner of the property. This gentle slope falls approximately 1.8m over a stretch of approximately 56m from corner to corner (southeastern corner to northwestern corner) (See Annexure C2). The surrounding area is relatively developed already and it is expected that the remaining erven will also be developed in the near future. This in itself is a good indication that soil conditions are stable and suitable for the proposed intentions of our client.

The attached Areal plan is out dated and does not reflect the true nature of circumstance on the ground in terms of buildings already constructed.

#### 6. INFRASTRUCTURE

The area is already serviced with the basic services and the property is already connected to the service infrastructure. Any additional requirements that the owner might envisage shall be communicated to the relevant institutions and will be for the account of the owner. It is not envisaged that any special infrastructure and service requirements will be of any concern as it is a normal subdivision creating a new erf that requires basic services connection.

#### 7. PARKING

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

#### 8. MOTIVATION AND INTENTION

It is the intentions of the clients to subdivide the property into two portions that is almost equal in size of approximately 610m<sup>2</sup> and 660m<sup>2</sup> in extent (Annexure C1). This will effectively allow the client to construct a residential dwelling and its associated outbuildings on each of the properties. These dwellings will be rented to the general public or interested parties.

As previously indicated in this application, the clients are merely subdividing their property according to the existing density being 1:600m<sup>2</sup>. The density of the property already allows

for two residential units with their associated outbuildings to be constructed on the property and as such there will be no extra load on the services infrastructure as the all services are already planned for according to the densities of the area.

We do not foresee any negative impact to be exerted on to the local neighbourhood nor the current service infrastructure. The proposed intentions were supported by the neighbouring properties as they welcome the proposed change and appearance as presented.

#### **Proposed Subdivision of Erf 390, Myl 4, Extension No. 1, Swakopmund, into Portion A and Remainder**

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

<b>Proposed Portions</b>	<b>Portion Sizes in ha</b>
Portion A	610m <sup>2</sup>
Remainder of Erf 390, Myl 4	660m <sup>2</sup>
<b>Total m<sup>2</sup></b>	<b>1270m<sup>2</sup></b>

#### **9. PUBLIC PARTICIPATION**

A Notice was also placed on the erf for public comments (**Annexure D**). Neighbouring properties have also been requested for their comments. Attached please find copies of letters to neighbours via registered mail (**Annexure E**). Closing dates for objections was on the 19<sup>th</sup> of June 2025.

#### **10. RESPONSE FROM PUBLIC**

By the closing of the comment / objection period on the 19th of June 2025, **NO** comments/objections were received and such was confirmed by the Municipality (**Annexure F**).

#### **11. CONCLUSION**

The intentions of the clients are seen as fitting in terms of the existing rights that the property enjoys. The fact that the size of the property is more than twice the size of the allocated density makes it very favourable for the intended subdivision. The intentions will also respond well to the shortage of affordable housing within Swakopmund.

The intentions will not appear out of context with the surrounding area and will as a matter of fact blend in well. It is evident from the Public Participation Process that the neighbouring properties and the general public is in favour of the application as no objections were received.

There exists no reason why the intended subdivision into Portion A and remainder cannot be supported as it is in line with the statutory documents that regulates land use and regulates growth in the town of Swakopmund.

**12. APPLICATION**

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

- **SUBDIVISION OF ERF 390, MYL 4, EXTENSION NO. 1 SWAKOPMUND INTO PORTION A AND REMAINDER**

**CONDITIONS TO BE REGISTERED AGAINST REMAINDER OF ERF 390, MYL 4:**

- (a) The conditions currently registered against the remainder be retained.

**CONDITIONS TO BE REGISTERED AGAINST PROPOSED PORTION A:**

**IN FAVOUR OF THE LOCAL AUTHORITY**

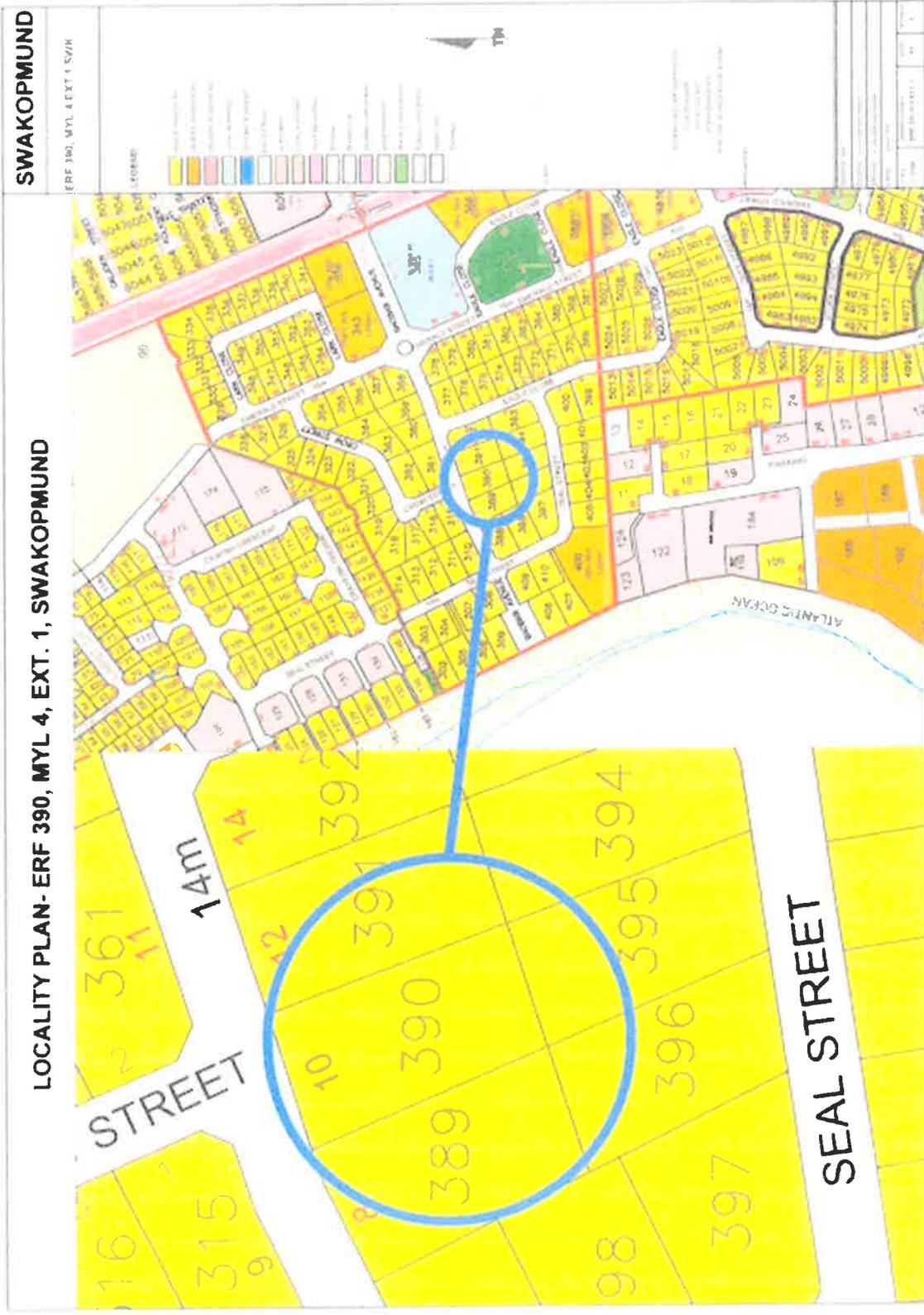
- (a) The erf must only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to the provisions of the Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).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

It is trusted that Council will find the above application for Subdivision of Erf 390, Myl 4, Extension No. 1, into Portion A and Remainder, in order.

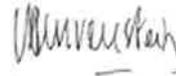
Yours Faithfully,



**A R VAN DER WESTHUIZEN**



Prepared by me.



Conveyancer,  
GREYVENSTEIN, B

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

T 1399 / 2025

### DEED OF TRANSFER NO.

BE IT HEREBY MADE KNOWN

THAT

**RISA DREYER**

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

**GINO EDWARD MEYER**  
Identity Number 800408 1003 8  
Unmarried



dated the 20<sup>th</sup> day of FEBRUARY 2025 and signed at SWAKOPMUND

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

LEGALPERFECT Version 11.0.408  
TRFDOT\_NA.doc - 05-05-2021



AND THAT APPEARER DECLARED THAT the said Principal had on 18 February 2025 sold, and that he/she in his/her capacity aforesaid, did by these presents, cede and transfer, in full and free property to and on behalf of

**JACOBUS JOHANNES NIEUWOUDT**

Born on 06 July 1970

Married to ELSIE-LYNETTE NIEUWOUDT, which marriage is governed by the laws of SOUTH AFRICA

his heirs, executors, administrators or assigns

1/2 (ONE HALF SHARE) IN AND TO

**CERTAIN** : ERF NO 390 MYL 4 (EXTENSION NO 1)

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

**MEASURING** : 1 270 (ONE THOUSAND TWO HUNDRED AND SEVENTY)  
SQUARE METRES

**FIRST TRANSFERRED** by Deed of Transfer No T4178/2018 with General Plan S.G. No. A1385/2015 relating thereto

**HELD BY** Deed of Transfer No T2011/2024



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

**IN FAVOUR OF THE LOCAL AUTHORITY**

The erf must be used or occupied for purposes which are in accordance with, and the use or occupation of the erf must at all times be subject to, the provisions of the Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No 5 of 2018), as amended.

WHEREFORE the Appearer, renouncing all the Right and Title which the said GINO EDWARD MEYER heretofore had to the premises, did, in consequence, also acknowledge him to be entirely dispossessed of and disentitled to the same, and that, by virtue of these Presents, the said JACOBUS JOHANNES NIEUWOUTD , his heirs, executors, administrators or assigns now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving his Rights, and finally acknowledging the purchase price amounting to the sum of N\$1 000 000.00 (ONE MILLION NAMIBIA DOLLARS)

2025-03-20

SIGNED AT WINDHOEK on  
together with the Appearer, and confirmed with my Seal of Office

  
SIGNATURE OF APPEARER

In my presence



SPECIAL POWER OF ATTORNEY



I/We, the undersigned

JACOBUS JOHANNES NIEUWOUDT (SA ID: 7007065267088)

AND

ELSIE-LYNETTE NIEUWOUDT (ID: 721222-1029-7)

In my/our capacity as

THE REGISTERED OWNERS OF ERF 390, MYL 4, EXTENSION NO. 1, SWAKOPMUND, AND EACH HAVING ½ (ONE HALF SHARE) IN THE SAID PROPERTY

do hereby nominate, constitute and appoint

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

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

SUBDIVISION ERF 390, MYL 4, EXTENSION NO. 1, SWAKOPMUND, INTO PORTION "A" AND REMAINDER.

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

SIGNED at SWAKOPMUND this 25<sup>th</sup> day of JUNE 2025

In the presence of the undersigned witnesses.

WITNESSES:

1 \_\_\_\_\_



JACOBUS JOHANNES NIEUWOUDT

2 



ELSIE-LYNETTE NIEUWOUDT







LIST OF REGISTERED ITEMS POSTED



by Mr. De Rudder's Term Planning & Registration

Sender's reference no	Addressee's name and address	Registration no.
1 101 1st St P.O. Box 915 K1L 1A1	J.P. ... 101 1st St K1L 1A1	RR 015 204 963 NA
2 101 1st St P.O. Box 915 K1L 1A1	J.P. ... 101 1st St K1L 1A1	RR 015 204 977 NA
3 101 1st St P.O. Box 915 K1L 1A1	J.P. ... 101 1st St K1L 1A1	RR 015 204 985 NA
4 101 1st St P.O. Box 915 K1L 1A1	J.P. ... 101 1st St K1L 1A1	RR 015 204 984 NA
5 101 1st St P.O. Box 915 K1L 1A1	J.P. ... 101 1st St K1L 1A1	RR 015 205 005 NA

Number of items: 5  
 Received by: [Signature]  
 No compensation will be considered unless enquiry regarding this postal article is made within one year after the date of posting.  
 P1/185

Your Ref: Erf 390, Myl 4, Ext. No. 1

Erf 361, Myl 4 Extension No. 1  
A DHARANI  
P O BOX 2970  
SWAKOPMUND  
13001

5 June 2025

Dear Sir/Madam,

**NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018): SUBDIVISION OF ERF 390, MYL 4, EXT. 1, SWAKOPMUND, INTO PORTION "A" AND REMAINDER.**

Notice is hereby given in terms of Urban and Regional Planning Act of 2018 (Act 5 of 2018), that Van Der Westhuizen Town Planning and Properties CC intends to apply to the Swakopmund Municipality, on behalf of our clients, K & E Nieuwoudt being the registered owners of Erf 390, Myl 4, Ext. No. 1, Swakopmund for the following:

- **SUBDIVISION OF ERF 390, MYL 4, EXT. 1, SWAKOPMUND, INTO PORTION "A" AND REMAINDER.**

Erf 390, Myl 4, Ext. No. 1, Swakopmund, currently measures approximately 1270m<sup>2</sup> in extent and is located along Boabab Avenue in Myl 4, Ext. No. 1, Swakopmund. The property is zoned as Single Residential with a density of 1:600m<sup>2</sup>. It is the intention of the owner to subdivide the property into Portion "A" and Remainder. It is the intentions to develop each property separately for the purpose of residential use.

**Please further take note that -**

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

Please be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objection/s or comment/s must therefore be submitted by no later than 17:00 on 19 June 2025.

Yours Faithfully,



**A R VAN DER WESTHUIZEN**





11.1.25

**SUBDIVISION OF ERF 2710, SWAKOPMUND, EXTENSION 8 INTO PORTION A AND REMAINDER, PERMANENT CLOSURE OF PORTION A AS PUBLIC OPEN SPACE AND SUBSEQUENT REZONING OF PORTION A FROM PUBLIC OPEN SPACE TO PARASTATAL**

(C/M 2025/10/30 - E 2710)

**Ordinary Management Committee Meeting of 14 October 2025**, Addendum **8.19** page **274** refers.

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

**1. Purpose**

The purpose of this submission is for Council to consider the application for the subdivision of Erf 2710, Swakopmund Extension 8 into Portion A and Remainder, permanent closure of Portion A as "Public Open Space" in terms of Section 50 of the Local Authority Act, 1992 (Act No. 23 of 1992), and the subsequent rezoning of Portion A from "public open space" to "Parastatal" in terms of Section 105 (1) (a) and (e) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018).

**2. Introduction and Background**

A subdivision, permanent closure, and subsequent rezoning application were received by the Engineering and Planning Services Department from Van Der Westhuizen Town Planning and Properties cc on behalf of the registered owner, the Municipality of Swakopmund. The application is attached as **Annexure A**.

The Municipality of Swakopmund and Erongo RED entered into an agreement under which Erongo RED is to transfer all substations into its name. To do so, the necessary statutory processes need to be conducted.

**3. Ownership**

Ownership of Erf 2710, Swakopmund Extension 8, is held in the Certificate of Registered Title No. 863/1975 and vests in the Municipality of Swakopmund. Proof of ownership has been attached to the application.

**4. Zoning, Locality, and Size**

Erf 2710, Swakopmund Extension 8 zoned "Public Open Space" as indicated in the figure below. This Erf is situated in Smaragd Street and measures 2366m<sup>2</sup> in extent.



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

Access to Erf 2710, Swakopmund Extension 8, is obtained from Smaragd Street. Parking for the proposed development will be provided in accordance with the provisions of the Swakopmund Zoning Scheme. The Erf is already connected to the services network.

6. **Environmental Impact Assessment**

An environmental impact assessment (EIA) was undertaken, and an environmental clearance certificate for the closure of the public open space, as stipulated in the Environmental Management Act (Act No. 7 of 2007), has been obtained. The clearance certificate is attached herewith as part of the application.

7. **Advertisement**

The proposed development was advertised on the 16<sup>th</sup> and 23<sup>rd</sup> May 2025, in the New Era and Republikein newspapers. A notice was also placed on site for public comments, and notice was given to neighbouring property owners were notified via registered mail as well as email of the intent. The closing date for objections was on the 19<sup>th</sup> June 2025

A notice was published in the Government Gazette No 8651 dated 30<sup>th</sup> May 2025. The last date for objections was 24<sup>th</sup> June 2025. No objections were received.

8. **Proposal**

It is the intention of the applicant to cut off a portion of land accommodating an Erongo Red substation. There is a transfer agreement in place between Council and the applicant, hence the proposed development to undertake the statutory processes which would allow for the portion of land to be effectively transferred into the name of Erongo Red, whilst changing the use to parastatal simultaneously.

It is therefore proposed to subdivide Erf 2710, Swakopmund Extension 8, into Portion A measuring 136m<sup>2</sup> and the Remainder of Erf 2710, Swakopmund Extension 8, measuring 2230m<sup>2</sup>. Portion A is to be closed as a "public open space", then it will be rezoned from "public open space" to "parastatal".

9. **Evaluation**

In terms of the Asset Agreement between the Municipal Council and Erongo Red, Council has committed to donate up to a maximum of one hundred (100) square metres per site for a substation purposes, however, in this case, the proposed size for Portion A is approximately 136m<sup>2</sup>, which means its whole extent is beyond the agreed area by 36m<sup>2</sup> in extent.

The excess area of 36m<sup>2</sup> (136m<sup>2</sup>-100m<sup>2</sup>) is not subject to donation as per the agreement, but will require compensation by Erongo Red to Council.

10. **Title Deeds Conditions**

The current title deed conditions registered against Erf 2710, Swakopmund Extension 8, should be retained for the Remainder of Erf 2710,

Swakopmund, and the following conditions should be registered against the title deed of the newly created Portion A:

- (a) *The erf shall only be used or occupied for purposes which are in accordance with and the use or occupation of the erf shall at all times be subject to the provisions of the Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).*

#### 11. Conclusion

The proposed subdivision of Erf 2710, Swakopmund, into Portion A and Remainder, permanent closure of Portion A as "public open space" and subsequent rezoning of Portion A from *Public Open Space* to *Parastatal* is in line with the Swakopmund Zoning Scheme, and should therefore be supported.

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

##### **RECOMMENDED:**

- (a) **That Erf 2710, Swakopmund, Extension 8, be subdivided into Portion A and Remainder, measuring 136m<sup>2</sup> and 2230m<sup>2</sup> in extent, respectively.**
- (b) **That the General Manager: Corporate Services and Human Capital determine the purchase price payable to Council for the excess area constituting a total of 36m<sup>2</sup> in extent.**
- (c) **That the property be transferred into the name of the Erongo Regional Electricity Distributor Company (Pty) once statutory procedures are finalized and payment for the excess area is made.**
- (d) **That the applicant provides proof that both subdivision and rezoning have been approved by the Minister, and the rezoning is promulgated before any submission of building plans, inclusive of relaxation of building lines and aesthetics approval to the Engineering and Planning Services Department for approval.**
- (e) **The current title deed conditions registered against Erf 2710, Swakopmund, Extension 8, should be retained for the Remainder of Erf 2710, Swakopmund, and the following conditions should be registered against the title deed of the newly created Portion A:**
- (a) *The erf shall only be used or occupied for purposes which are in accordance with and the use or occupation of the erf shall at all times be subject to the provisions of the Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).*
- (f) **That the applicant be provided with a Power of Attorney by the Municipality of Swakopmund to undertake the subdivision of Erf 2710, Swakopmund Extension 8, closure, and the rezoning of Portion A.**
-

**ANNEXURE A - APPLICATION FORM**

22-03-07-2710

E 2710

**TOWN PLANNING & PROPERTIES**PO BOX 1558  
SWAKOPMUND - NAMIBIA

Chief Executive Officer  
Municipality of Swakopmund  
PO Box 53  
Swakopmund  
Namibia



3 July 2025

Dear Sir,

**APPLICATION FOR SUBDIVISION OF ERF 2710, SWAKOPMUND, EXT. NO. 8, INTO PORTION "A" AND REMAINDER; PERMANENT CLOSURE OF PROPOSED PORTION "A" AS A PUBLIC OPEN SPACE; AND SUBSEQUENT REZONING OF PROPOSED PORTION "A" FROM "PUBLIC OPEN SPACE" TO "PARASTATAL".**

Application is herewith made, on behalf of the owner/s of Erf 2710, Swakopmund, Extension No 8, the Swakopmund Municipality for

- **SUBDIVISION OF ERF 2710, SWAKOPMUND, EXTENSION NO. 8, INTO PORTION "A" AND REMAINDER;**
- **PERMANENT CLOSURE OF PROPOSED PORTION "A" AS A PUBLIC OPEN SPACE; AND**
- **SUBSEQUENT REZONING OF PROPOSED PORTION "A" FROM "PUBLIC OPEN SPACE" TO "PARASTATAL".**

**1. BACKGROUND**

The Municipality of Swakopmund and Erongo Red Electrical Distributors entered into an agreement which will allow Erongo Red to transfer all substation into their name. Due to the complexity of historical events, it is in most cases necessary to subdivide both Municipal owned and privately owned properties in order to create a separate property for the substations. Only once the properties have been subdivided and/or rezoned can the transfer of the substations be affected.

