



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

ITEM NO	SUBJECT	REF NO	PAGE
11.1.14	Application For The Consolidation Of Erven 3134 & 3135, Swakopmund, Extension 9 Into Consolidated Portion A, Subsequent Rezoning Of Consolidated Portion A From <i>Single Residential</i> With A Density Of 1: 900m <sup>2</sup> To <i>General Residential 1</i> With A Density Of 1:250m <sup>2</sup> To Permit Dwelling Units	E 3134, E 3135	03
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11.1.14

**APPLICATION FOR THE CONSOLIDATION OF ERVEN 3134 & 3135, SWAKOPMUND, EXTENSION 9 INTO CONSOLIDATED PORTION A, SUBSEQUENT REZONING OF CONSOLIDATED PORTION A FROM SINGLE RESIDENTIAL WITH A DENSITY OF 1: 900M<sup>2</sup> TO GENERAL RESIDENTIAL 1 WITH A DENSITY OF 1:250M<sup>2</sup> TO PERMIT DWELLING UNITS**

(C/M 2026/06/02 - E 3134, E 3135)

**Ordinary Management Committee Meeting of 19 May 2026, Addendum 8.11**  
page **03** refers.

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

**1. Purpose**

The purpose of this submission is for the Council to consider the application for the consolidation of Erven 3134 and 3135, Swakopmund Extension 9 into consolidated Portion A and the subsequent rezoning of Consolidated Portion A from "Single Residential" with a density of 1:900m<sup>2</sup> to "General Residential 1" with a density of 1:250 m<sup>2</sup>, to permit dwelling units.

**2. Introduction and Background**

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

**3. Ownership**

The ownership of Erven 3134 & 3135 Swakopmund Extension 9 vests in Jacobus Marthinus Struwig and Albertus Jacobus Struwig as per Deeds of Transfer Numbers. 5276 /2025 and 3734/2025. Proof of ownership has been attached as **Annexure B**.

**4. Zoning, Locality and Size**

Erven 3134 & 3135, Swakopmund Extension 9 are both zoned "single residential" with a density of 1:900m<sup>2</sup>. Erven 3134 & 3135, Swakopmund Extension 9 are located along Zypressen and are 1079m<sup>2</sup> and 973m<sup>2</sup> in extent. See locality plan below.



Figure 1: Locality Plan for Erven 3134 & 3135, Swakopmund Extension 9

## 5. Access Municipal Services and Parking

Erven 3134 & 3135, Swakopmund, Extension 9 is accessed via Zypressen Street. This access will be maintained for the consolidated erf. Parking for the proposed development is expected to be provided on-site in accordance with the provision of the Swakopmund Zoning Scheme and no on-street parking will be tolerated. The property is connected to the existing bulk and internal municipal services, and any additional required services will be provided to the account of the applicant.

## 6. Public consultation

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

The rezoning and consolidation were advertised in the Namib Times and the Namibian newspapers on the 10<sup>th</sup> and 17<sup>th</sup> October 2025, and in the Government Gazette Number 8762 of 15<sup>th</sup> October 2025, Item No. 788. The neighbouring property owners were notified in writing of the development proposal. A notice was additionally displayed on Council's notice board as well as on-site from the 15<sup>th</sup> October 2025 to the 10<sup>th</sup> November 2025. The last date to submit objections and comments was the 7<sup>th</sup> November 2025. One objection was received.

## 7. Development Proposal

It is the intention of the owner to consolidate Erven 3134 and 3135, Swakopmund Extension 9 into consolidated Portion A and to rezone consolidated Portion A from "Single Residential" with a density of 1:900m<sup>2</sup> to "General Residential 1" with a density of 1:250m<sup>2</sup> to develop high density residential dwelling units. Consolidated Portion A will permit for the development of 8 dwelling units.

The proposed rezoning and consolidation will have the following effect:

<b>Erf Number</b>	<b>Current Zoning &amp; Density</b>	<b>Proposed Zoning</b>	<b>Erf size</b>
3134	Single Residential 1:900m <sup>2</sup>	General Residential 1, density of 1:250m <sup>2</sup>	1079m <sup>2</sup>
3135	Single Residential 1:900m <sup>2</sup>		973m <sup>2</sup>
Consolidated Portion A	/	General Residential 1, density of 1:250m <sup>2</sup>	2052m <sup>2</sup>
<b>Total</b>			<b>2052m<sup>2</sup></b>

## 8. Objection and Applicant's response

An objection was received from the owner of Erf 3136, Swakopmund Extension 9. The objector raised concerns regarding compatibility, increased traffic flow, potential parking pressure, Impact on privacy, reduced peaceful enjoyment of neighbouring homes, service capacity considerations and resident safety and comfort and lastly, consent previously awarded. The objection and the applicant's responses are noted below.