In certain cases, as in the current application, the property is very small and the substation is situated in the middle of the erf. This in our opinion is not worth subdivision as the remainders will be too small and very useless in nature. It is recommended that these properties, due to their limited size, be transferred to the name of Erongo Red Electricity Distributors.

## 2. LOCALITY, ERF SIZE & ZONING

Erf 2710, Swakopmund, Extension No. 8, currently measures 2 366m<sup>2</sup> in extent and is located directly along Smaragd Street. Erf 2710, Swakopmund, can be found at the Coordinates: - 22.646324, 14.536463. The site is located within a well-established residential neighbourhood (Annexure A).

Currently the site accommodates a substation that is in need of its own erf that is to be transferred to the name of Erongo Red Electrical Distributor Company. The current zoning of Erf 2710, Swakopmund, Ext. No. 8, is Public Open Space. Due to Erf 2710, Swakopmund, Ext. No. 8 being zoned as Public Open Space and it is needed to subdivide, close and rezone a portion of the land in order to create a new property or erf.

## 3. OWNERSHIP

According to the Certificate of Registered Title No. 863/1975, ownership of Erf 2710, Swakopmund, Ext. No. 8, currently vests with the Municipality of Swakopmund (Annexure B). Erf 2710 has not been registered as yet. All Public Open Spaces created through a Township Establishment or Subdivision automatically reverts to the Municipality irrespective of a development being a private development.

## 4. ACCESS

Access to the newly created property, for the electrical substation, will remain from Smaragd Street. There will be no need for any additional access provision to the site as the proposed Portion A, accommodating the substation as proposed, already enjoys direct access from Smaragd Street.

## 5. TOPOGRAPHY & SOIL

The fact that the property has been occupied for many years by the substation, it is assumed that soil conditions are relative stable and suitable for the existing use. All surrounding properties have also been developed and this provides clear evidence that the soil conditions are favourable for the intentions.

The soil consists mainly of fine dry sandy soil with a very high salt quantity present. The subsoil consists of hardened clay banks that is situated on hard granite formations as the bedrock.

The property is relatively flat and there exist no natural features that would prohibit the proposed intentions to be approved (Annexure C2).

## 6. INFRASTRUCTURE & SERVICES

Currently the existing Electrical Substation is seen as a necessity for the neighbourhood of Extension No. 8, as it is responsible for the electricity supply and distribution for the area. It forms part of the larger infrastructure grid of Erongo Red. The substation is already in service and requires no additional infrastructure needs.

Due to the nature of use as an electrical substation there will be no need for Municipal Services. Any additional requirements that might arise will be communicated to the relevant parties and dealt with accordingly.

## 7. MOTIVATION FOR INTENTION

As previously indicated in the introduction, there is a transfer agreement in place between the Municipality of Swakopmund and Erongo Regional Electricity Distribution Company (Pty) Ltd to transfer all Electrical Substation to the name of Erongo Red.

As with many substations in Swakopmund, they are situated on Public Open Spaces belonging to the Municipality of Swakopmund. In order to take transfer of this specific substation it is needed to create a separate erf with its correct zoning to accommodate the substation and use.

It is thus the intention to Subdivide Erf 2710, Swakopmund Ext. No. 8, into proposed Portion A (136m<sup>2</sup>) and Remainder (**Annexure C1 & C2**), close proposed Portion A as a Public Open Space and Rezone proposed Portion A from Public Open Space (**Annexure C3**) to Parastatal (**Annexure C4**) in order to provide the existing substation with its correctly zoned property.

This will effectively allow for the transfer of the property to the name of Erongo Red as per the intention of the Transfer Agreements between the Municipality of Swakopmund and Erongo Red Electrical Distributors.

The long existing Electrical Substation that provides electricity to the area, is seen as a necessity in terms of access to service provision. Now that the substation is in need of transfer to another entity, it is needed to perform the necessary statutory procedures to create such erven for transfer to Erongo Regional Electrical Distribution Company or allocate existing erven with the correct land use in terms of the Swakopmund Town Planning Scheme.

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

Proposed Portions	Portion Sizes in ha
Portion A	136m <sup>2</sup>
Remainder of Erf 2710	2 230m <sup>2</sup>
<b>Total m<sup>2</sup></b>	<b>2 366m<sup>2</sup></b>

## 8. ADVERTISEMENTS

Advertisements for the proposed Subdivision Closure and Rezoning of a Portion of Erf 2710, Swakopmund Ext. No. 8, was placed in the Republikein and New Era on the 16<sup>th</sup> and 23<sup>rd</sup> of May 2025 (**Annexure D**). Neighbouring properties have also been requested for their comments. Attached please find copies of letters to neighbours via email (**Annexure E**). Notice was also placed on the erf for public comments (**Annexure F**). Copy of advertisement placed in the in the Government Gazette (**Annexure G**). Closing dates for objections was on the 19th of June 2025.

## 9. RESPONSE FROM PUBLIC

Closing date for comment/objection to the proposed intentions were on the 19<sup>th</sup> of June 2025. By the closing of the objection period only **NO** comments/objections were received (**Annexure H**). This is a clear indication that neither the surrounding properties nor the general public foresee any negative impact by the proposed intentions as stipulated in this application to Council.

## 10. ENVIRONMENTAL CLEARANCE

In terms of the Environmental Management Act, it is needed to obtain Environmental Clearance for the Closure and rezoning of a Public Open Space, or any portion of it. Such approval was obtained and attached to this document as **Annexure I**.

## 11. CONCLUSION

It is our professional opinion that the statutory procedures are necessary in order to give effect to the transfer agreement, for existing Substations, between the Municipality of Swakopmund and Erongo Red Electrical Distributors.

The Municipality of Swakopmund, before Erongo Red, used to be the electricity supplier hence all the infrastructure being installed and maintained by the Municipality over the years. With the coming into being of Erongo Red Electrical Distributors, all the infrastructure was taken over by the new entity and the Municipality ceased to supply electricity.

As part of this transition there was the need for asset management and the creation of individual properties to accommodate the substations. Numerous situations exist with the locations of these substations and many different avenues are explored and completed in order to give effect the transfer of these properties.

This specific substation, along with many others scattered throughout the town of Swakopmund, have been in existence for many years to the benefit of the community. All substations are a vital necessity in terms of electrical provision to the communities of the town and as such it is highly doubted that, if correctly administered, any member of the public or institution will have any reason not to support the intentions.

We are of the opinion that requirements have been met in terms of the Public Participation Process and that the site investigation and analysis have been done to the satisfaction of all parties involved.

It became clear from the site inspection and analysis that there exist very little negative impacts that would ultimately affect the natural environment due to the proposed intentions. The site is already highly disturbed and development of the Public Open Space is highly unlikely. There is, as a matter of fact, nothing of any significance worth protecting on the site.

12. APPLICATION

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

- SUBDIVISION OF ERF 2710, SWAKOPMUND, EXTENSION NO. 8, INTO PORTION "A" AND REMAINDER;
- PERMANENT CLOSURE OF PROPOSED PORTION "A" AS A PUBLIC OPEN SPACE; AND
- SUBSEQUENT REZONING OF PROPOSED PORTION "A" FROM "PUBLIC OPEN SPACE" TO "PARASTATAL".

**CONDITIONS TO BE REGISTERED AGAINST REMAINDER OF ERF 2710, SWAKOPMUND, EXTENSION NO. 8:**

- (a) The conditions currently registered against the remainder be retained.

**CONDITIONS TO BE REGISTERED AGAINST PROPOSED PORTION A:**

IN FAVOUR OF THE LOCAL AUTHORITY

- (a) The erf must only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to the provisions of the Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act 2018 (Act No. 5 of 2018)

It is trusted that Council will find the above application for the Subdivision, Closure and rezoning of Erf 2710, Swakopmund, Extension No. 8, in order.

Yours Faithfully,



**A R VAN DER WESTHUIZEN**



# SWAKOPMUND (EXT 8)

No. 3494

Offisiele Koerant 15 Oktober 1975

1637

Registers of Deeds that the provisions of section twelve of the said ordinance have been complied with the Executive Committee shall by proclamation in the Official Gazette declare the area represented by General Plan No. A 74/75 (G.63) to be an approved township:

AND WHEREAS a notification that the provisions of section twelve of the said ordinance have been complied with has been received from the Registrar of Deeds:

NOW THEREFORE under and by virtue of the provisions of section 13 of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963) the area of Swakopmund (Extension 8) represented by General Plan No. A 74/75 (G.63) is hereby declared an approved township.

The conditions in terms of which the application for the establishment of the Town Swakopmund (Extension 8) has been granted are set out in the schedule hereto.

Given under my hand and seal in Windhoek on this the 10th day of September, 1975.

B. J. VAN DER WALT,  
*Administrator.*

### SCHEDULE

#### CONDITIONS OF ESTABLISHMENT

1. *Name of township:*

The name of the township shall be Swakopmund (Extension 8).

2. *Composition of township:*

The township shall comprise 479 erven numbered 2229 - 2707, 4 public places numbered 2708 - 2711 and streets as indicated on General Plan No. A 74/75 (G. 63).

3. *Reserved erven:*

The following erven shall be reserved as follows:

- (a) For the Administration of South West Africa: Educational purposes: Erf 2605.
- (b) For purposes of the local authority: Erven 2295, 2409, 2545 and 2606.

4. *Conditions of title:*

The following conditions of title shall be registered:

*Prok 26/75*

van 'n kennisgewing van die Registrars van Aktes dat die bepalinge van artikel twaalf van genoemde ordonansie nageleef is die gebied voorgestel op Algemene Plan No. A 74/75 (G.63) by proklamasie in die Offisiele Koerant tot goedgekeurde dorp moet verklaar;

EN WADEROM 'n kennisgewing dat die bepalinge van artikel twaalf van genoemde ordonansie nageleef is van die Registrars van Aktes ontvang is;

NOW IS BY the Gebiet Swakopmund (Uitbreiding 8) voorgestel op Algemene Plan No. A 74/75 (G.63), hierby toegestaan en ingevolge die bepalinge van artikel 13 van die Ordonansie op Dorpe en Grondverdeling, 1963 (Ordonansie 11 van 1963) tot goedgekeurde dorp verklaar word.

Die voorwaarde ingevolge waarvan die aansoek om verloop tot stigting van die dorp Swakopmund (Uitbreiding 8) toegestaan is, word in die lysie hierby uiteengesit.

Gegeen onder my hand en seël in Windhoek op hierdie 10de dag van September 1975.

B. J. VAN DER WALT,  
*Administrateur.*

### BYLAE

#### STIGTINGSVOORWAARDES

1. *Naam van dorp:*

Die dorp het Swakopmund (Uitbreiding 8).

2. *Samestelling van dorp:*

Die dorp bestaan uit 479 erwe genummer 2229 - 2707, 4 openbare plekke genummer 2708 - 2711 en strake soos aangedui op Algemene Plan No. A 74/75 (G.63).

3. *Reserveerde erwe:*

Die volgende erwe word soos volg gereserveer:

- (a) Vir die Administrasie van Suidwes-Afrika: Onderwysdoeleindes: Erf 2605.
- (b) Vir doeleindes van die Plaaslike Bestuur: Erwe 2295, 2409, 2545 en 2606.

4. *Titelsvoorwaardes:*

Die volgende voorwaardes moet geregistreer word.

*Prok 26/75*

A. PROVISIONS OF THE LOCAL AUTHORITY

- In addition to the provisions herein contained in paragraph 1 above:
- (a) It shall not be permissible to erect any structure for water on the erf;
- (b) Nothing shall be permitted on the erf, nor shall any person, nor shall any dog, cat, monkey, pig, rabbit, or any other animal, nor any other article 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;
- (c) No cattle, sheep, pigs, goats, poultry, rabbits, dogs, horses or any or draught animals may be kept on the erf;
- (d) Nothing on or from any portion thereof shall be transferred, leased or in any other way granted or disposed of to any person other than a white person and nobody except a white person shall be permitted to reside thereon or to occupy it in any other manner;
- (e) There shall be no obstruction or deviation of the natural course of stormwater over the erf, without consultation with and approval by the local authority;
- (f) 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).

B. ADDITIONAL CONDITIONS:

- (a) The minimum building value of the main building on the following erven shall be R20 000,00: Erven 2400 and 2547.
- (b) The minimum building value of the main building on the following erven shall be R25 000,00: Erven 2544 and 2546.
- "(c) The minimum building value of the main building, outbuildings and fences excluded, on erf 2691 shall, in the case of a dwelling house, be R60 000,00, and in the case of flats, including duplex flats, be R120 000,00."

A. TEN GUNSTE VAN DIE PLAANLIKE BESTUUR

- Ten opsigte van water moet op die erf geen struktuur opgerig word nie.
- (a) Dit is nie toegestaan om op die erf enige struktuur vir water op te rig nie.
- (b) Niemand mag op die erf enige struktuur of enige deel daarvan vir enige doel bou, verhuur of op enige ander wyse toegestaan, behalwe vir die oprigting van 'n gebou op die erf, enige stam, seël of ander tipe of enige ander struktuur van goederige aard, te wettig of toe te laat dat dit gemaak word nie.
- (c) Geen koeie, skaap, varke, bokke, pluimvee, hertjies, euse, roofdiere, of trekdiere mag op binnelands erf aangehou word nie.
- (d) Nêg die erf nêg enige gedeelte daarvan mag oorgedra, verhuur of op enige ander wyse toegestaan of verhuur word aan enigiemand behalwe 'n blanker of niemand behalwe 'n blanker mag toegestaan word om daarop te woon of dit op enige ander wyse te okkupêr nie.
- (e) Daar mag geen hindernis of verlegging van die natuurlike stortwatergeleiding oor die erf wees sonder raadpleging en goedkeuring van die plaaslike bestuur nie.
- (f) Dit erf mag slegs gebruik word vir die doeleindes wat toelaatbaar is ingevolge en onderworpe aan die voorwaardes wat aangeleg is kragtens die Dorpsbeplanningstelsel van Swakopmund wat ingevolge die bepaling van die Dorpsbeplanningsoordonnansie 1954 (Ordonnansie 18 van 1954), opgestel is.

B. BYKOMENDE VOORWAARDES:

- (a) Die minimum bouwaarde van die hoofgebou op die volgende erwe moet R20 000,00 wees: Erwe 2400 en 2547.
- (b) Die minimum bouwaarde van die hoofgebou op die volgende erwe moet R25 000,00 wees: Erwe 2544 en 2546.
- "(c) Die minimum bouwaarde van die hoofgebou, buitegeboue en omheining uitgesluit, op erf 2691 moet, in die geval van 'n woonhuis R60 000,00 en, in die geval van 'n woonstelsel, insluitende dupleks woonstelsel, R120 000,00 wees."

(d) The minimum building value of the main building on the following erven shall be R20 000,00: Erven 2630 and 2631.

(e) The minimum building value of the main building or main buildings on erf 2292 shall be R100 000,00.

*(\*)* (f) The minimum building value of the main building on all erven except those mentioned in paragraph 3 above and subparagraphs (a) to (e) hereof shall be R10 000,00; Provided that the minimum value of a main building erected under the economic or subeconomic housing scheme may be R10 000,00.

(d) Die minimum bouwaarde van die hoofgebou op die volgende erwe moet R20 000,00 wees: Erwe 2630 en 2631.

(e) Die minimum bouwaarde van die hoofgebou of hoofgeboue op erf 2292 moet R100 000,00 wees.

*(\*)* (f) Die minimum bouwaarde van die hoofgebou op ander erwe as die genoemde in paragraaf 3 hierbo en subparagrafe (a) tot (e) hiervan, moet R10 000,00 wees, mits voorafstaende dat die minimum bouwaarde van 'n hoofgebou wat onder 'n ekonomiese of sub-ekonomiese huisvestingskema ingestig word, R10 000,00 kan wees.

*(\*)* "(eA) the minimum building value of the main buildings on erven 2608 and 2609 shall be at least R60 000,00."

"(eA) die minimum bouwaarde van die hoofgebou op erwe 2608 en 2609 moet minstens R60 000,00 wees."

*© ingesorg deur Prof R.G 40/1977 2078 5455  
getel 2/11/87.*

*(\*)* "(f) Die minimum bouwaarde van die hoofgebou op ander erwe as dié genoem in paragraaf 3 hierbo en subparagrafe (a) tot (eA) hiervan, moet R60 000,00 wees."

"(f) The minimum building value of the main building on erven other than those mentioned in paragraph 3 above and subparagraphs (a) to (eA) hereof shall be R60 000,00."

LEIGHARD

DISPENSE COPY TELEPHONE NUMBER SWA N.

TUTT. BUREAU

FEES PAID 2.50

COPY ISSUED--DATE 4 to 2016-11-15

APPLICATION NO. VA 703/2016

VIR ENDOSSEMENTE KVK BLADSY FOR ENDORSEMENTS SEE PAGE 5 ET SEQ. Conveyancer.

T 198

CERTIFICATE OF REGISTERED TITLE.

NO. T. /1975.

Issued under the provisions of Section 43 of the Deeds Registries Act 1937 (No. 47 of 1937).

WHEREAS - HERMANN MARTIN GEORG DEETLEFS and WESSEL MATHYS VAN NIEKERK in their capacities as Mayor and Town Clerk respectively of the Council of the Municipality of Swakopmund, and as such acting for and on behalf of the said -

MUNICIPALITY OF SWAKOPMUND

in terms of Section 267 of the Municipal Ordinance, 1963;

have / .....

= 2 =

have applied for the issue to the said MUNICIPALITY OF SWAKOPMUND of a Certificate of Registered Title under the provisions of Section 43 of the Deeds Registries Act 1937, in respect of the undermentioned land, being portion of the land registered in its name under Government Grant No. 25/1935, dated 5th November 1935, and registered on the 18th November, 1935;

NOW THEREFORE, in pursuance of the provisions of the said Act, 1, the Registrar of Deeds, do hereby certify that the said -

MUNICIPALITY OF SWAKOPMUND

its successors in title or assigns, is the registered owner of -

<u>CERTAIN</u>	Portion 21 (a portion of Portion B) of the farm Swakopmund Town and Townlands No. 41;
<u>SITUATE</u>	in the Municipality of Swakopmund; Registration Division "G" ;
<u>HELD BY</u>	the said Municipality of Swakopmund, by virtue of Government Grant No. 25/1935, dated 5th November 1935 and registered on 18th November, 1935;
<u>MEASURING</u>	74,3940 (Seventy-four comma three nine four nought) Hectares;
<u>AS WILL</u>	more fully appear from the annexed Diagram No. A.73/75;
<u>SUBJECT</u>	to the following conditions created in the said Government Grant No. 25/1935, dated 5th November 1935 and registered on 18th November, 1935, namely :-

(a) The / .....

- 3 -

- (A) the above land is granted solely for Municipal purposes and the Grantee shall not be entitled to dispose of by sale, lease or otherwise, of the whole or any portion of the land hereby granted, save with the consent of the Administrator first being had and obtained in writing, which consent shall be subject to such conditions as the Administrator may deem fit;
- (b) that the Administrator may at any time and in any such manner and under such conditions as he may think fit, resume for public purposes the whole or any portion of the land hereby granted, subject to the payment of such compensation as may be agreed upon or in default of such agreement as may be determined by arbitration;
- and
- (c) that the land shall not be transferred, leased or in any other manner assigned or disposed of to any native, coloured person or Asiatic, and no native, coloured person or Asiatic, other than the domestic servant of the owner or his tenant shall be permitted to reside thereon or in any other manner occupy the same or any part thereof.