### 8.1 Compatibility to the character of the area.

The objector expressed that the surrounding area is only comprised of single residential homes, introducing multiple dwellings will not be in harmony with the existing urban character or the intended development pattern of the area. In response to the objection, the applicant motivated that the proposal is for a medium density of 1:250m<sup>2</sup> which is consistent with the rest of the "general residential" erven in Swakopmund Extension 9. The applicant further stated that higher density residential infill developments promote compact urban form and diversity in typologies in line with the recommendations of the Urban Structure Plan and that the nature of the proposed town house development is needed to combat the low supply of housing due to the ever-growing demand for housing as a result of urbanisation.

## **8.2 Increased traffic flow and potential parking pressure**

The objector stated that Monotoka Street was not designed for high-density traffic that can potentially be produced by the proposed development. The objector further stated that high density developments require more parking which places pressure on the street. In response, the applicant argued that the proposed development is located along Zypressen Street which is a 20-meter-wide road and is capable of accommodating the proposed volume as it is a small scale general residential development comprised of only 8 units. The applicant further motivated that all parking and access to and from the site will be indicated on the building plans in terms of the Swakopmund Zoning Scheme requirements to the satisfaction of the local authority.

## **8.3 Impact on privacy**

The objector expressed concerns regarding privacy as they are of the opinion that multi-story dwellings overlook neighbouring properties which reduces long-term standing residential privacy. The applicant motivated that the proposed development is residential in nature, and will be at a suitable height, therefore it is unlikely to create a visual intrusion, and will not result in the loss of privacy of neighbouring properties. The applicant also indicated that the Swakopmund Zoning Scheme makes provision for the relaxation of building lines which further protects the privacy of neighbouring properties such as that of the objector.

## **8.4 Resident safety and comfort**

The objector expressed concerns about the impact that the proposed high-density development will have on the peaceful character of the area, and that increased activity, movement and occupancy may influence neighbourhood comfort, safety and the overall residential experience. The objector also clarified that they did not provide their consent or support for the proposal of town houses or multiple dwellings. They further expressed that the proposed rezoning represents a significant deviation from the plans they were shown in 2025 by the architect responsible for the development of Erf 3135, Swakopmund.

The applicant acknowledged the objector's concerns regarding the potential impact of the proposed development on the tranquil nature of the existing area; however, they noted that the proposal is for a residential development which will not introduce any high intensity land use or commercial activities that may be disruptive to the serenity of the area. They

further argue that permanent accommodation will be offered which is consistent, stable and safe.

### **8.5 Decrease in property values**

The objector raised a concern regarding the decrease in their property values as a result of the proposed development to which the applicant motivated that there is no local, national or international evidence to support this claim. The applicant further stated that well designed infill developments enhance neighbourhood quality and can contribute positively to long term investment confidence, property values are therefore likely to increase in the immediate area and should not be a cause of concern.

The objector lastly had general concerns regarding sewer, water and waste removal, they noted that the capacity of these aspects need to be carefully considered. To these concerns, the applicant expressed that they do not foresee major negative impacts and that any additional requirements will be the responsibility of the applicant to the satisfaction of the local authority.

## **9. Evaluation**

Erven 3134 & 3135, Swakopmund Extension 9 are located in Zone H2 as demarcated and depicted in the Swakopmund Structure Plan. This zone comprises of existing residential areas identified for the promotion of densification, intensification and urban infill to curb urban sprawl and encourage more compact urban form. The proposed development is therefore in line with Council's long-term objectives.

In 2018, Council also approved the consolidation and rezoning of Erven 3132 and 3133, which is right next to Erven 3134 and 3135, Swakopmund Extension 9. This is a clear indication that Council is actively implementing its Structure Plan which calls for the creation of vibrant spaces of social integration. The proposed rezoning and consolidation will also ensure that the site is optimally utilized and will provide a diversity of housing typologies for particularly young professionals or retirees that are not always catered for. They will also generally be availing accommodation that is hard to come by in Swakopmund given the economic developments happening in the town and in the region, some of which includes the opening up of new mines.

The proposed development is compatible with the existing area, given the aforementioned approval as well the existing general residential 2 properties down the road from Erven 3134 and 3135 along Monotoka and Dr. Eugene Müller Streets. It is therefore suggested that the application be favourably considered. Mitigation measures as proposed by the applicant will allay the concerns of the objector, additionally, the building line relaxation process will contribute to ensuring that the objector's concerns are also expressed. The law further provides the objector with an opportunity to appeal against Council's decision should they still be aggrieved.

### **9.1 Compensation**

The consolidation and subsequent rezoning of the consolidated Portion A From "Single Residential" with a density of 1:900m<sup>2</sup> to "General Residential 2" with a density of 1:250m<sup>2</sup> is subject to a compensation fee with respect to Betterment fee calculated in accordance with Section 9 (b) of the Urban

and Regional Planning Act, 2018 (Act No. 5 of 2018) Regulations in conjunction with the national Betterment Fee Policy of 2009. A compensation fee of 20% is hereby proposed.