AND that by virtue of these presents, the said -

MUNICIPALITY OF SWAKOPMUND

its successors-in-title or assigns, now is and henceforth shall be entitled thereto conformably to local custom, Government, however, reserving its rights.

IN WITNESS WHEREOF I, the said Registrar of Deeds, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS / .....

*[Handwritten signatures]*

- 4 -

THUS DONE AND EXECUTED at the Office of the Registrar of Deeds at WINDHOEK, on this the 6<sup>TH</sup> day of \_\_\_\_\_ in the year of Our Lord, One Thousand Nine Hundred and Seventy-Five (1975).



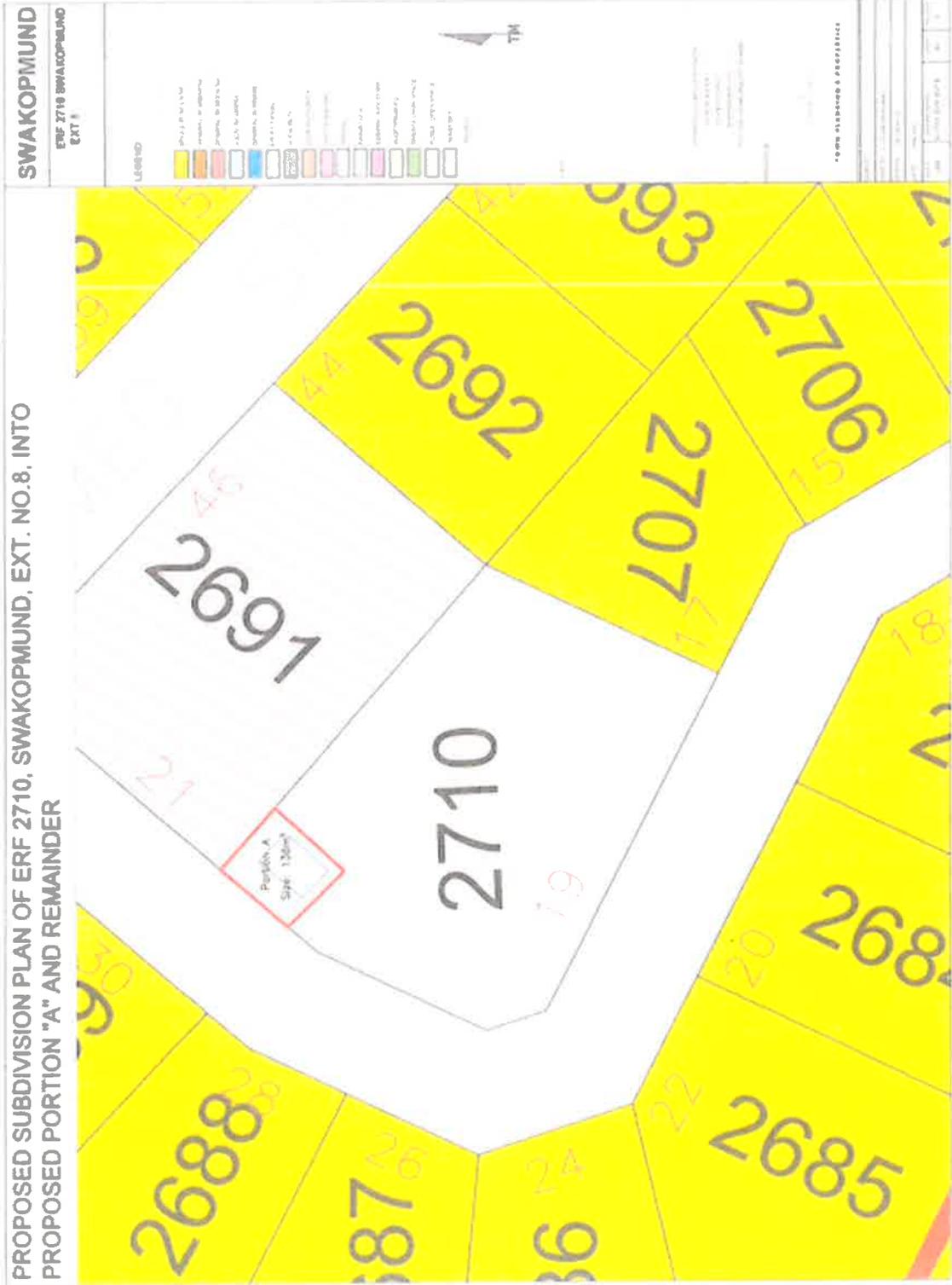
REGISTRAR OF DEEDS.

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Registered in the Register of *Swakopmund townlands*  
Book Folio *41/21/1*  
on the above date.

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LIST OF REGISTERED ITEMS POSTED

E 2710  
EXT 8  
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by VAN DER WESTHUIZEN TOWN PLANNING + PROPERTIES

Sender's reference no	Addressee's name and address	Registration no.
1 2683	KAMSES RM + LF P.O. BOX 4231 VINETA SWAKOPMUND 13003	RR 015 204 760 NA
2 2684	BEUKES AF + LF P.O. BOX 2151 SWAKOPMUND 13001	RR 015 204 773 NA
3 2685	UNBUILT BFF / GOVERNMENT ATT: AC DREYER P/BAG 5021 SWAKOPMUND, 13001	RR 015 204 787 NA
4 2686	RUKANDA GD + N P.O. BOX 30451 OLYMPIA WINDHOEK, 10021	RR 015 204 796 NA
5 2687	TITUS M P.O. BOX 4665 SWAKOPMUND 13001	RR 015 204 800 NA
6 2688	BECKR MG + ZC P.O. BOX 4520 VINETA SWAKOPMUND, 13003	RR 015 204 813 NA
7 2689	BOCK DEH P.O. BOX 597 SWAKOPMUND, 13001	RR 015 204 827 NA
8 2690	FORBES C P.O. BOX 3322 VINETA SWAKOPMUND, 13003	RR 015 204 835 NA
9 2691	FLATS 587, GOVERNMENT ATT: AC DREYER P/BAG 5021 SWAKOPMUND, 13001	RR 015 204 844 NA
10 2692	KATJIVIKLIA DT P.O. BOX 3857 LUTAPI 16001 VINETA, SWAKOPMUND	RR 015 204 856 NA
11 2707	HAINDOONGO M P/BAG 522 LUTAPI 16001	RR 015 204 861 NA

Send to office 294396

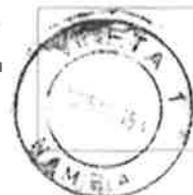
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Date-stamp



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

TOWN PLANNING & PROPERTIES

PO BOX 1588  
SWAKOPMUND - NAMIBIA

ERF 2690  
FORBES C  
PO BOX 3322  
VINETA, SWAKOPMUND  
13003

Your REF: ERF 2710, SWAKOP, EXT NO 8

14 MAY 2025

Dear Sir / Madam,

**APPLICATION FOR THE SUBDIVISION OF ERF 2710, SWAKOPMUND, EXT. NO 8, INTO PORTION A AND REMAINDER; PERMANENT CLOSURE OF PROPOSED PORTION A AS PUBLIC OPEN SPACE; AND SUBSEQUENT REZONING OF PROPOSED PORTION A FROM "PUBLIC OPEN SPACE" TO "PARASTATAL".**

Notice is hereby given in terms of the Urban and Regional Planning Act of 2018 (Act 5 of 2018), that Van Der Westhuizen Town Planning and Properties CC, on behalf of our client, ERONGO RED, the registered owner of Erf 2710, Swakopmund, Ext. No 8, intends to apply to the Swakopmund Municipality for the following

- **SUBDIVISION OF ERF 2710, SWAKOPMUND, EXT. NO 8, INTO PORTION A AND REMAINDER; PERMANENT CLOSURE OF PROPOSED PORTION A AS PUBLIC OPEN SPACE; AND SUBSEQUENT REZONING OF PROPOSED PORTION A FROM "PUBLIC OPEN SPACE" TO "PARASTATAL".**

Erf 2710, Swakopmund, Ext. No. 8, currently measures 2 366m<sup>2</sup> in extent and is located directly along Smaragd Street. Erf 2710 is currently zoned as Public Open Space and accommodates an Electrical Substation. Proposed Portion A will be 136m<sup>2</sup> in extent and the remainder will be 2230m<sup>2</sup>. Currently the property is owned by the Swakopmund Municipality and once the subdivision is concluded, the transfer of Portion A to the name of Erongo Red will be concluded. It is thus required and necessary to formally apply to the Local Authority and the Ministry of Urban and Rural Development for the proposed intentions.

Please further take note that –

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

Please be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objections or comments must therefore be submitted by no later than 17:00 on 9 June 2025.

Yours Faithfully,



A R VAN DER WESTHUIZEN





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# GOVERNMENT GAZETTE

## OF THE

# REPUBLIC OF NAMIBIA

NS\$12.00

WINDHOEK - 30 May 2025

No. 8651

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## Proclamations

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by the

### PRESIDENT OF THE REPUBLIC OF NAMIBIA

No. 24 2025

#### ANNOUNCEMENT OF APPOINTMENT OF HONOURABLE JUSTICE SHAFIMANA F. I. UJETELE AND HANNELIE S. PRINSLOO AS DEPUTY JUDGE-PRESIDENT OF HIGH COURT: NAMIBIAN CONSTITUTION

In terms of Sub-Article (8) of Article 32 of the Namibian Constitution, I announce that I have, under the powers vested in me by Sub-Article (4)(a)(aa) of that Article read with Article 82(1) of that Constitution and on the recommendation of the Judicial Service Commission, appointed Shafimana F. I. Ueitele and Hannelie S. Prinsloo, as Deputy Judges-President of the High Court of Namibia with effect from 1 April 2025.

Given under my Hand and the Seal of the Republic of Namibia, at Windhoek, on this 28th day of April, Two Thousand and Twenty-Five.

**NETUMBO NANDI-NDAITWAH**  
President  
**BY ORDER OF THE PRESIDENT**

by the

### PRESIDENT OF THE REPUBLIC OF NAMIBIA

No. 25 2025

#### NOTIFICATION OF NAMES OF PERSONS APPOINTED AS RETURNING OFFICERS FOR BY-ELECTIONS: ELECTORAL ACT, 2014

Under the powers vested in me by section 64(1)(c) of the Electoral Act, 2014 (Act No. 5 of 2014), I make known that the persons whose names are specified in Column 3 of the Schedule opposite the constituencies mentioned in Column 2 of the respective regions specified in Column 1 of that Schedule, have been appointed in terms of section 65(1)(a) of that Act as returning officers for the by-elections.

Given under my Hand and the Seal of the Republic of Namibia, at Windhoek, on this 12th day of May, Two Thousand and Twenty-Five.

**SUBDIVISION, CLOSURE AND REZONING OF ERF 2710, SWAKOPMUND  
EXTENSION NO. 8**

Notice is hereby given in terms of the Urban and Regional Planning Act, 2018 that **Van Der Westhuizen Town Planning and Properties cc**, on behalf of the registered owner of Erf 2710, Swakopmund Extension No. 8, intends to apply to the Swakopmund Municipal Council and intends on applying to the Urban and Regional Planning Board (URPB) for the following:

- **Subdivision Erf 2710, Swakopmund Extension No. 8, into Portion A and remainder;**
- **Permanent closure of proposed Portion A as public open space; and**
- **Subsequent rezoning of proposed Portion A of Erf 2710, Swakopmund Extension No. 8, from “public open space” to “parastatal”.**

Erf 2710, Swakopmund, Extension No. 8, currently measures 2 366m<sup>2</sup> in extent and is located directly along Smaragd Street. Erf 2710 is currently zoned as public open space and accommodates an Electrical Substation. Proposed Portion A will be 136m<sup>2</sup> in extent and the remainder will be 2230m<sup>2</sup>. Currently the property is owned by the Swakopmund Municipality and once the subdivision is concluded, the transfer of Portion A to the name of Erongo Red will be concluded. It is thus required and necessary to formally apply to the Local Authority and the Ministry of Urban and Rural Development for the proposed intentions.

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

Take note that –

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

Be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act, 2018. Such written objection or comment must therefore be submitted by no later than 17h00 on 14 June 2025.

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

ECC- 2502387

Serial: 25G9YbJ2387



REPUBLIC OF NAMIBIA

MINISTRY OF ENVIRONMENT, FORESTRY AND TOURISM  
OFFICE OF THE ENVIRONMENTAL COMMISSIONER

ENVIRONMENTAL CLEARANCE CERTIFICATE  
ISSUED

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

TO

Van Der Wethuizen Town Planning and Properties CC  
P. O. Box 1598, Swakopmund, Namibia

TO UNDERTAKE THE FOLLOWING LISTED ACTIVITY

The Subdivision, Closure and Rezoning of Erf 2710, Swakopmund, Ext. No. 8.

Issued on this date: 2025-04-01  
Expires on this date: 2028-04-01

  
ENVIRONMENTAL COMMISSIONER



This certificate is given in good faith and is not a guarantee.

11.1.26 **REPLACE VEHICLES: N 3169 S WITH N 9841 S**  
(C/M 2025/10/30 - 17/2/5/1)

**Ordinary Management Committee Meeting of 14 October 2025**, Addendum 8.20 page 00 refers.

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

On the **31<sup>st</sup> of July 2025**, Council resolved the following resolution:

(a) *That the following old and redundant vehicles, equipment and materials be written off and sold at the next public auction:*

Vehicle:

Fleet No.	Reg. No.	Make	Model
TH0225	N 3169 S	Opel Corsa	2011

Materials/Equipment:

TOTAL	DESCRIPTION	SECTION
2	Fan	TP
1	Heater	TP
3	Office chairs	Building
1	Sharp Printer	Building
1	Samsung fax machine (Z2VOBFBB600453P)	Works
1	Rexel Binder (UA10065P)	Works
1	HP Printer (CN45P8510F)	Works
1	Samsung Computer Screen (LB17HM BY500586T)	Works

(b) *That the Chief Executive Officer and the Chairperson of the Management Committee determine the upset prices for the above-mentioned redundant vehicles, equipment and materials.*

A proposal to write off N 3169 S and auction it was tabled during the Council Meeting held on the 31<sup>st</sup> of July 2025. However, as the vehicle remains in good condition, we would like to replace it with N 9841 S Water Works Corsa bakkie, which is in poor condition. N 3169 S will be recommissioned, and N 9841 S decommissioned.

Fleet No.	Reg. No.	Make	Model
TE0011	N 9841 S	Opel Corsa Utility 1.4	2005

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

**RESOLVED: (For Condonation By Council)**

- (a) That resolution 11.1.8 (a) (C/M 2025/07/31 - 17/2/51) dated 31 July 2025, be amended.
- (b) That vehicle N 3169 S, Fleet No THO225, be recommissioned and not auctioned.
- (c) That the following old and redundant vehicle from the Water Works Section be written off and sold at the next public auction instead of N 3169 S

<i>Fleet No.</i>	<i>Reg. No.</i>	<i>Make</i>	<i>Model</i>
<b>TE0011</b>	<b>N 9841 S</b>	<b>Opel Corsa Utility 1.4</b>	<b>2005</b>

- (d) That the Chief Executive Officer and the Chairperson of the Management Committee determine the upset price for the above-mentioned redundant vehicle.
-

11.1.27 **WRITING OFF: REDUNDANT MATERIAL - SEWERAGE WORKS**  
(C/M 2025/10/30 - 17/2/5/1)

**Ordinary Management Committee Meeting of 14 October 2025**, Addendum 8.21 page 305 refers.

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

The following items at the Sewerage Works Section have become redundant and thus need to be written off and sold at the next public auction.

QUANTITY	DESCRIPTION
1	Portable Propeller Ventilator 750W
1	Portable propeller Ventilator 230W
1	Blue Rodding Machine 5139M
1	Yamaha Water Pump 100mm - 50345m
1	Honda Pressure Pump Gx160
1	Wheelbarrow
2	Wheelbarrow Plastic
2	Non-return DN 150
1	Husqvarna K760 FSE 0330 Stone Cutter
1	Koop Diesel Pump (Water) SE407
1	Angus -fire Portable Pump S128M
1	AVK Non-return Slap -DN 200
1	35Kw Pump Volute
1	Flyqt Pump 6.8Kw SN 3126.180-S880787
1	WILO Pump SN 317180-0.50Kw
3	18Kw/15Kw Pump Volute
4	Non-Return AVK - DN100
1	500L Tank Fellow (Wafee)
2	295/80R22.5 Tyres
3	11R22.5 Tyre
1	245/75R16
1	Knife Gate Valve (Stripped) 400mm
2	7.00R16 Tyre (x1 with RIM)
5	Pedrollo Pump 0.37Kw
14	Submersible pumps 750W
2	205/70R15 Tyres (Bridge Stone)
1	Firestone 245/7R16
1	7.50R16 Tyre (Bridge stone)
3	7.50R16 LT Tyre (Bridge Stone)
1	295/80R22.5 Dunlop Tyre
1	Electrical Winch 1 ton 2.2Kw
1	Compressor SN VL3514-50
1	Orange Jet hose +- 10m
2	Orange Jet hose +- 50m
36	PVC Sewerage Pipes 100mm x 3m
60	PVC Sewerage Pipes 160mm x 5m
3	PVC Sewerage Pipes 200mm x 2m
1	Wheelbarrow Galvanised Rusted
1	Bosch Rotary Hammer SN 06112721K0 220V-230V
1	Bosch Impact Drill SN 060117B500 230V

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

**RESOLVED: (For Condonation By Council)**

- (a) That the following redundant items from the Sewerage Works Section be written off and sold at the next public auction:

<b>QUANTITY</b>	<b>DESCRIPTION</b>
1	Portable Propeller Ventilator 750W
1	Portable propeller Ventilator 230W
1	Blue Rodding Machine 5139M
1	Yamaha Water Pump 100mm - 50345m
1	Honda Pressure Pump Gx160
1	Wheelbarrow
2	Wheelbarrow Plastic
2	Non-return DN 150
1	Husqvarna K760 FSE 0330 Stone Cutter
1	Koop Diesel Pump (Water) SE407
1	Angus -fire Portable Pump S128M
1	AVK Non-return Slap -DN 200
1	35Kw Pump Volute
1	Flyqt Pump 6.8Kw SN 3126.180-S880787
1	WILO Pump SN 317180 0.50Kw
3	18Kw/15Kw Pump Volute
4	Non-Return AVK - DN100
1	500L Tank Fellow (Wafee)
2	295/80R22.5 Tyres
3	11R22.5 Tyre
1	245/75R16
1	Knife Gate Valve (Stripped) 400mm
2	7.00R16 Tyre (x1 with RIM)
5	Pedrollo Pump 0.37Kw
14	Submersible pumps 750W
2	205/70R15 Tyres (Bridge Stone)
1	Firestone 245/7R16
1	7.50R16 Tyre (Bridge stone)
3	7.50R16 LT Tyre (Bridge Stone)
1	295/80R22.5 Dunlop Tyre
1	Electrical Winch 1 ton 2.2Kw
1	Compressor SN VL3514-50
1	Orange Jet hose +- 10m
2	Orange Jet hose +- 50m
36	PVC Sewerage Pipes 100mm x 3m
60	PVC Sewerage Pipes 160mm x 5m
3	PVC Sewerage Pipes 200mm x 2m
1	Wheelbarrow Galvanised Rusted
1	Bosch Rotary Hammer SN 06112721K0 220V-230V
1	Bosch Impact Drill SN 060117B500 230V

- (b) That the Chief Executive Officer and the Chairperson of the Management Committee determine the upset prices for the above-mentioned items.

- 11.1.28 **DISPUTE REGARDING THE OWNERSHIP OF ERF 7360 EXTENSION 27, SWAKOPMUND AND ALLOCATION OF ERF 7743, EXT 28, SWAKOPMUND TO MS GERLINDE METLING //AWASES**  
(C/M 2025/10/30 - E 7360; E7443)

**Ordinary Management Committee Meeting of 14 October 2025**, Addendum **8.22** page **307** refers.

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

1. **PURPOSE**

The purpose of this submission is to request Council consider:

- (i) *Approving the allocation of Erf 7743 Ext 28 previously Ext 28 Swakopmund to Ms Gerlinde Metling //Awases instead of Erf 7360, Ext 27, Swakopmund.*
- (ii) *To consider allocating Erf 7360, Ext 27, Swakopmund to Ms Julia Nghinghalwa, upon proof of income of that of a co-applicant.*

2. **INTRODUCTION**

This submission outlines a dispute concerning the allocation and occupation of **Erf 7360 (previously Erf 268), Extension 27, Swakopmund**. The matter involves two parties, Ms Gerlinde Metling //Awases and Ms Julia Nghinghalwa, both of whom claim rightful ownership of the erf.

3. **BACKGROUND**

Ms Gerlinde Metling //Awases was allocated Erf 7360 previously (Erf 268) on **11 February 2004**. Ms //Awases submitted a letter (**Annexure "A"**) explaining that after the erf was allocated to her, she found work at Woermann & Brock and was stationed in Windhoek. Upon her return to Swakopmund, she found Ms Julia Nghinghalwa occupying her erf.

The dispute between Ms Gerlinde //Awases and Ms Nghinghalwa occurred in 2023 when the registered tenants were requested to sign preliminary agreements to be connected with electricity. During the same year, Ms Nghinghalwa visited the office and claimed ownership of the erf. She submitted a letter (**Annexure "B"**) and explained how she acquired Erf 7360 previously (268), Ext 27, Swakopmund. Ms Nghinghalwa reported the matter to Councillor Petrus Shimhanda and the General Manager: Economic Development Services: Mr Vilho Kaulinge, who advised that Ms Nghinghalwa be allowed to retain the erf she has occupied for years. **Annexure "C"** is a copy of the identity document of Ms Nghinghalwa and a copy of the occupation list of 2004, where the name of Ms Nghinghalwa is reflected.

Ms Gerlinde //Awases is currently residing with Ms Beatrice //Awases on Erf 8007 (350), Ext 29, Swakopmund. On **07 May 2025**, she submitted a letter (**Annexure "D"**) requesting Council to assist her with an alternative erf since her family no longer wants to accommodate her and her children and grandchildren. Attached as **Annexure "E"** is a payslip of Ms //Awases.

**Internal Investigation**

An internal investigation was undertaken by searching through the documents on file and the occupation lists of 2004, and the findings are as follows:

- Ms Gerlinde //Awases' application form, copies of identity documents and sworn declaration reflecting the year 2004 are on file. (Attached as **Annexure "F"**)
- No application form, copies of identity documents or proof of income of Ms Julia Nghingalwa are on file. However, the name of Ms Nghingalwa reflects on the occupation list of 2004 (see **Annexure "C"**)

**4. DISCUSSION**

It transpires that Ms Nghingalwa occupied the Erf 7360 (268), Ext 27, Swakopmund without completing an application form, which resulted in the same erf mistakenly allocated on 11 February 2004 to Ms //Awases, who followed the correct procedures by applying for an erf.

To mitigate the dispute regarding the ownership of the above-mentioned erf, it requires allocating an alternative erf to Ms. //Awases. Erf 7743, Ext 28, the location map is attached as **Annexure "G"** is vacant and a suitable place for allocation to Ms //Awases.

**HOUSING APPLICATION AND INCOME**

<b>Erf No.</b>	<b>Name Surname</b>	<b>ID Number</b>	<b>Work Status</b>	<b>Income</b>	<b>Reg No</b>	<b>Reg Date</b>	<b>MHDP APP Date</b>
268	Gerlinde M Awases	72083100476	Employed	NAD 3514.85	Reg No. 2325	11/02/2004	11/02/2004
268	Julia Nghingalwa	60120300729	Co- applicant	NAD .00	Reg No. 2327		No

The officials / interns of Housing Section visited Erf 7360 (268), Extension 27, Swakopmund on 30 May 2024 and informed the co-applicant of Ms Julia Nghingalwa, to provide the latest income, or 3 3-month bank statements or the income of the co-applicant, but they have not submitted such at the time of writing of this submission.

**5. PROPOSAL**

It is proposed that Council approves the allocation of Erf 7743, Extension 28, Swakopmund to Ms Gerlinde Metling //Awases. It is further proposed that Ms //Awases be allowed to sign the Deed of Donation upon receipt of the ministerial consent.

It is also proposed that Ms Julia Nghingalwa be allowed to retain Erf 7360 (268), Ext. 27, Swakopmund after the required proof of income of herself or of the co-applicant is received for an affordability assessment to determine whether she qualifies for consideration.

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

**RECOMMENDED:**

- (a) That Council takes note of a dispute regarding the ownership of Erf 7360, Extension 27, Swakopmund, between Ms Gerlinde Metling //Awases and Ms Julia Nghinghalwa.
  - (b) That Council approves the allocation of Erf 7743, Extension 28, Swakopmund, that is occupied by Ms Julia Nghinghalwa to Ms Gerlinde Metling //Awases instead of Erf 7360 (268), Extension 27, Swakopmund.
  - (c) That a submission be tabled upon receipt of proof of income (for affordability assessment) to consider the allocation Erf 7360 (268), Extension 27, Swakopmund, to Ms Julia Nghinghalwa.
  - (d) That a ministerial consent be obtained to donate Erf 7743, Extension 28, Swakopmund, to Ms Gerlinde Metling //Awases and the same be applied to Ms Julia Nghinghalwa upon approval by Council once all required affordability assessments are complied with
  - (e) That Ms //Awases be informed to pay the administrative fee of N\$1,000.00 to Council upon receipt of ministerial consent.
-

municipality of Swakopmund

Dear sir/madam

Reclaiming of Erf

I Gerlinda Matting Awases applied for an Erf and was given the plot Erf nr 268

Thereafter i left for Cam Windhoek and work at waerman Brock someto from 2001-2010 November. When i return from Windhoek i found other people settled on my Erf (268) 7360. I would like to reclaim my Erf

I looking forward to hear from you soon

Yours faithfully

~~Awases~~

Gerlinda M. Awases

19. 0817803851

Dear Counsellor



28 February 2025

Ed. M. J. S. Etc

I am hereby with my complains about my plot that is taken I am Julia Njiriyakwa 62 years old I came to Sukikopimund in DRC, That's when I went to the Municipality mandesa single quarter to enquire a plot to live, I was told to Search for a place in DRC, which was open and no one was there.

I did exactly what they said looked for a place that was open not a single house, was build at the plot and I got the plot with the number on the stone written, that was the erf number and, I build my shack on it that was the first shack on its I took the erf number to municipality mandesa single quarter, whilst it was still in the location and registered the plot on my name since 2003 that I build my shack. I lived on the plot for almost 20 years now and I am still on the same plot until today. It is very hard finding to just find out that my name is not on my plot anymore but someone else who was not at my place's name is on the plot. How can someone understand such things? I lived for many years at my plot but someone else just takes my plot that easily. I have many witness that are my Neighbours for many years. I will appreciate if you take this letter into consideration.

Thank You for your time

244	Ismael Simosi	P O Box 1992, Swakopmund	68110501117
245	<i>ROBERT GOWESER</i>	<i>MONDESA</i> Swakopmund	
246	Immanuel Hampupanda	Mondesa Office	73030200507
247	Bernhard So-ioabeb	P Bag 2027, Swakopmund	580804 05 003 73
248	Elina Duwe	P O Box 1364, Swakopmund	19590520
249	Maria Stoffe	Mondesa Office	61040300685
250	Damononghenda Haiteme	Mondesa Office	65041601208
251	Milka Goses	P O Box 1117, Swakopmund	66071500338
252	Henrich Mberema	P O Box 2381, Walvis Bay	70030303028
253	Veronika Blaauw	Mondesa Office	5305290800124
254		P O Box Swakopmund	
255	Bennie Uiseb	P O Box 889, Swakopmund	19781208
256	<i>JABON. Namukwaya</i>	<i>Box 2446 SWK</i>	<i>720918000</i>
257	<i>ELIAS FOHRONES</i>	Mondesa Office	<i>76094003488</i>
258	Aline Garoes	P O Box 563, Swakopmund	6403160500441
259	<i>FILLEMON PETRUS</i>	<i>Box 889 SWK</i>	<i>540730000441</i>
260	Ndjambali Andreas	Mondesa Office	55071000695
261	Blasius Sindimba	P O Box 116, Swakopmund	5702140700425
262	Titus Tobias	Mondesa Office	55102100408
263	Selma Awases	P O Box 2333, Swakopmund	4707020300133
264	Cherien Owoses(KATRINA UWUSES)	P O Box 1648,	730711100523 74030600794
265	Ferdinand Shargeta	P O Box 76, Swakopmund	73050800518
266	Johannes Shinana(NAWALA LINUS)	Mondesa Office	67092000963
267	<i>SAGARIAS HOESER</i>	<i>Box 615 SWK</i>	<i>660940000000</i>
268	Julia Nghinghalwa	Mondesa Office	601203 00 729
269	Elizabeth Gamases	P O Box 621, Swakopmund	740530000300
270	Welda Matsuis	Mondesa Office	770925 00 230
271	Jannie Geingob	P O Box 616, Swakopmund	79112900184
272	Timotheus Owoseb	P O Box 1648, Swakopmund	71091300631
273	Salathiel Haraseb	P O Box 2471, Swakopmund	68022300330
274	Lucia Khoeses	P O Box 781, Swakopmund	55061000359
275	<i>WILHELMIA SO-OBES</i>	<i>MONDESA</i>	<i>6911110500859</i>
276	Marin Kahala	Mondesa Office	72030600733
277	Paulina Gaoses	Mondesa Office	<i>7004200500098</i>

15/2/1/2

4



Municipality of Swakopmund  
 Postoffice box  
 Janiel Shantharam  
 Swakopmund Namibia  
 09 May 2025

Dear Mr. Charles Anusas

I Gertrude Melvyn Anusas, id no 72053100478. I am writing this letter to inform you that, I have been next to the tap and I went to the municipality and I found out that the erf is double allocate and I am currently staying at my late cousin's house Johann Wanises and this erf however belongs to Beatrice Anusas, two weeks back my late sister's husband Gustav Nenteb came and told me that he wants to come back to the erf and gave me and at this month so I am applying with municipality to give me my erf or house to stay in. I don't have anywhere to go with my children and grand-children. so please I would humbly be waiting for your feedback.

I am looking forward to hear from you

Yours faithfully  
 Gertrude Anusas  
 09/05/2025

DRC Social Housing Project Erf No:268, DRC

MUNICIPALITY OF SWAKOPMUND

DRC SOCIAL HOUSING PROJECT

PRELIMINARY AGREEMENT FOR TRANSFER OF ERVEN

made and entered into by and between

THE MUNICIPAL COUNCIL OF SWAKOPMUND

(hereinafter referred to as the DONOR)

and herein represented by

ALFEUS BENJAMIN in his capacity as Chief Executive Officer; or  
HELLAO INARUSEB or CLARENCE CLAUDE MCCLUNE or VILHO SHOONGELENI  
KAULINGE and LYDIA NENGU MUTENDA in his / her capacity as Acting Chief Executive  
Officer

and

WILFRIED GROENEWALD in his capacity as Chairperson of the Management  
Committee; or BLASIVS REINHARDUS GORASEB in his capacity as Alternate  
Chairperson of the Management Committee

acting by virtue of the authority granted in terms of section 31 A (a) of the Local Authorities  
Act, 1992 (Act 23 of 1992) as amended.

OF THE ONE PART

And

Gerlinde Medline Awases

ID NO: 72083100476

MOBILE NO:.....

(hereinafter referred to as the DONEE)

*[Handwritten signatures and initials]*  
PS  
RR  
G.M.A.



# MUNICIPALITY OF SWAKOPMUND

☎ (064) 4104231  
 📠 088 614 514  
 📍 57 Swakopmund  
 🇳🇦 NAMIBIA  
 🌐 [swakopmun.com.na](http://swakopmun.com.na)  
 ✉ [cawaseb@swk.mun.com.na](mailto:cawaseb@swk.mun.com.na)

**Enquiries:** Mr C Awaseb

**26 April 2023**

**Gerlinde Medlne Awases**  
**Erf No: 268, DRC Swakopmund**  
**ID No: 72083100476**

Dear Sir / Madam

## ALLOCATION OF ERF FOR DONATION

We refer to the Public Meeting held on **16 April 2023**

Please be informed that a list of names of the beneficiaries who have signed the agreements will be sent to the Deeds Office to confirm whether they own or have owned immovable property before in Namibia. Attached is a copy of the first page of the signed agreement. **NB:** If it is confirmed that you do own or have owned property in Namibia you will be disqualified from receiving the erf and it will be allocated to another occupant either currently residing on the erf or another beneficiary on the Master Waiting List.

Upon confirmation by the Deeds Office that you do not and/or have not owned immovable property anywhere in Namibia, a Deed of Donation must be signed which will require the following payments to be made in order for the property to be transferred:

- (a) N\$1 000.00 towards Administration Fee
- (b) N\$2 500.00 towards Electrical Supply Connection
- (c) Transfer Cost which will be issued by the attorney that will be levied on the rates and taxes account over a period of 24 months.

**NB:** Please note, since these are low-cost housing units, the property may therefore not be sold for a period 10 years after a completion certificate is issued.

In conclusion, please note that the pre-paid water connections will be installed at a later stage after the prepaid water meters have been tested, by the Engineering and Planning Services Department.

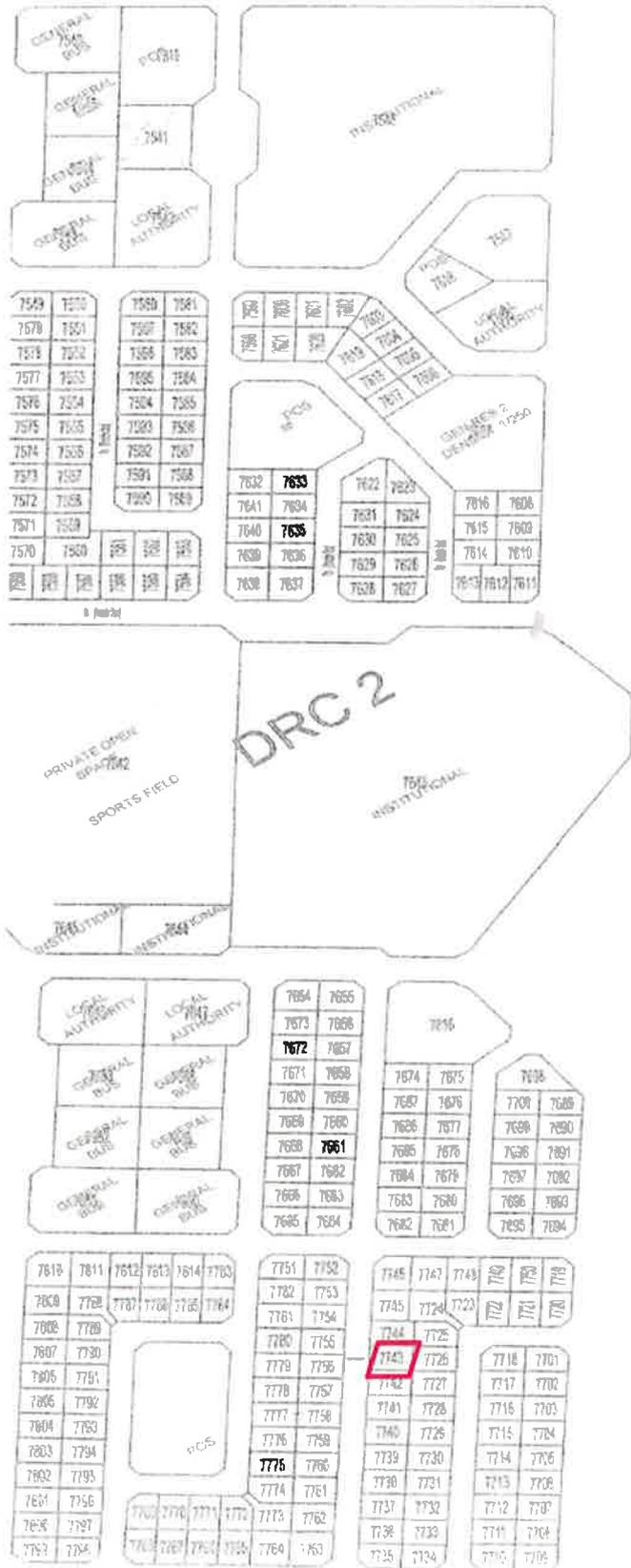
For any further enquiries, please do not hesitate to contact Mr C Awaseb at ☎ 064-4104231.

Yours faithfully

**Mr A Plaatzje**  
**General Manager: Corporate Services & HC (Acting)**

/brv





11.1.29 **REQUEST FOR PRESENTATION REGARDING SWAKOPMUND  
KRAMERSDORF CEMETERY**  
(C/M 2025/10/30 - 15/2/6/6)

**Ordinary Management Committee Meeting of 14 October 2025**, Addendum  
**8.23** page **320** refers.

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

**1. INTRODUCTION**

This submission seeks Council's approval to grant a representative of the Ovaherero and Nama Genocide Committee an opportunity to deliver a presentation on the proposed upgrading of the Swakopmund Cemetery in Kramersdorf, as requested in **Annexure "A"**.

**2. BACKGROUND**

The proposed presentation will cover the following key points:

- *A brief historical overview of the events that led to the establishment of the cemetery.*
- *A draft design proposal for the upgrading of the cemetery.*
- *The technical setup and projected duration of the entire project, including the role of the Municipality.*
- *Project funding mechanisms and the proposed way forward towards the project's completion.*

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

**RECOMMENDED:**

- (a) That Council acknowledges the presentation of the Ovaherero and Nama Genocide Committee on the upgrading of the Heroes Cemetery in Kramersdorf.**
  - (b) That the team be requested to liaise up with other concerned groups/committees and submit their operational structure to Council including the contract persons.**
-

Mr. Uahimisa Kaapehi  
P.O.BOX 3474, VINETA  
+264 814092470  
ukaahepi@gmail.com  
23 September 2025

To: The Honorable Members of the Municipal Council  
Swakopmund Municipality,  
P.O. Box 13001, Swakopmund, Namibia

**RE: GENOCIDE PROPOSAL FOR THE SWAKOPMUND MEMORIAL PARK**

"Dear Honorable Members of the Municipal Council,"

I am writing to respectfully request an opportunity to appear as a deputation before the Municipal Council to deliver a presentation on behalf of the Ovaherero & Nama Genocide Committees of Swakopmund. Regarding the Swakopmund Cemetery in Kramersdorf. We would like to do a presentation on the upgrading of the Hero Cemetery in Kramersdorf as a historical iconic site, so as to add value both culturally, educational and touristic attraction. The site has been set aside as a commemoration of the atrocities that has been committed against the Ovaherero and Nama communities and do not represent the events that led to its allocation.

I believe our presentation will be of significant interest and value to the council and the community at large, as it addresses the in-depth of why an upgrading of the above mention side is of outmost importance.

During the presentation, we would like to cover the following key points:

- Key Point 1: A brief historical perspective of the events that unfolded during the period that led to the formation of the cemetery.
- Key Point 2: A draft design proposal presentation of what we want to put up on the said site
- Key Point 3: The technical setup and duration of the entire project including the role of the Municipality
- Key Point 4: The project funding and approval plus the way forward towards completing the project

I have prepared a concise and informative presentation that can be delivered within the standard 30 to 40 minutes' time limit allotted for deputations. I am confident that the information we provide will assist the council in its decision-making process concerning this matter.

I would be grateful for the opportunity to present at your earliest convenience. Please advise me of the necessary procedure for scheduling this presentation or include my request on an upcoming agenda. I am available to provide any additional information you may require.

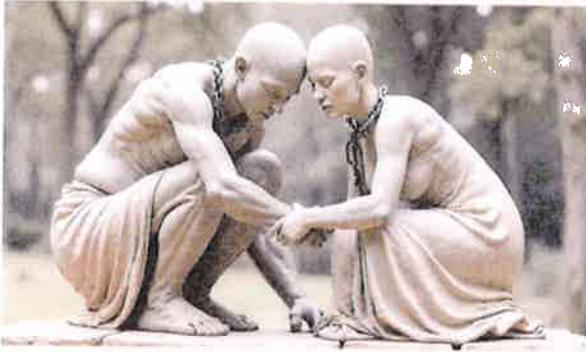
Thank you for your time and consideration of this important matter.

Sincerely,



Uahimisa Kaapehi

CC: Swakopmund Municipality Chief Executive Officer  
The Community Development Manager



## PROPOSAL FOR THE SWAKOPMUND GRAVE SIDE

THE GENOCIDE DEPICTION SCULPTURES IN MEMORY OF THOSE  
THAT PERISH DURING THE 1904 - 1908/ THE CONCENTRATION  
CAMP OF SWAKOPMUND AND THEIR FORCED LABOUR PRACTISES

**By Asser Karita & Ngavee Kamezunda**  
in Collaboration with Uhmisa Kaapeti  
and the entire Genocide Committee  
COPY RIGHTS BY THE DESIGNER 2025



## CONTENT

1. Background to the project
2. The research aspect of the event
3. The Design of the concept
4. The Cost of the Project
5. Timeline of execution of the project



# 1. BACKGROUND TO THE PROJECT

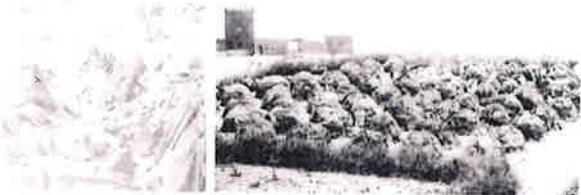
The summary of the entire proposal is based on the event that led to the 1904-1908 Ovaherero and Nama Genocide that commenced into the imprisonment of thousands of not hundreds, thousands of the Ovaherero and Nama who starve in their overcrowded inhumanity daily.

The Namib desert sands seemed to have been the fertile soil for the desecrating forces of hundreds of thousands of nameless grave-layers without markers or respectful care. Some bodies were dug up the dark holes with no heads or some body parts as they look up to the sky, the late afternoon Europe and America. The children cried in pain for the return of their parents whom they were told at times to bring in a long waiting journey, and will remain after many months.

Some family members have witnessed the desecrating of their loved ones until they gave up the ghost after being punished and forced labour. In the midst of their physical suffering whilst alive, some prisoners had to help cut off the heads of their loved ones and place their heads on the long coastal railway to Europe. The mission of the present situation (what happened) is to give a great grand children of some of those killed during the genocide period had lived to tell the horror stories of their parents.

This project would like to touch into the depths of that Swakopmund experience and its historic memory, whilst looking at the after effects that crawled its dark history into the history of the descendants of the prisoners and genocide victims.

Our aim is to put in a permanent open air statement of an event that should not be erased from the mind of many who set will visit Swakopmund at anytime.



## 2. The Research of the project

A proper details of the background to the relevance of the entire historical perspective of the untold events and evidence is going to be attached later to this short document. The research will be used as historical evidence from the past hours that deprived the lives and journey of the Nama and Ovaherero communities.

The research is not to act as a comprehensive documentation, but should be a fact oriented presentation that includes the horrific days and years of those that endured the hardship of life, to build the very foundations of the town of Swakopmund and the entire helping of the truth of Namibia as a country. An aim is to complete a historical event that unfolds from the eyes and mind of the victims of all those that are buried in the cemeteries of Swakopmund, both male, female and their children.

The Mural Art sculpture relief work should depict a vision from the three perspective: 1. The Mother cry, 2. The father cry, 3. The Children's cry in collaboration with the inherited perspective of what their great grand parents and grand parents went through in the hands of the coloniser. The Mural Art sculpture Relief will be made from materials that are weather proof to avoid rust, as in stone sculptures collected from the desert and the surrounding areas. Probably the white, black and grey marbels will be used with adhesives that can stand the test of time such as epoxy etc. All 3D sculpture of the sculpture to be on a wall, or the ground shall be detailed in a proper historical research presentation document.



**CONCEPT DESIGN  
FOR THE GRAVE  
SIDE OF SWAKOPMUND**

BY ASSER KARITA 2025  
IN COLLABORATION WITH  
MR. UAHIM SA KAAPEN



**THE DESIGN CONCEPT**

The design is based on the names that have taken the journey of the Nama and Ovaherero people to watch the ultimate deaths of half of their people. As the concept were of the cemetery is very old and does not reflect the state of the Herero's cemetery of Swakopmund nor the events that unfolded during that dark and crucial period of what establish the town.

We aimed using colors that reflect the coastal environment as well as the road signs that remained the dark period of 1901 - 1908. The art works will blend with the setup of Kamerydoo/sohlot on the close up view it needs to depict the horrific events that became the corner stones of Swakopmund.

**The Design is depicting the following areas:**

- 1 The events that led to the establishment of the mass graveyard at the green side
- 2 The life and treatment of the people that led to the Genocide declaration
- 3 The life and experiences of the concentration camps at Swakopmund
- 4 The journey that victims of the concentration of forced labor and harsh living conditions
- 5 The memories upon which we have to reconstruct and build the future of the next generations

**The Design and materials in details:**

The current brief is an overview of the final design concept before execution of the final project. Technical details on the structure materials to be used will be provided upon approval of budgets and the final concepts.

All materials to be used will be weather prove and all technical details of the project will be provided after a mutual agreement has been reach with whom ever is involved with the execution of the project. Below is the overview of the project.

**THE ESTIMATED COST OF THE PROJECT**

The current cost estimate is based upon what was reflected in the concept design, this can change after a thorough research had been completed and the entire team has agreed on the final content to be displayed. We have divide our cost into four parts as follow:

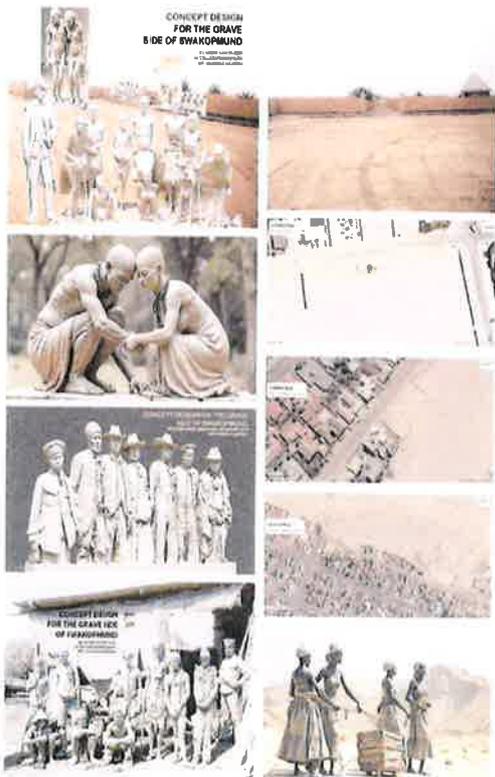
- |   |               |
|---|---------------|
| 1. The Research and Documentation for Educational & tourism purpose           | NS 150 000.00 |
| 2. The Design and Technical layout of the final project                       | NS 285 000.00 |
| 3. The Purchase and transportation of rare Materials to the workshop          | NS 485 650.00 |
| 3. The Manufacturing of the Sculptures from rare materials into final statues | NS 595 000.00 |
| 5. The Setup and construction works on site at the grave site                 | NS 165 890.00 |

<b>Total of the Project Excluding VAT</b>	<b>NS 1,681,540.00</b>
<b>Plus 15% VAT</b>	<b>NS 252,231.00</b>
<b>GRAND TOTAL</b>	<b>NS 1,933,771.00</b>

NOTE THIS IS AN ESTIMATED QUOTE AND CAN BE LOWER OR HIGHER  
PAYMENTS WILL BE DIVIDED INTO FOUR STAGES: 25%(NS 483,442.75), 25% (NS 483,442.75), 35% (676,819.85) AND FINAL 15%(NS 290,065.65) OF THE COST AT COMPLETION OF PROJECT. DETAILS OF BUDGET WILL BE AVAILABLE AT FINAL PRESENTATION

**THE ESTIMATED PROJECT DURATION**

The full project can be executed over a time period of a maximum of FIVE months but we hope to execute in a period 120 days or FOUR months, if all funds are available and project is approved and ready to roll. We hope to start all works from RESEARCH to SETUP AND CONSTRUCTION FROM MID OCTOBER 2025 - END FEBRUARY 2026, TO BE UNVEIL AS FROM THE 1st of March onwards.



11.1.30

**INVITATION TO THE PUBLIC AND ENVIRONMENTAL HEALTH PROFESSIONALS STRATEGIC ANNUAL PLANNING MEETING**

(C/M 2025/10/30 - 9/2/1)

**Ordinary Management Committee Meeting of 14 October 2025**, Addendum 9.1 page 03 refers.**A. This item was submitted to the Management Committee for consideration:**

Environmental health plays a critical role in safeguarding public health and promoting sustainable development in Namibia. The Ministry of Health and Social Services, as national custodian of public health through the directorate of Primary Health Care and in collaboration with regional and local authorities, provides essential public and environmental health services such as sanitation, water quality monitoring, food safety, waste management, disease prevention, pollution control, and occupational health.

The Local Authority, by virtue of its power and functions as mandated in terms of section 3 of the Public and Environmental Health Act (Act 1 of 2015), remains the key stakeholder of the Ministry of Health and Social Services, as it plays a vital role in providing valuable Environmental Health services and ensuring its integration in urban development plans. Therefore, Local Authorities form an integral part of implementing national environmental health functions in their respective jurisdictions to maintain and support health standards and the well-being of the community to enhance quality of life.

Despite progress, the implementation of Environmental Health services in the country continues to face challenges, including urbanization pressures, impacts of climate change, emerging and re-emerging public health risks, and resource constraints. It is against this background that the Ministry of Health and Social Services will convene an Annual Strategic Planning Meeting to review performance, assess gaps, align priorities with national and developmental goals, and strengthen coordination among stakeholders to enhance Environmental Health service delivery in Namibia.

This submission is a formal request for Council to grant Mr Moses Ndara, Environmental Health Practitioner, to attend a five-day Public and Environmental Health Professionals Strategic Annual Planning Meeting to be held in Otjiwarongo, Otjozondjupa Region as from 29 September 2025 to 03 October 2025, as per the **attached** invitation by the Ministry of Health and Social Services.

**B. After the matter was considered, the following was:-****RESOLVED: (For Condonation By Council)**

- (a) That Council takes note of the invitation received from the Ministry of Health and Social Services.**
- (b) That Council grants approval to Mr Moses Ndara EHP to attend the Public and Environmental Health Professionals Strategic Annual Planning Meeting to be held in Otjiwarongo, Otjozondjupa Region, from 29 September 2025 to 03 October 2025 as per the invitation by the Ministry of Health and Social Services.**
- (c) That special leave be granted to Mr Moses Ndara for the period.**
- (d) That subsistence and travelling allowances are paid in terms of Council Policy on Travelling, Accommodation & Subsistence, be defrayed from Vote 300015505500 (Conference Expenses), where N\$55 800.00 is available.**

9/2/1 ✓



REPUBLIC OF NAMIBIA

## MINISTRY OF HEALTH AND SOCIAL SERVICES

Ministerial Building  
Harvey Street  
Private Bag 13198

OFFICE OF THE EXECUTIVE DIRECTOR

Tel No: 061-2032700  
Elvis.Handura@mhss.gov.na

Enq: Mr. E. Handura  
Ref: 11/7/4  
Date: 05 September 2025

**MR. ALFEUS BENJAMIN**  
**CHIEF EXECUTIVE OFFICER**  
**SWAKOPMUND MUNICIPLAITY**  
**P.O.BOX 53, SWAKOPMUND**



Dear Mr. Benjamin,

**RE: INVITATION TO THE PUBLIC AND ENVIRONMENTAL HEALTH PROFESSIONALS  
STRATEGIC ANNUAL PLANNING MEETING FROM 29 SEPTEMBER 2025 – 03 OCTOBER  
2025, OTJIWARONGO, OTJOZONDJUPA REGION**

Public and Environmental Health Services in Namibia is mandated by a multi legislative and statutory framework for the professionals to carry out their duties.

Environmental health plays a critical role in safeguarding public health and promoting sustainable development in Namibia. The Environmental Health division under the Primary Health Care directorate in the Ministry of Health and Social Services (MoHSS), in collaboration with regional and local authorities, provides essential services in areas such as sanitation, water quality monitoring, food safety, waste management, disease prevention, pollution control, and occupational health.

Despite progress, the implementation of Environmental Health services in the country continues to face challenges including urbanization pressures, impacts of climate change, emerging and reemerging public health risks, and resource constraints.

In this context, it is important to convene an Annual Strategic Planning Meeting to review performance, assess gaps, align priorities with national health and development goals, and strengthen coordination among stakeholders to enhance environmental health service delivery in Namibia.

It is against this background your esteemed office is invited to nominate one (1) Environmental Health Practitioner to attend the strategic annual planning meeting for Environmental Health Professionals on 29 September 2025 – 03 October 2025 in Otjiwarongo, Otjozondjupa region.

Your esteemed office is requested to provide Daily Subsistence Allowance and transport for a nominated official.

Thank you for your usual support.

Sincerely,

**PENDATHINDI**  
**EXECUTIVE DIRECTOR**

All official correspondence must be addressed to the Executive Director.



**Denise Marais**

---

**From:** Moses K. Ndara  
**Sent:** Wednesday, 17 September 2025 14:08  
**To:** Abel Kationdorozi  
**Cc:** Denise Marais; Lydia Mutenda  
**Subject:** RE: New / Updated Item for your Attention!

Good afternoon!

The communique is well received and noted !

Regards

[Moses K. Ndara | Environmental Health Practitioner | Health Services & Solid Waste Management | +264 64 410 4518](#)

**From:** Abel Kationdorozi <[akationdorozi@swkmun.com.na](mailto:akationdorozi@swkmun.com.na)>  
**Sent:** 17 September 2025 12:10 PM  
**To:** Moses K. Ndara <[MoNdara@swkmun.com.na](mailto:MoNdara@swkmun.com.na)>  
**Cc:** Denise Marais <[dmarais@swkmun.com.na](mailto:dmarais@swkmun.com.na)>; Lydia Mutenda <[lmutenda@swkmun.com.na](mailto:lmutenda@swkmun.com.na)>  
**Subject:** FW: New / Updated Item for your Attention!

Dear Mr. Ndara,

You are hereby nominated to attend the Public and Environmental Health Professionals Strategic Annual Planning Meeting on behalf of our department.

In addition, kindly prepare and submission for the upcoming Management Committee Meeting in October.

Regards,

[Abel Kationdorozi | Manager: Health Services & Solid Waste Management | Health Services & Solid Waste Management |](#)

**From:** Swakopmund Municipality Record <[SP\\_eMailAlerts@swkmun.com.na](mailto:SP_eMailAlerts@swkmun.com.na)>  
**Sent:** Wednesday, 17 September 2025 08:30 AM  
**To:** Lydia Mutenda <[lmutenda@swkmun.com.na](mailto:lmutenda@swkmun.com.na)>; Abel Kationdorozi <[akationdorozi@swkmun.com.na](mailto:akationdorozi@swkmun.com.na)>  
**Subject:** New / Updated Item for your Attention!

The below Document needs your Attention:

Document Title: Invitation to the Public and Environmental Health Professionals Strategic Annual Planning Meeting

Document Author: Min of Health P Ithindi

Document Date: 05/09/2025 00:00:00

Modified by: Annalize Swart

Status: In Progress

Click [here](#) to view the Details directly.

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11.1.31

**REZONING OF ERF 4665, SWAKOPMUND EXTENSION 9 FROM SINGLE RESIDENTIAL WITH A DENSITY OF 1:600M<sup>2</sup> TO GENERAL RESIDENTIAL WITH A DENSITY OF 1:300M<sup>2</sup>**

(C/M 2025/10/30 - E 4665)

**Ordinary Management Committee Meeting of 11 September 2025, Addendum 8.11 page 151 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 4665, Swakopmund Extension 9 from "Single Residential" with a density of 1:600m<sup>2</sup> to "General Residential" with a density of 1:300m<sup>2</sup> in terms of Section 105 (1) (a) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018).

**2. Introduction and Background**

The Engineering and Planning Services department received a rezoning application from Stewart Planning, Town and Regional Planners, on behalf of the registered owner, Mr. Lionel John Matthews. The application is attached as **Annexure A**.

**3. Ownership**

Ownership of Erf 4665, Swakopmund Extension 9, is held in the Deed of Transfer T3277/2025 and vests in Lionel John Matthews. Proof of ownership has been attached together with the application.

**4. Zoning, Locality and Size**

Erf 4665, Swakopmund is zoned "single residential" with a density of 1:600m<sup>2</sup>. The Erf is situated in Extension 9, which is situated at the corner of Acacia Street and Dr. Eugen Müller, in the northern part of Swakopmund, within the neighbourhood colloquially known as Ocean View. The property measures 1420 m<sup>2</sup> in extent.



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

Erf 4665, Swakopmund Extension 9, is situated at the corner of Dr. Eugene Muller Street and Acacia Street and gains access from both streets. 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 23<sup>rd</sup> and 30<sup>th</sup> May 2025 in the Namib Times and the Namibian newspapers. Closing dates for objections were on the 20<sup>th</sup> June 2025. A notice was also placed on site for public comments and the Municipal Board. Notice was also given to neighbouring property owners via email.

A notice was published in the Government Gazette No 8651 dated 30<sup>th</sup> May 2025. The last date for objections was 20<sup>th</sup> June 2025. One objection has been received from the owner of Erf 4637, Swakopmund Extension 9. The objection is attached as **Annexure B**.

7. **Proposal**

It is the intention of the applicant to rezone the property to establish 4 townhouses. The erf measures 1420m<sup>2</sup> in extent, and the proposed density when it is rezoned is 1:300m<sup>2</sup>, which would allow for 4 individual dwelling units on the site. The site has been vacant and undeveloped since the establishment of Swakopmund Extension 9 before 2003. There are no important environmental, historical, cultural or similar features on site that require retention or impose development constraints. The site is therefore considered suitable and ideal for the development of townhouses.

A conceptual plan has been provided; however, the design of the units as townhouses is still in process. The design will be carefully considered as upmarket townhouses that will be integrated into the existing residential character of the area. It is proposed that access point from Dr. Eugene Muller Street, as this is a wider road which is designed to accommodate increased traffic flow. The proposed development will only result in a slight increase in traffic volumes to and from the site along Dr. Eugene Muller Street. The proposed street access is 25m wide, whereas the average road reserve for local access is approximately 13m to 16m wide. As such, Dr. Eugene Muller Street can handle this minor increase.

It should be noted that other higher-density zoning in the area has a zoning density of 1:250m<sup>2</sup>, which is higher than the density of the proposed development set at 1:300m<sup>2</sup>. The owner of the property intends to rezone the property to meet the demand for housing.

Each dwelling unit will comprise a double garage, parking and a small yard for each proposed townhouse. The careful design of the proposed townhouses to integrate into the existing residential character of the area will also strengthen and promote the reaction of a sustainable neighbourhood, that is safe, well planned and built to last, where people want to live now and in the future.

The proposed development is in line with the Swakopmund Structure plan 2020-2040, as it aims to densify the area to promote compactness and proactive planning in the provision of housing.

**8. Objection**

The objector has expressed their dissatisfaction with the method they obtain the rezoning notice. The objector claims that they obtained the rezoning notice by walking next to the subject property and indicates that the applicant should have informed the immediate neighbours about their intention to rezone the property.

The objector has indicated that they intended to stay in an area surrounded by single residential erven and far away from townhouses. They further state that purchasers should acquaint themselves with the zones before obtaining the erf. This is because the proposed rezoning will allow for 4 townhouses on the property, which will increase noise pollution as a single residential property will house approximately 6 occupants; however, 4 townhouses will house approximately 24 people. Furthermore, the number of people will also increase vehicular motion in and out of the property.

The objector argues that 4 townhouses in a confined area will lower the immediate neighbours' property values, which will result in a devaluation of the area. It is further argued that the current sewerage systems are under pressure as the area is challenged with regular blockage.

Lastly, the objector has indicated that the Swakopmund Municipality makes provision for general residential areas which would accommodate the applicant's intention, and there are several undeveloped and available properties for this use.

**9. Applicant's Response**

The applicant states that the objector was emailed as per the contact information obtained from the Municipality of Swakopmund, to which the objector has indicated that their details at the Municipality will need to be updated.

The applicant has further indicated that property rights are not a lifelong guarantee. Although the property was zoned single residential, it should be noted that planning is not an exact science but rather a dynamic process of systems and methods to ensure improved environments for human habitation over time. Standards and guidelines cannot be cast in stone and should be subject to the constant needs of individuals. The applicant further states that the site has been vacant and undeveloped since the establishment of the township before 2003, and that the proposed development will not drastically change the neighbourhood nor have a negative impact on the surrounding neighbours, as it will still be used for residential purposes.

The applicant has stated that the objector's argument on the increase in noise because of the increase in the number of inhabitants is preconceived and not based on reason or actual experience, as any given residential property can have residents that are a nuisance to surrounding neighbours. Furthermore, it is stated that the application cannot be unfavourably considered based on assumptions.

Regarding the vehicular moment, the applicant has indicated that the proposed development will only result in a slight increase in traffic volume to and from Dr. Eugene Muller Street. It is further stated that the street is 25m wide, whereas the average streets are approximately 13 m to 16 m wide; therefore, the street can accommodate the minor increase.

The applicant states that the existing bulk and internal municipal sewerage, waste and electricity connections are available on the site, and extensions of these connections can be made to the townhouses. Rezoning the site will also result in a slight increase in the service provisions on the site, and this will be compensated through the payment of betterment fees by the owner to the local authority. Additionally, the townhouses are set to a modern design as the intention is to establish upmarket townhouses which will strengthen the neighbourhood character.

#### 10. **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 in existing suburbs is encouraged to promote optimal service delivery, walkability, and affordability in housing.

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 Zoning Scheme No. 12 procedures. Notices were published in the press, posted on site, emailed to the neighbours and made available at the Municipality. The objector's claim that they "came across" the notice while walking by confirms that the public notification was effective and visible. In addition, the email in which the objector lodged their concerns is an indication that the email was received.

While the objector emphasises the desire to live in an area consisting solely of single residential erven, it is important to note that zoning maps evolve to accommodate changing housing needs and demands. The construction of four townhouses on the general residential erf with a density of 300m<sup>2</sup> represents low to moderate density and is not considered incompatible with surrounding uses. The average density for general residential erven in the area is 250m<sup>2</sup>, and given the size of Erf 4665, Swakopmund Extension 9, which measures 1420 m<sup>2</sup> in extent, the property will not be as over-compacted.

Although the objector estimates that the four townhouses may house 24 occupants, this assumption does not consider modern urban housing trends. Townhouses in Swakopmund are often occupied by smaller family units or retirees. The expected increase in population and vehicular traffic is marginal. Furthermore, traffic engineers will assess and address access to ensure safe vehicular movement during both the building line relaxation and building plans approval processes.

Concerns regarding decreased property value are not supported by practical data. In many cases, well-designed townhouses increase the vibrancy and value of a neighbourhood.

As for sewerage capacity, the Municipality acknowledges existing challenges in some areas. Any upgrades deemed necessary will be included in the development approval process at the applicant's cost. Approval of rezoning does not exempt the developer from meeting service infrastructure requirements.

While it is true that other undeveloped general residential zoned properties exist, it is not the Municipality's policy to restrict such developments only to already-zoned land. Urban growth is organic, and property owners have the

right to apply for rezoning, subject to public participation and municipal scrutiny. Rezoning must be considered on merit, and not simply declined due to availability elsewhere.

11. **Conclusion**

The application to rezone Erf 4665 from Single Residential to General Residential is reasonable and supports broader municipal planning goals. The objections raised, while noted, do not present sufficient grounds to deny the application. Concerns such as traffic, sewer, and aesthetics can be mitigated through appropriate conditions during the building plan approval process.

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

**RECOMMENDED:**

- (a) **That the rezoning of Erf 4665, Swakopmund Extension 9, from "Single Residential" with a density of 1:600m<sup>2</sup> to "General Residential" with a density of 1:300m<sup>2</sup> be approved,**
  - (b) **That the applicant provides proof that the rezoning of Erf 4665, Swakopmund Extension 9, has been approved by the Minister and promulgated before any submission of building plans, inclusive of relaxation of building lines and aesthetics approval to the Engineering and Planning Services Department for approval.**
  - (c) **That the rezoning of Erf 4665, Swakopmund Extension 9, from "Single Residential" with a density of 1:600m<sup>2</sup> to "General Residential" with a density of 1:300m<sup>2</sup> be subject to a 20% compensation fee calculated according to the Betterment Fee Policy of 2009 and be paid by the applicant,**
  - (d) **That no building plans, inclusive of relaxation of building lines or aesthetics application, be approved until proof of payment of the compensation fee for the rezoning has been received by Council.**
  - (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 General Manager: Engineering and Planning Services.**
  - (f) **That onsite parking be provided as per the Swakopmund Zoning Scheme, and no street parking will be permitted.**
  - (g) **That the objectors be informed of this decision and of their rights that they may appeal the Council decision to the Minister of Urban and Rural Development with valid reasons within twenty-one (21) days from the date of the decision in accordance with Regulations 18 of the Urban and Regional Planning Act.**
-

**ANNEXURE A - APPLICATION FORM****STEWART PLANNING**  
TOWN & REGIONAL PLANNERS

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

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

Reference: 4665\_5

25 July 2025

**TOWN PLANNING APPLICATION****ERF 4665 SWAKOPMUND EXTENSION 9**

Rezoning from "Single Residential" with a density of 1:600m<sup>2</sup> to  
"General Residential 2" with a density of 1:300m<sup>2</sup>

**Submission to:**

Chief Executive Officer  
Municipal Council of Swakopmund  
c/o Rakotoka Street and Daniel Kamho Avenue  
P.O. Box 53  
Swakopmund

**Prepared for:**

Lionel Matthews  
P.O. Box 4423  
Vineta  
Swakopmund

**Prepared by:**

Stewart Planning  
Town & Regional Planners  
P.O. Box 2095  
Walvis Bay

Attention: Mr J. Heita  
Manager: Town Planning

**1. INTRODUCTION**

Application is made on behalf of Lionel Matthews as the owner of Erf 4665, Swakopmund Extension 9 (the site) for the rezoning of the site from Single Residential (1:600m<sup>2</sup>) to General Residential 2 (1:300m<sup>2</sup>). The owner intends to develop 4 dwelling units in the form of up-market townhouses on the site.

The purpose of this report is to apply in terms of:

1. Section 105(1)(a) of the Urban and Regional Planning Act, Act no. 5 of 2018, for the REZONING of Erf 4665, Swakopmund Extension 9, from Single Residential (1:600m<sup>2</sup>) to General Residential 2 (1:300m<sup>2</sup>).

**2. PROPERTY DESCRIPTION**

The property description is given in the table below:

Table 1: Erf 4665, Swakopmund Extension 9 – Property Description

ERF 4665	
Local Authority	Swakopmund Municipal Council
Township	Swakopmund
Extension	Extension 9
Size	1420m <sup>2</sup>
Owner / Applicant	Mr Lionel John Matthews The Power of Attorney form is attached as Annexure A and the Title Deed as Annexure B.
Zoning	<p>Single Residential (1:600m<sup>2</sup>)</p>
Site Analysis	<p>The site is flat, vacant and undeveloped, which makes it ideal for housing development. The large extent of the site with its square shape, as well as its location on the corner of Dr. Eugene Muller Street (25m wide) and Acacia Street (20m wide), makes the site ideal to be developed as proposed. There are no physical or environmental features that restrict development. There is a fire hydrant in the road reserve of Dr. Eugene Muller Street which will be taken into consideration in the final layout and design plans.</p>



### 3. LOCALITY

The site is located in Swakopmund Extension 9, which is situated in the northern part of Swakopmund within the neighbourhood colloquially known as Ocean View. Ocean View is characterised as a middle to higher-income, mixed-density residential area with a variety of supporting community land uses like parks, churches, schools, a recently developed service station and other local businesses.

Erf 4665 Swakopmund Extension 9 is situated on the corner of Dr. Eugene Muller Street and Acacia Street. The site is considered highly accessible, and suitable access to and from the proposed dwelling units can be achieved.

Figure 1 below shows the locality of the site in Swakopmund and in relation to the direct surrounding area. The Locality Map is attached as Annexure C.



Figure 1: Locality of Erf 4665, Swakopmund Extension 9

Ocean View is a mixed-density residential neighbourhood with a variety of Single Residential, General Residential 1 and General Residential 2 zoned properties. As a result, housing typologies include single detached dwelling units, flats, townhouses, and guest accommodation. The Swakopmund Retirement Village is also in close proximity to the site, as well as the new Engen Service Station.

#### 4. PROPOSED REZONING

With the need to establish 4 dwelling units on-site in the form of up-market townhouses, it is necessary and possible to rezone Erf 4665 Swakopmund Extension 9 from Single Residential with a density of 1:600m<sup>2</sup> to General Residential 2 with a density of 1:300m<sup>2</sup>. Figure 2 below shows the proposed change in zoning. The Zoning Plan is attached as Annexure C.

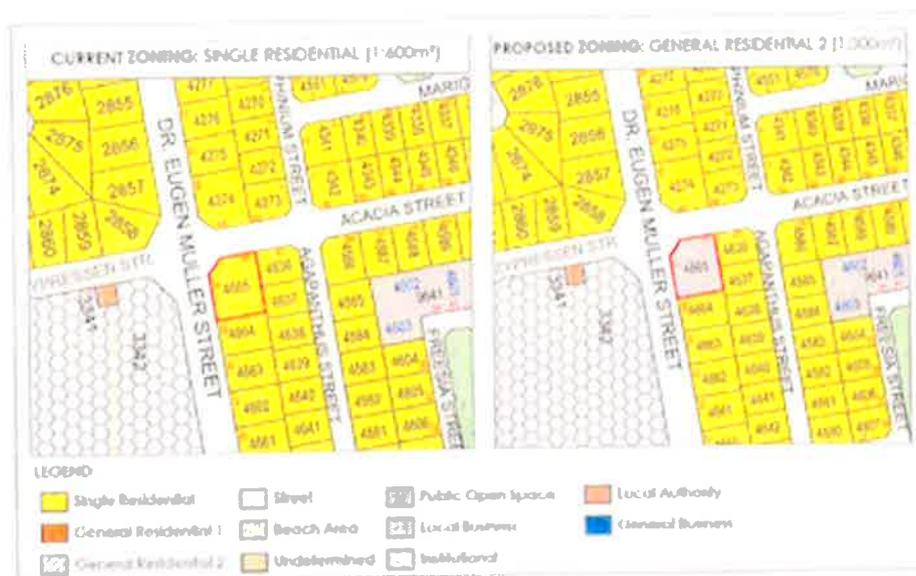


Figure 2: Proposed rezoning of Erf 4665, Swakopmund Ext 9 from Single Residential to General Residential 2.

With the site measuring 1420m<sup>2</sup>, the rezoning of the site to General Residential 2 with a zoning density of 1:300m<sup>2</sup> ( 1 dwelling per 300m<sup>2</sup>), will allow a maximum of 4 townhouses on the site.

The site has been vacant and undeveloped since the establishment of Swakopmund Extension 9 prior to 2003. There are no important environmental, historical, cultural or similar features on-site that require retention or impose development constraints. The site is therefore considered suitable and ideal for the development of townhouses.

Figure 3 on the next page shows a draft conceptual plan for the layout of the proposed dwelling units, which is also attached as Annexure D. The design of the units as townhouses is still in process, but will be carefully considered as up-market townhouses are proposed. Furthermore, the townhouses will be designed to integrate into the existing residential character of Ocean View.

It is proposed to have the access point from Dr. Eugene Muller Street, as this is a wider road which is designed to accommodate increased traffic flows. It is proposed to have space for a dwelling unit, double garage, parking and a small yard for each proposed Townhouse.

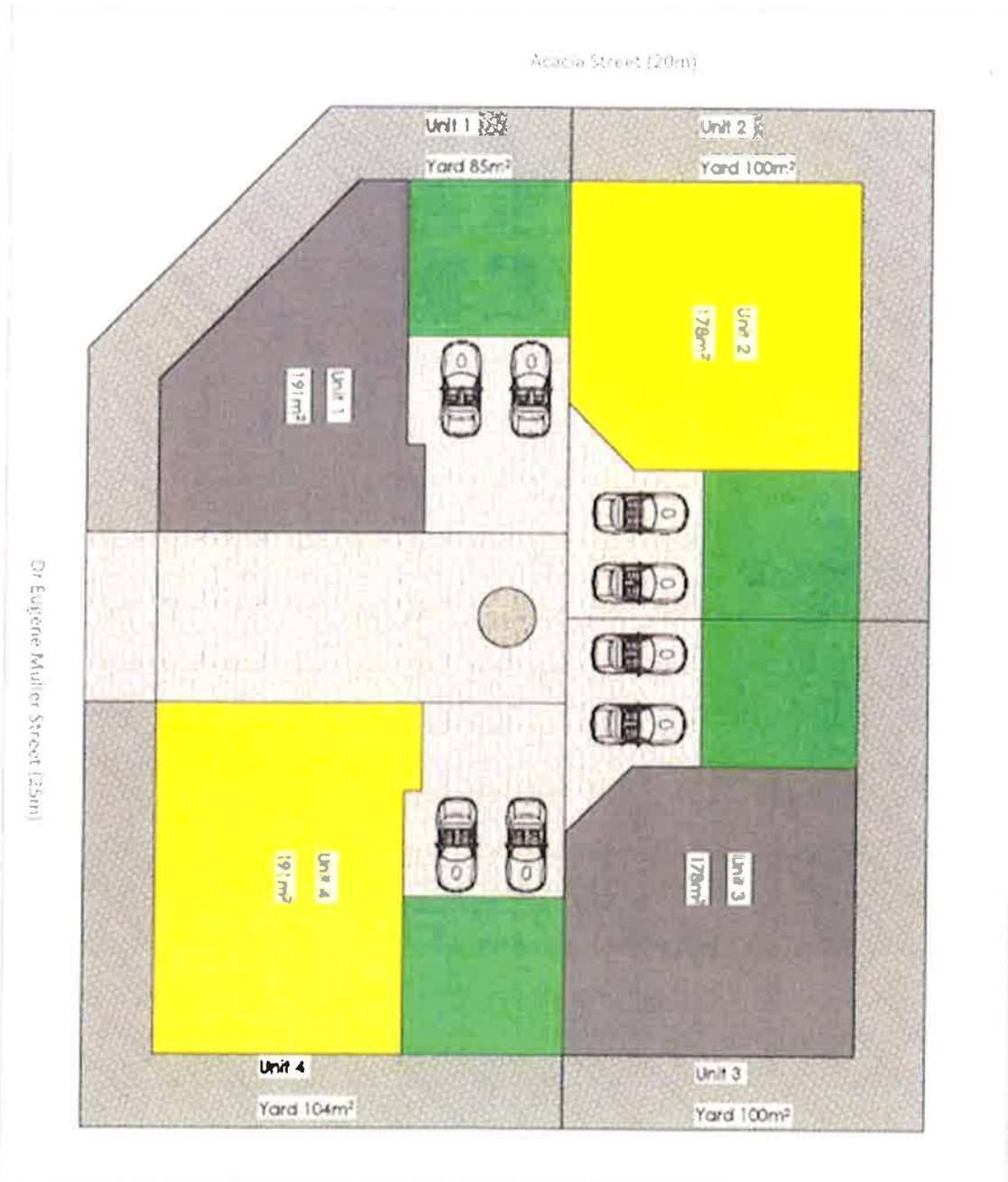


Figure 3: Draft Conceptual Layout of the proposed 4 dwelling units on the site, to be developed as townhouses





5. **Access Municipal Services and Parking**

Erf 4858, Swakopmund Extension 10, is accessible from John Otto Nankudhu, which is 25m in width. Parking for the proposed development will be provided on-site in accordance with the provisions of the Swakopmund Zoning Scheme, which in this case is 1 parking bay per 66.66m<sup>2</sup>. For loading or off-loading, 0m<sup>2</sup>-499m<sup>2</sup> and one bay for every additional 1000m<sup>2</sup> of the floor area.

The property is already connected to the existing service networks. However, all additional infrastructure resulting from the proposed development shall be the responsibility of the owner of the property, to the satisfaction of the General Manager of the Engineering and Planning Services.

6. **Public consultation**

The public consultation for the rezoning has been made in terms of Section 107 and Regulation 10 of the Urban and Regional Planning Act, 2018. The proposed rezoning was advertised in the Namibian and Namib Times on the 27<sup>th</sup> of June & 4<sup>th</sup> July 2025.

A notice was placed on Council's notice board as well as on-site. The neighbouring property owners were notified in writing via email, except for one neighbouring property owner to whom a registered postal mail was sent, informing them of the intention to rezone the property. Additionally, a notice was published in the Government Gazette Number 8675, Notice No. 413 dated 1 June 2025. The last date to submit objections and comments was 25 July 2025, and no objections were received.

7. **Proposal**

The owner intends to rezone Erf 4858, Swakopmund Extension 10, from "General Business" with a bulk of 2.0 to "Light Industrial" with a bulk of 2.0, with consent to proceed as a service industry for an auto electrical workshop, under the current zoning, while the rezoning is in process.

8. **Evaluation**

The current owner purchased the property recently to relocate his business, Jurgens Auto Electric. Due to the lengthy process of the rezoning, the applicant is requesting consent to continue operating an auto electrical workshop on Erf 4858, Swakopmund Extension 10, under the *General Business* zone, while the rezoning is being finalised.

Under the general business zone, a mechanical or electrical workshop can only be accommodated under consent use as a service industry. Whereas the proposed light industrial zone permits a service industry as a primary land use right. According to the Swakopmund Zoning Scheme, the service industry is defined as:

*"means use of land or a building which in the opinion of the Council is a small scale industry incidental to the needs of the local community and the retail trade and which in the opinion of the Council will not interfere with the amenities of the surrounding properties or be of nuisance value by virtue of noise, appearance, smell, or activities or for any other reason whatsoever but excludes a service station. This use also provides for one dwelling unit as the primary use and more dwelling units with the special consent of the Council."*

The proposed rezoning fits in well with the surrounding neighbourhood, as most of the properties have similar land uses and the erf is situated within an industrial area and in proximity to light industrial sites, right across. Therefore, the proposed zoning of "Light Industrial" is compatible with the

character of the area. However, the requested bulk of 2.0 cannot be supported, seeing that the presiding bulk for the industrial zoned properties in the area is 1.0. A bulk of 2.0 will be out of character. Instead, a bulk of 1.0 is recommended.

9. **Compensation**

The rezoning of Erf 4858, Swakopmund Extension 10 from "General Business" with a bulk of 2.0 to "Light Industrial" with a bulk of 1.0 is subject to a 30% compensation fees with respect to betterment, calculated in accordance with Section 9 (b) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) Regulations in conjunction with the National Betterment Fees Policy of 2009. The Policy is attached as **Annexure B**.

10. **Conclusion**

The proposed rezoning of Erf 4858, Swakopmund Extension 10, from "General Business" with a bulk of 2.0 to "Light Industrial" with a bulk of 1.0 is not likely to have any significant negative impacts on the neighbourhood. It can therefore be supported.

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

**RECOMMENDED:**

- (a) **That the rezoning of the Erf 4858, Swakopmund, Extension 10, from "General Business" with a bulk of 2.0 to "Light Industrial" with a bulk of 1.0 be approved.**
  - (b) **That the consent to operate a service industry while the rezoning is in process be approved.**
  - (c) **That the rezoning of Erf 4858, Swakopmund Extension 10, from "General Business" with a bulk of 2.0 to "Light 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 be paid by the applicant.**
  - (d) **That no building plans, inclusive of relaxation of building lines or aesthetics application, be approved until proof of payment of the compensation fee for the rezoning has been received by Council.**
  - (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 the Engineering and Planning Services Department for approval.**
  - (g) **That all additional infrastructure required as a result of the proposed development shall be for the account of the applicant and in accordance with the specifications of the General Manager: Engineering and Planning Service.**
  - (h) **The applicant be informed of Council's decision with regards to the bulk and that they may appeal to the Minister against Council's Resolution in terms of Section 110 of the Urban and Regional Planning Act, 2018 (Act No 5 of 2018), within 21 days of receipt of notice of this Resolution, provided that written notice of such an appeal shall be given to the Ministry, as well as Council within the said period.**
-

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22.03.07. 4858  
E 4858

**TOWN PLANNING APPLICATION**

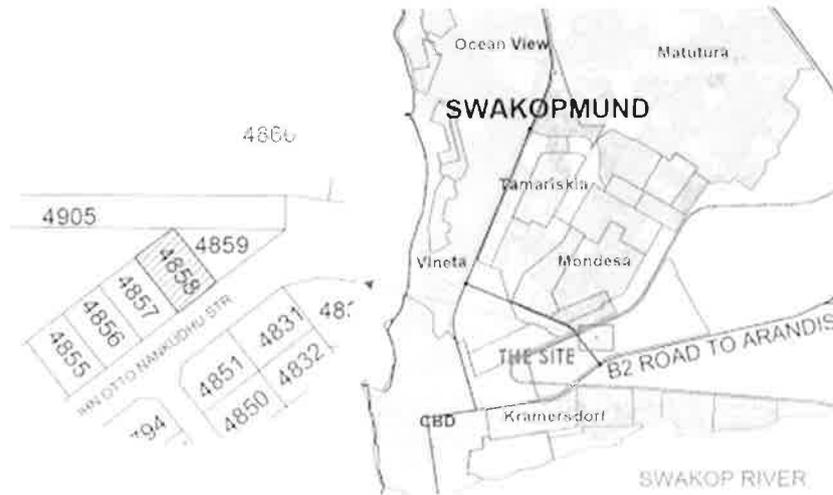
ERF 4858 SWAKOPMUND EXTENSION 10;  
REZONING FROM "GENERAL BUSINESS" (Bulk of 2.0) TO "LIGHT INDUSTRIAL"  
(Bulk of 2.0) WITH CONSENT TO PROCEED WHILE THE REZONING IS IN  
PROCESS.

Date: 11 August 2025

Prepared for: Entheos Trading Enterprises CC  
PO Box 2851  
Swakopmund, 13001

Prepared by: Stewart Planning  
PO Box 2095  
Walvis Bay, 13013

Submission to: Swakopmund Municipality  
PO Box 53  
Swakopmund, 13001  
and  
Urban and Regional Planning Board  
Ministry of Urban and Rural Development  
Private Bag 13289  
Windhoek, 10005



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## Attachments

- Annexure A: Power of Attorney & Company Resolution forms
- Annexure B: Title Deed
- Annexure C: Locality Map & Zoning Plan
- Annexure D: Site Development Plan
- Annexure E: Proof of Consultation



## STEWART PLANNING

TOWN & REGIONAL PLANNERS

First Floor, 122 On Mam  
122 Sam Nujoma Avenue  
Walvis Bay

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

### 1. INTRODUCTION

Stewart Planning has been appointed by Entheos Trading Enterprises CC, as the registered owners of Erf 4858 Swakopmund Extension 10, to apply to the Swakopmund Municipality and the Ministry of Urban and Rural Development to rezone their property in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and the Swakopmund Zoning Scheme, as amended. The Power of Attorney and Company Resolution forms are attached as Annexure A and the Title Deed as Annexure B. The purpose of this report is to apply for:

- REZONING of Erf 4858, Swakopmund Extension 10, from General Business (bulk of 2.0) to Light Industrial (bulk of 2.0) in terms of Section 105(1)(a) of the Urban and Regional Planning Act, Act no. 5 of 2018;
- CONSENT to proceed as a service industry under the current General Business zoning while the rezoning is in process in terms of the Swakopmund Zoning Scheme.

### 2. BACKGROUND & DEVELOPMENT PROPOSAL

Erf 4858 (the site) is a vacant General Business zoned property situated in Swakopmund Extension 10. The site measures ±1108m<sup>2</sup>. The site was recently purchased by Entheos Trading Enterprises CC with the purpose of relocating Jurgens Auto Electric CC (auto electrical workshop based in Swakopmund). The proposed land use can be considered a "service industry".

After the transfer of the property, building plans for the newly proposed building were submitted to the Swakopmund Council. The feedback from Council to the owners was that the parking requirements as per the General Business zone were not being met, and it was advised to rezone to an Industrial zone where the parking requirements would be met. Furthermore, the proposed development would only be allowed by means of obtaining consent use rights for a service industry under the current General Business zoning, whereas the proposed Light Industrial zone permits a service industry as a primary land use right. A primary land use right is permanent, whereas a consent use right is not.

Given the need to comply with the parking requirements set out in the Swakopmund Zoning Scheme and obtain permanent land use rights for the intended development, it is proposed to rezone the site from General Business with a bulk of 2.0 to Light Industrial with a bulk of 2.0.

It is also the intent to obtain consent to proceed while the rezoning is in process, as a rezoning application is a lengthy process (±12-18 months), and the owners are eager to start with construction to enable the relocation. It is possible to obtain consent to proceed as the proposed development is allowed as a consent use (service industry) under the current General Business zoning of the site. The interim building plans will comply with the current General Business zone development parameters, and once final rezoning approval is confirmed, updated building plans will be submitted in accordance with the Light Industrial zone development parameters.

3. LOCATION

Erf 4858 is located along John Otto Nankudhu Street, in Swakopmund Extension 10, as shown in Figure 1 below. Although the current zoning is General Business, the site is situated in an industrial area with surrounding light and General Industrial zoned properties. The Locality Map is attached as Annexure C



Figure 1: Location of Erf 4858 Swakopmund Extension 10 (in red)

#### 4. PROPOSED REZONING

It is proposed to rezone Erf 4858 Swakopmund Extension 10 from General Business (bulk of 2.0) to Light Industrial (bulk of 2.0) as shown in Figure 2 below.

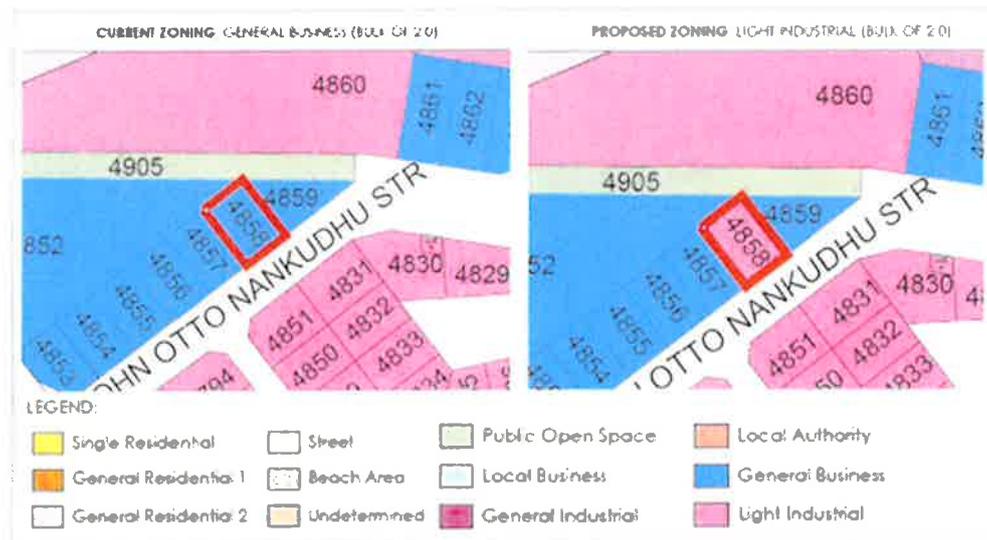


Figure 2 Proposed rezoning of Erf 4858 Swakopmund Extension 10 (in red)

The Zoning Plan is attached as Annexure C.

The newly proposed **Light Industrial zone** will allow **Jurgens Auto Electric CC** (auto electrical workshop) to operate **as a service industry**, which is a primary land use under the Light Industrial land use zone provisions.

Given that a rezoning is a lengthy process ( $\pm 12-18$  months until receipt of rezoning proclamation), it is also the intent to **apply for consent to proceed while the rezoning is in process** by means of a service industry, which is allowed as a consent use under the current General Business zoning.

#### 5. SITE DEVELOPMENT PLAN

The property is vacant and undeveloped. The proposed site development plan is attached as Annexure D. All building plans will be submitted for evaluation and approval by the Swakopmund Council.

Any development on site will be subject to the provisions and restrictions of the Swakopmund Zoning Scheme, such as coverage, density, bulk, height, building lines, and parking. Compliance and/or the need for relaxation will be evaluated and considered with the submission of building plans.

Figure 3 on the next page provide a conceptual layout of how the site will be utilised.

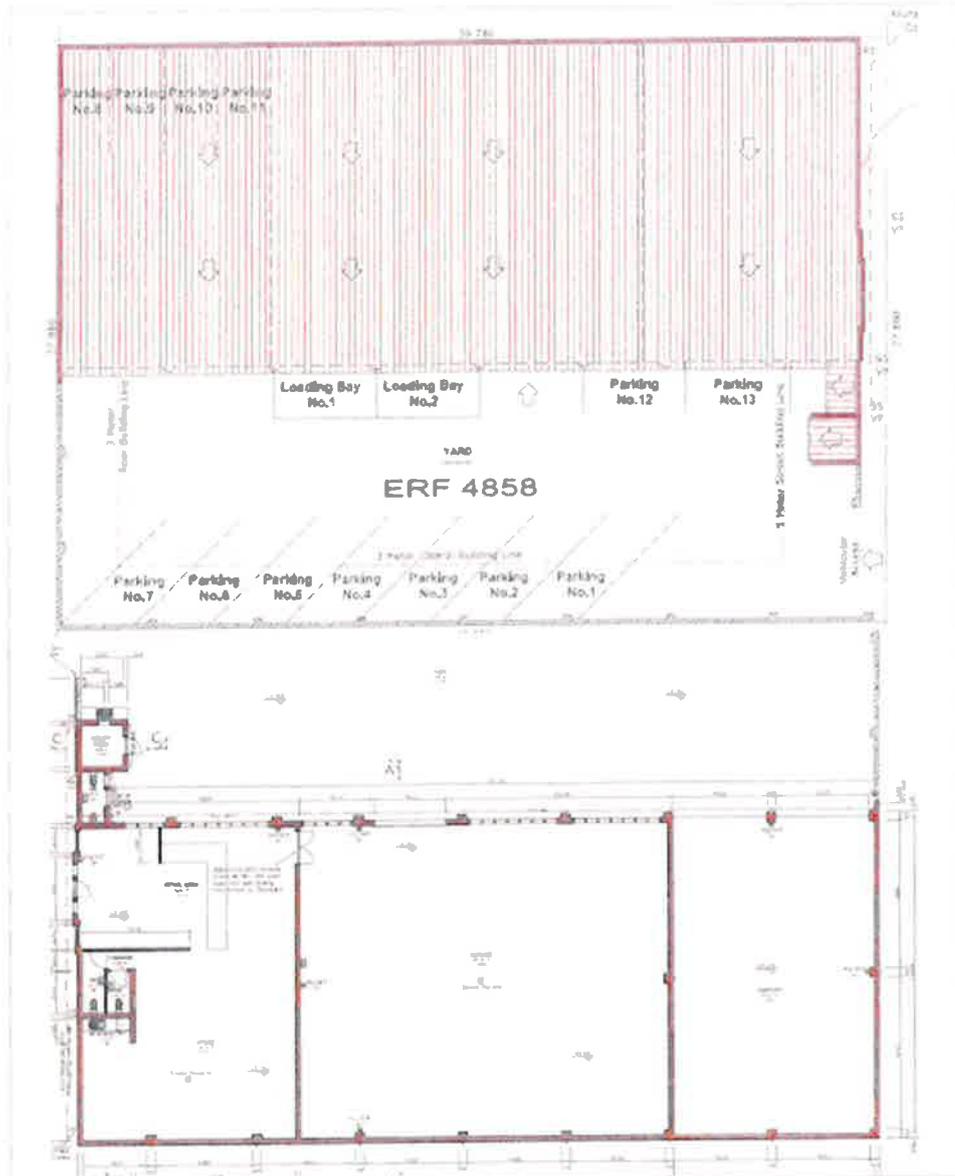


Figure 3 Conceptual Layout – Erf 4858 Swakopmund Extension 10

#### 6. REGISTERED OWNER/APPLICANT

ENTHEOS TRADING ENTERPRISES CC (2014/02236)

The owners/applicants have appointed Stewart Planning to submit the rezoning and consent use application to the Local Authority and Ministry of Urban and Rural Development.

#### 7. ENVIRONMENTAL IMPACT ASSESSMENT

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

**8. APPLICABLE POLICY/LEGISLATION**

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

- Swakopmund Urban Structure Plan

The proposed rezoning of Erf 4858 SWakopmund Extension 10 from General Business to Light Industrial is supported in terms of the Swakopmund Urban Structure Plan as the property is included in the area earmarked for Light Industrial as shown in Figure 4 below.

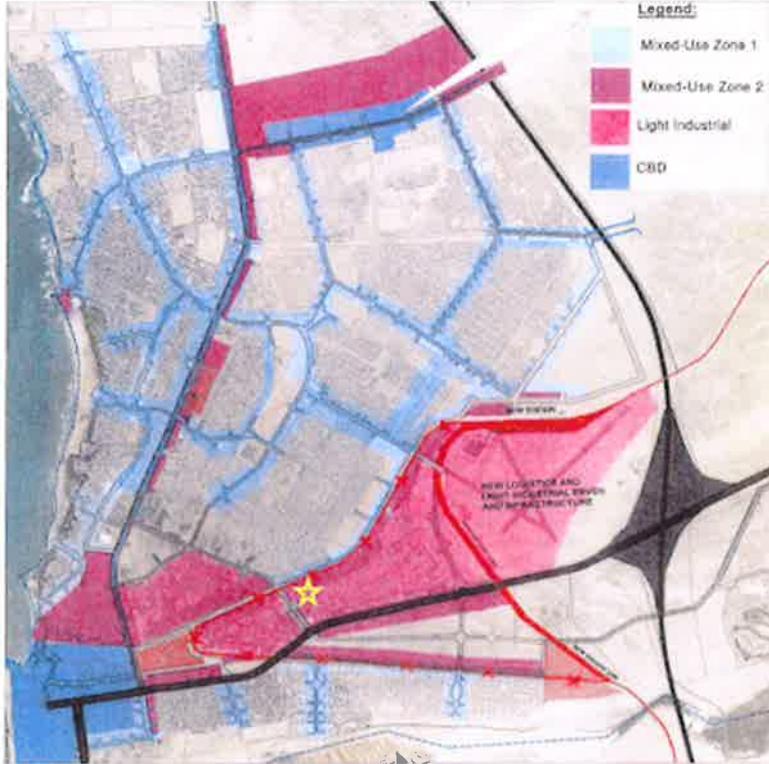


Figure 4: Inclusion of Erf 4858 Swakopmund Extension 10 in the Swakopmund Light Industrial precinct

- Swakopmund Zoning Scheme

The intended auto electric workshop will operate as a service industry in accordance with the Light Industrial land use zone requirements as per the Swakopmund Zoning Scheme (SZS). The table below shows how the intended land use will comply with the prescribed requirements:

Table 1: Light Industrial Zone | primary uses and service industry definition as per the SZS

F. LIGHT INDUSTRIAL ZONE	
1. Colour Notation:	Light Purple Fill
Primary Uses	Light Industrial, Warehouse, Service Industry, Dry Cleanette, Carwash
<p>"SERVICE INDUSTRY" means use of land or a building which in the opinion of the Council is a small scale industry incidental to the needs of the local community and the retail trade and which in the opinion of the Council will not interfere with the amenities of the surrounding properties or be of nuisance value by virtue of noise, appearance, smell or activities or for any other reason whatsoever but excludes a service station. This use also provides for one dwelling unit as primary use and more dwelling units with the special consent of the Council.</p>	

- Urban and Regional Planning Act, 2018

The proposed rezoning application is submitted in terms of Section 105(1)(a) of the Urban and Regional Planning Act, and was advertised in terms of Section 10 of the Urban and Regional Planning Act Regulations.

#### 9. POTENTIAL IMPACTS

The following potential impacts is identified and addressed:

- Impact on the neighbourhood

The rezoning of Erf 4858 Swakopmund Extension 10 from General Business to Light Industrial is unlikely to have a negative impact on the surrounding neighbourhood as the majority of surrounding land uses are similar or relevant to the intended land use of a service industry (auto electric workshop). The proposed land use is more likely to “fit in” and strengthen the already light industrial character of the area.

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

It should be considered that the **proposed Light Industrial zoning** will be less demanding on services than the land uses permitted under the **current General Business zoning**. In general, Commercial properties require more **extensive infrastructure and services due to higher customer traffic**, specialised equipment and **higher aesthetic value leading to potentially higher maintenance and upkeep costs**. The focus in Light Industrial areas are on **functionality and efficiency**, with less customer traffic, **simpler infrastructure requirements and lower aesthetic value** resulting in lower maintenance and upkeep costs.

In conclusion, **Commercial properties with their focus on customer experience and high volume usage tend to have higher service requirements than Light Industrial properties**. The proposed rezoning from **General Business to Light Industrial** will have a **less demanding impact on services**. It is therefore **recommended to not levy betterment fees for the proposed rezoning** as Light Industrial zoned properties **tend to have a lesser land value than Commercial zoned properties**.

- Impact of increased traffic on roads

It should be considered that **the intended land use of an auto electric workshop that will operate as a service industry under the new Light Industrial zoning, will have less customer traffic than land uses permitted under the current General Business zoning**. Commercial properties tend to have higher customer traffic as the focus is on the daily demands of individuals, whereas industrial properties do not attract customers on a daily basis as the function/service is more specialised.

In conclusion, it is unlikely that the **rezoning to Light Industrial** will result in more traffic than what would have been the case with a commercial land use under the current General Business zoning.

- Impact of parking and access

Parking will be provided on site in accordance with the Swakopmund Zoning Scheme regulations for Light Industrial zoned properties (1 per 66m<sup>2</sup>). Access will remain the same; from the adjacent John Otto Nankudhu Street.

#### 10. PROOF OF CONSULTATION

The public was notified of the application in accordance with the Urban and Regional Planning Act, 2018 as follows:

- Regulation 10(1): Notice in the Gazette (01 07 2025)
- Regulation 10(2): Notices in 2x Newspapers for 2 Weeks (27.06 2025 & 04 07 2025)
- Regulation 12(a): Notices on Site (26 06 2025 – 31 07 2025)

- Regulation 12(b): Notice at the Local Authority (26.06.2025 – 31.07.2025)
- Regulation 10(4): Notice to neighbouring landowners (09.07.2025)

The public consultation started with the publication of the last notice, Friday 4 July 2025. The 15 working days deadline was Friday 25 July 2025 which was extended to Thursday 31 July 2025 for the adjacent neighbouring landowners, giving them 17 working days to comment/object. No comments and/or objections against the application was received.

The proof of consultation is attached as Annexure E.

#### 11. RECOMMENDATION

Given the need and desirability of the rezoning proposal, we hereby recommend the favourable consideration of the following:

- **REZONING of Erf 4858, Swakopmund Extension 10, from General Business (bulk of 2.0) to Light Industrial (bulk of 2.0) in terms of Section 105(1)(a) of the Urban and Regional Planning Act, Act no. 5 of 2018;**
- **CONSENT to proceed as a service industry under the current General Business zoning while the rezoning is in process in terms of the Swakopmund Zoning Scheme.**

It is further recommended to **not levy betterment fees** for rezoning from General Business to Light Industrial.

Should you require any additional information, then please do not hesitate to contact me.

Yours sincerely,



Melissa Kroon  
Town Planner



Tel: +264 64 280 770 | Email: [melissa@sp.com.na](mailto:melissa@sp.com.na)



Bruce Stewart  
Town Planner



Tel: +264 64 280 770 | Email: [bruce@sp.com.na](mailto:bruce@sp.com.na)

### SPECIAL POWER OF ATTORNEY

I, the undersigned, **Stephanus Christiaan Bredenhann** in my capacity as Member of **Entheos Trading Enterprises CC** (Registration Number: CC/2014/02236), duly authorised thereto, do hereby nominate, constitute and appoint

**Melissa Kroon**  
**Stewart Town Planning CC**  
**Registration Number: CC/2020/00365**  
**PO Box 2095 Walvis Bay**



with the power of substitution, to be my lawful Attorney and Agent in my name, place and stead, to make the necessary application to the Local Authority and/or the Urban and Regional Planning Board, and/or the Ministry of Urban and Rural Development, and/or the Ministry of Environment, Forestry and Tourism for the:

**Rezoning of Erf 4858 Swakopmund Extension 10 from General Business (bulk of 2.0) to Light Industrial (bulk of 2.0).**

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

Signed at Swakopmund on 3 July 2025 in the presence of the undersigned witnesses:

Stephanus Christiaan Bredenhann

**Witness 1**

**Witness 2**

Name: Victoria Basson

Name: Sitarara Augustinus

Signature:

Signature:

RESOLUTION OF

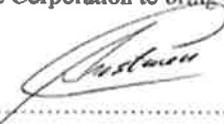
ENTHEOS TRADING ENTERPRISES CC  
Reg. No. CC/2014/02236  
("the Close Corporation")

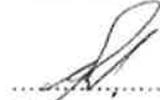
At a meeting held on 3 July 2025 at Swakopmund

We, the Members of the Close Corporation resolved the following:

- 1. To appoint Melissa Kroon of Stewart Town Planning CC (CC/2020/00365) to apply to the relevant authorities for the following:
  - 1.1. Rezoning of Erf 4858 Swakopmund Extension 10 from General Business (bulk of 2.0) to Light Industrial (bulk of 2.0).
- 2. That **Stephanus Christiaan Bredenhann** be authorised to sign a Special Power of Attorney on behalf of the Close Corporation to bring effect to paragraph 1 above.

  
 .....  
**Claudia Bredenhann**  
 ID No. 80083110097

  
 .....  
**Stephanus Christiaan Bredenhann**  
 ID No. 78031010307

  
 .....  
**Walter Friedrich Gunzel**  
 ID No. 66101300285

Witness 1  
 .....  
**Nicktoria Basson**

Signature  
 .....  


Witness 2  
 .....  
**Starara Augustinus**

Signature  
 .....  


2025-04-16

T 2220 / 2025

**DEED OF TRANSFER NO. T**

**SYDNEY GAROEB**

to

**ENTHEOS TRADING ENTERPRISES CC**  
**Registration Number CC/2014/02236**

**ERF NO 4858 (A PORTION OF ERF NO 4007) SWAKOPMUND**  
**(EXTENSION NO 10)**

**DR. WEDER, KAUTA & HOVEKA INC.**  
**LEGAL PRACTITIONERS, NOTARIES and CONVEYANCERS**  
**3rd Floor, WKH House, Jan Jonker Road, Ausspennplatz**

**P.O. Box 864 - Tel: 061-276650 - Fax: 238802**  
**WINDHOEK, Namibia**

BG/MAT115761/SW/ab



Prepared by me,  
*M. van der Berg*  
Conveyancer,  
GREYVENSTEIN, B

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

2220 / 2025

### DÉED OF TRANSFER NO.

BE IT HEREBY MADE KNOWN

THAT

**LIANA THERESA VAN DEN BERG**

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

**SYDNEY GAROEB**  
Identity Number 790103 0009 9  
Married out of community of property

dated the 31<sup>st</sup> day of MARCH 2025 and signed at SWAKOPMUND

*W*  
*H*

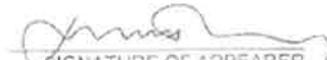
DR WEDER, KAUTA & HOVEKA INC  
ATTORNEYS  
PLATZ AM MEER MALL, WATERFRONT, SWAKOPMUND

LEGALPERFECT Version 31 & 405  
TRFDOT\_NA.DOC - 05-05-2021



WHEREFORE the Appearer, renouncing all the Right and Title which the said SYDNEY GAROEB heretofore had to the premises, did, in consequence, also acknowledge him to be entirely dispossessed of and disentitled to the same, and that, by virtue of these Presents, the said **ENTHEOS TRADING ENTERPRISES CC**, its successors in title or assigns now is and henceforth shall be entitled thereto, conformably to local custom the State, however reserving its Rights, and finally acknowledging the purchase price amounting to the sum of **NS1 575 000.00 (ONE MILLION FIVE HUNDRED AND SEVENTY FIVE THOUSAND NAMIBIA DOLLARS)**

SIGNED AT WINDHOEK on 2025-04-25  
together with the Appearer, and confirmed with my Seal of Office

  
SIGNATURE OF APPEARER



**Applicant:**

**Namplan Town Planning  
Consultants and Projects cc  
Tel: 061 2444441  
P.O. Box 467, Swakopmund  
Email: namplan@namplan.africa**

**J. Heita – Manager:  
Town Planning – Swakopmund Municipality  
Tel: 064 4104403  
P.O. Box 53, Swakopmund, Namibia  
Email: jheita@swkmun.com.na**

No. 413

2025

**REZONING OF ERF 4858, SWAKOPMUND EXTENSION 10**

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

Rezoning Erf 4858, Swakopmund Extension 10 (John Otto Nankudhu Street) from "general business" with a bulk of 2.0 to "light industrial" with a bulk of 2.0.

The aforementioned application is submitted in terms of the Swakopmund Zoning Scheme (as amended), and the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018). It is necessary and possible to rezone Erf 4858, Swakopmund Extension 10 (measuring ±1108m<sup>2</sup>) to operate a light industry (Jurgens Auto Electric).

Take note that –

- (a) The planning application for public consultation lies open for inspection at the Town Planning Department of the Municipality of Swakopmund, corner of Rakotoka and Daniel Kambo Streets, Swakopmund. An electronic copy can be requested from Ms. Melissa Kroon; melissa@sp.com.na;
- (b) Written comments, representations, input and/or objections to the planning application together with the grounds thereof can be submitted to the Chief Executive Officer of the Municipality of Swakopmund and Stewart Planning within 14 days of the last publication of this notice; and
- (c) Written objections must be submitted before or on 17H00, Friday, 25 July 2025.

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

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

No 414

2025

**REZONING OF ERF 4924, WINDHOEK EXTENSION 8**

**De Toit Town Planning Consultants, are applying on behalf of the owners of Erf 4924, No. 57 Andimba Toivo ya Toivo Street, Windhoek Extension 8 in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:**



**2.10.25**  
 The Council has received a report from the Planning Committee on the application for a change of use of land at 100-102, 104-106, 108-110, 112-114, 116-118, 120-122, 124-126, 128-130, 132-134, 136-138, 140-142, 144-146, 148-150, 152-154, 156-158, 160-162, 164-166, 168-170, 172-174, 176-178, 180-182, 184-186, 188-190, 192-194, 196-198, 200-202, 204-206, 208-210, 212-214, 216-218, 220-222, 224-226, 228-230, 232-234, 236-238, 240-242, 244-246, 248-250, 252-254, 256-258, 260-262, 264-266, 268-270, 272-274, 276-278, 280-282, 284-286, 288-290, 292-294, 296-298, 300-302, 304-306, 308-310, 312-314, 316-318, 320-322, 324-326, 328-330, 332-334, 336-338, 340-342, 344-346, 348-350, 352-354, 356-358, 360-362, 364-366, 368-370, 372-374, 376-378, 380-382, 384-386, 388-390, 392-394, 396-398, 400-402, 404-406, 408-410, 412-414, 416-418, 420-422, 424-426, 428-430, 432-434, 436-438, 440-442, 444-446, 448-450, 452-454, 456-458, 460-462, 464-466, 468-470, 472-474, 476-478, 480-482, 484-486, 488-490, 492-494, 496-498, 500-502, 504-506, 508-510, 512-514, 516-518, 520-522, 524-526, 528-530, 532-534, 536-538, 540-542, 544-546, 548-550, 552-554, 556-558, 560-562, 564-566, 568-570, 572-574, 576-578, 580-582, 584-586, 588-590, 592-594, 596-598, 600-602, 604-606, 608-610, 612-614, 616-618, 620-622, 624-626, 628-630, 632-634, 636-638, 640-642, 644-646, 648-650, 652-654, 656-658, 660-662, 664-666, 668-670, 672-674, 676-678, 680-682, 684-686, 688-690, 692-694, 696-698, 700-702, 704-706, 708-710, 712-714, 716-718, 720-722, 724-726, 728-730, 732-734, 736-738, 740-742, 744-746, 748-750, 752-754, 756-758, 760-762, 764-766, 768-770, 772-774, 776-778, 780-782, 784-786, 788-790, 792-794, 796-798, 800-802, 804-806, 808-810, 812-814, 816-818, 820-822, 824-826, 828-830, 832-834, 836-838, 840-842, 844-846, 848-850, 852-854, 856-858, 860-862, 864-866, 868-870, 872-874, 876-878, 880-882, 884-886, 888-890, 892-894, 896-898, 900-902, 904-906, 908-910, 912-914, 916-918, 920-922, 924-926, 928-930, 932-934, 936-938, 940-942, 944-946, 948-950, 952-954, 956-958, 960-962, 964-966, 968-970, 972-974, 976-978, 980-982, 984-986, 988-990, 992-994, 996-998, 1000-1002, 1004-1006, 1008-1010, 1012-1014, 1016-1018, 1020-1022, 1024-1026, 1028-1030, 1032-1034, 1036-1038, 1040-1042, 1044-1046, 1048-1050, 1052-1054, 1056-1058, 1060-1062, 1064-1066, 1068-1070, 1072-1074, 1076-1078, 1080-1082, 1084-1086, 1088-1090, 1092-1094, 1096-1098, 1100-1102, 1104-1106, 1108-1110, 1112-1114, 1116-1118, 1120-1122, 1124-1126, 1128-1130, 1132-1134, 1136-1138, 1140-1142, 1144-1146, 1148-1150, 1152-1154, 1156-1158, 1160-1162, 1164-1166, 1168-1170, 1172-1174, 1176-1178, 1180-1182, 1184-1186, 1188-1190, 1192-1194, 1196-1198, 1200-1202, 1204-1206, 1208-1210, 1212-1214, 1216-1218, 1220-1222, 1224-1226, 1228-1230, 1232-1234, 1236-1238, 1240-1242, 1244-1246, 1248-1250, 1252-1254, 1256-1258, 1260-1262, 1264-1266, 1268-1270, 1272-1274, 1276-1278, 1280-1282, 1284-1286, 1288-1290, 1292-1294, 1296-1298, 1300-1302, 1304-1306, 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1672-1674, 1676-1678, 1680-1682, 1684-1686, 1688-1690, 1692-1694, 1696-1698, 1700-1702, 1704-1706, 1708-1710, 1712-1714, 1716-1718, 1720-1722, 1724-1726, 1728-1730, 1732-1734, 1736-1738, 1740-1742, 1744-1746, 1748-1750, 1752-1754, 1756-1758, 1760-1762, 1764-1766, 1768-1770, 1772-1774, 1776-1778, 1780-1782, 1784-1786, 1788-1790, 1792-1794, 1796-1798, 1800-1802, 1804-1806, 1808-1810, 1812-1814, 1816-1818, 1820-1822, 1824-1826, 1828-1830, 1832-1834, 1836-1838, 1840-1842, 1844-1846, 1848-1850, 1852-1854, 1856-1858, 1860-1862, 1864-1866, 1868-1870, 1872-1874, 1876-1878, 1880-1882, 1884-1886, 1888-1890, 1892-1894, 1896-1898, 1900-1902, 1904-1906, 1908-1910, 1912-1914, 1916-1918, 1920-1922, 1924-1926, 1928-1930, 1932-1934, 1936-1938, 1940-1942, 1944-1946, 1948-1950, 1952-1954, 1956-1958, 1960-1962, 1964-1966, 1968-1970, 1972-1974, 1976-1978, 1980-1982, 1984-1986, 1988-1990, 1992-1994, 1996-1998, 2000-2002, 2004-2006, 2008-2010, 2012-2014, 2016-2018, 2020-2022, 2024-2026, 2028-2030, 2032-2034, 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4584-4586, 4588-4590, 4592-4594, 4596-4598, 4600-4602, 4604-4606, 4608-4610, 4612-4614, 4616-4618, 4620-4622, 4624-4626, 4628-4630, 4632-4634, 4636-4638, 4640-4642, 4644-4646, 4648-4650, 4652-4654, 4656-4658, 4660-4662, 4664-4666, 4668-4670, 4672-4674, 4676-4678, 4680-4682, 4684-4686, 4688-469

12 NAME TIMES

NOTICE

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

Logic Retail co herewith intends to apply to the Swakopmund Municipality Council for the "Residential Occupation Special Consent", to operate an "Administrative Office" on the premises of Erf 3717, Swakopmund Unit 6 (Lobnitz Amalia Avenue) as provided for terms of Clause 6 of the Swakopmund Zoning Scheme. Details of which are obtainable from the General Manager, Engineering & Planning Services.

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

Closing date for objections or comments is 18 July 2025

Contact Persons: Mr D Moyo, Cell: 081 262 9074, email: dmoy@map.com.na or Mr J Heits (Manager: Town Planning) Tel: +264 (64) 410 4403.

MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1998

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

(Regulations 14 26 & 33)

Notice is given that an application in terms of the Liquor Act, 1998, provision of which appear below, will be made to the Regional Liquor Licensing Committee, Region Erongo.

1 Name and postal address of applicant: Avoor Kolbysmond Kietanankage, P O Box 55346, Windhoek.

2 Name of business or proposed business to which application relates: Mysore Bar & Entertainment CC.

3 Address/location of premises to which application relates: Erf 47, Hildipo Hambleys Rd, Karibib.

4 Nature and details of application: Application for Selling Liquor, Bar License.

5 Clerk of the Court with whom application will be lodged: 10 June 2025.

6 Date on which application will be heard: 9 July 2025.

Any objection or written submission in terms of section 28 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

MUNICIPALITY OF SWAKOPMUND REGISTRATION OF PLUMBERS IN TERMS OF THE LOCAL AUTHORITIES ACT. Notice is hereby given in terms of the Model Water Supply Regulations and the Model Sewerage and Drainage Regulations of the Local Authorities Act that the Municipal Council considers the following registration of plumbers and drain layers, details of which are obtainable from the GM, Engineering & Planning Services.

MUNICIPALITY OF SWAKOPMUND CONSENT USES, ERECTION OF BUILDINGS AND USE OF LAND IN TERMS OF THE SWAKOPMUND ZONING SCHEME. Notice is hereby given in terms of Clause 6 of the Swakopmund Zoning Scheme, that the Municipal Council considers the following consent uses, details of which are obtainable from the General Manager, Engineering & Planning Services.

NOTICE

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

Carious Mando Learning Hub herewith intends to apply to the Swakopmund Municipality Council for the "Residential Occupation Special Consent", to operate a "Day care and learning hub" on the premises of Erf 5024, Swakopmund Extension 14 (19 Eagle Crest) as provided for in terms of Clause 6 of the Swakopmund Zoning Scheme. Details of which are obtainable from the General Manager, Engineering & Planning Services.

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

Closing date for objections or comments is 13 July 2025.

Contact persons: Mr D Ponce cell: 081 274 4545 email: dponced@map.com.na or Mr J Heits (Manager: Town Planning) Tel: +264 610 4403

MUNICIPALITY OF SWAKOPMUND NEW LEASE PERIOD FOR SAARSTADT, JUBILAEUM CIRCLE. Notice is hereby given in terms of the provisions of Section 83 (1) of the Local Authorities Act, No. 33 of 1988, as amended, that the Municipal Council of Swakopmund wishes to renew the lease period of Saarstadt, Jubilee Circle to a period of 99 (99) years, commencing 17/04/2025.

REZONING OF ERF 4858 SWAKOPMUND EXTENSION 10. Street Planning - Town and Regional Planners intend to apply to the Municipality of Swakopmund and the Ministry of Urban and Rural Development for the following: Erf 4858 Swakopmund Extension 10 (Urban One) (Naudashe Street), Rezoning from General Business with a bulk of 2.8 to Light Industrial with a bulk of 2.8.

URGENT VACANCY:

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

- Min 5 years' experience
- Namibian Citizen
- Qualified Trade Certificate
- Advantage: experience in ammonia, welding and electrical

Please forward CV to: uvacancies23@gmail.com before 7th July 2025

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

Unfold Tour's Transfers and Car Rentals co herewith intends to apply to the Swakopmund Municipality Council for the "Residential Occupation Special Consent", to operate an "Administrative Office" on the premises of Erf 1839, Mondosa (100 Vrede Road Street) as provided for in terms of Clause 6 of the Swakopmund Zoning Scheme. Details of which are obtainable from the General Manager, Engineering & Planning Services.

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

Closing date for objections or comments is 18 July 2025

Contact Persons: Mr M Gesebe, Cell: 081 716 2090, email: mngesebe20@gmail.com or Mr J Heits (Manager: Town Planning) Tel: +264 (64) 410 4403.

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

Notice is given that the Urban and Regional Planners intend to apply, on behalf of the Council, to the Municipal Council of Windhoek, the Urban and Regional Planning Board and the Environmental Commission for the following: Rezoning of Erf 3175 Windhoek Bay (at Both Street) from Single Residential (R1) to "General Business" (GB1).

Consent is granted with stipulations under the rezoning application and Application for an Environmental Clearance Certificate for the proposed rezoning.

The rezoning and the environmental clearance application are submitted in terms of the Urban and Regional Planning Act, 2018 (Act No. 14 of 2018) and the Environmental Management Act, 2007 (Act No. 10 of 2007) and the Windhoek Zoning Scheme. The rezoning of Erf 3175 is submitted in accordance with a final zoning and an application for an Environmental Clearance Certificate will be made in terms of the Environmental Management Act, 2007 (Act No. 10 of 2007).

The rezoning application is open for inspection during normal office hours, at Room 101 at the Council of Building Control Department of the Municipality of Windhoek, Environmental Line Centre, Windhoek Bay or at the offices of the rezoning officer from Monday to Friday, 08:00 to 16:00.

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

Application: Street Planning, Urban & Regional Planning, PO Box 2091, Windhoek. Environmental Management: PO Box 131, Windhoek.



**AFFIDAVIT CERTIFYING  
SITE AND COUNCIL BOARD NOTICE**

for applications made in terms of the Urban and Regional Planning Act of 2018, and the Swakopmund Zoning Scheme (the Zoning Scheme), as amended.

I/We, the undersigned,

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

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

**REZONING OF ERF 4858 SWAKOPMUND EXTENSION 10 FROM GENERAL BUSINESS (bulk of 2.0) TO LIGHT INDUSTRIAL (bulk of 2.0).**

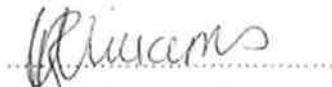
were conspicuously displayed on the **said erf/land portion/land parcel and at the notice board of the Local Authority** for a period of at least 14 days from **26 June 2025 to 31 July 2025** as required by Act and the Zoning Scheme.



**SIGNATURE OF DEPONENT**

I certify that the Deponent has acknowledged that he/she/they knows/know and understands/understand the contents of this Affidavit which was signed and sworn before me at Walvis Bay on 11 August 2025

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



**COMMISSIONER OF OATHS**

### 3.2 Maximum betterment fees to be charged.

Agreed betterment fee levels would reduce the uncertainty for property owners in that they would be advised that local authority betterment fee charges comply with Ministerial policy. The table below reconciles previous Ministerial and City tables:

#### MAXIMUM BETTERMENT FEES FOR LOCAL AUTHORITIES

ZONING		MAXIMUM BETTERMENT FEES (%)
<i>Previous zoning</i>	<i>New zoning</i>	<i>Windhoek</i>
Institutional, private open space- no subsidized price	Residential General Residential	50%
Institutional, private open space – no subsidized price.	Office, Business	50%
Institutional, private open space – subsidized price applicable	Any other zoning	75% Where land had been provided at a subsidised value which is not going to be recovered in any other way.
Residential	Higher densities residential	20%
Residential	General Residential	20%
Residential, general residential	Office or Business	40%
Residential, general residential, business	Industrial	30%
Office	Business	30%
Office or Business	Increase in bulk	30%
Any zone	Institutional	No betterment fee
Any zone	Special	On own merits up to 50%
Undetermined Agriculture	Any zone	30%
Special	Any zone	No betterment
Any zone - where an unauthorised activity or illegal building works is being legalised	Any zone	75% Only when legalized use is authorized in terms of the scheme. (Unauthorized uses to be terminated if not compatible with surrounding land uses).
State (owned by Government)	Any zone	No betterment fee payable provided land is and remains in State ownership.
State (state owned enterprises)	Any zone	Betterment fee to be based on existing legal usage before rezoning.
Municipal	Any zone	No betterment fee.
Township development on private land	Any zone	30%