#### **10. Conclusion**

The proposed consolidation and rezoning of Erven 3134 & 3135, Swakopmund Extension 9 are in line with both the Swakopmund Zoning Scheme and the Swakopmund Structure Plan and can be supported.

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

##### **RECOMMENDED:**

- (a) That Erven 3134 and 3135, Swakopmund Extension 9 be consolidated into Consolidated Portion A.**
  - (b) That Consolidated Portion A , Swakopmund Extension 9 be rezoned from "Single Residential" with a density of 1:900m<sup>2</sup> to "General Residential 1" with a density of 1:250m<sup>2</sup>.**
  - (c) That the rezoning of Consolidated Portion A, Swakopmund Extension 9 is subject to a compensation fee of 20% with respect to Betterment calculated in accordance with Section 9 (b) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) Regulations in conjunction with the national betterment fee policy of 2009.**
  - (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 the applicant provides proof that the consolidation and the rezoning of Consolidated Portion A , Swakopmund Extension 9 , has been approved by the Minister and promulgated.**
  - (f) That the cost of all additional service infrastructure required at the Erf as a result of the proposed development, be for the account of the applicant or the owner and be installed in accordance with the specifications and satisfaction of the General Manager: Engineering, Urban Development and Environmental Management.**
  - (g) That access to the property as a result of the proposed development be controlled and provided to the satisfaction of the General Manager: Engineering, Urban Development and Environmental Management.**
  - (h) That all the parking be provided on-site in line with the Swakopmund Zoning Scheme and no parking on street reserve; shall be tolerated.**
  - (i) That the objector be informed of this decision and of their right to appeal the Council decision in terms of (a) and (b) above, to the Minister of Urban and Rural Development with valid reasons within twenty-one (21) days from the date of the decision in accordance with Regulations 18 of the Urban and Regional Planning Act.**
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**ANNEXURE A****TOWN PLANNING APPLICATION:  
ERVEN 3134 & 3135 SWAKOPMUND EXTENSION****CONSOLIDATION & REZONING:**

- CONSOLIDATION OF ERVEN 3134 AND 3135 SWAKOPMUND EXTENSION 9 INTO CONSOLIDATED PORTION A;
- REZONING OF ERVEN 3134 AND 3135 (CONSOLIDATED PORTION A) SWAKOPMUND EXTENSION 9 FROM "SINGLE RESIDENTIAL" (1:900m<sup>2</sup>) TO "GENERAL RESIDENTIAL 1" (1:250m<sup>2</sup>) TO PERMIT DWELLING UNITS.

**Date:** 05 December 2025

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## ATTACHEMENTS:

Annexure A: **Copy of Power of Attorney**

Annexure B: **Copies of Deeds of Transfer**

Annexure C: **Locality Map, Consolidation Plan and Before/After Zoning Plan**

Annexure D: **Proof of Consultation**



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1. Introduction

The purpose of this report is to apply to the Swakopmund Municipality and the Ministry of Urban and Rural Development for permission to consolidated and rezone Erven 3134 and 3135 Swakopmund Extension 9 (the site) in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and the Swakopmund Zoning Scheme.

Application is made in terms of the Urban and Regional Planning Act, Act no.5 of 2018 under Section:

1. 105(1)(e) for the **CONSOLIDATION** of Erven 3134 and 3135 Swakopmund Extension 9 into consolidated Portion A.
2. 105(1)(a) for the **REZONING** of consolidated Portion A from Single Residential with a density of 1:900m<sup>2</sup> to General Residential 1 with a density of 1:250m<sup>2</sup>

2. Description of the Properties

The properties descriptions are as outlined in the table below:

Table 1: Erven 3134 and 3135 Swakopmund Extension 9: Properties descriptions

	ERF 3134	ERF 3135
Local Authority	Municipal Council of Swakopmund	Municipal Council of Swakopmund
Township	Swakopmund	Swakopmund
Extension	7	7
Size	1 079m <sup>2</sup>	973m <sup>2</sup>
Owners	Mr. Jacobus M Struwig and Mr. Albertus J Stuwig are the registered owners of the properties. - Copy of the Power of Attorney (POA) is attached as Annexure A. - Copies of the Deeds of Transfer is attached as Annexure B.	
Zoning		

Site Description



Erven 3134 and 3135 Swakopmund Extension 9 are vacant and undeveloped. The site is flat and level with the surrounding streets. There are no physical constraints on the site that will prohibit development.

3. Locality

The site is situated in the northwestern part of Swakopmund, within Swakopmund Extension 9 (commonly known as Ocean View), along Zypressen Street. Figure 1 below depicts the locality of the site. The locality plan is also attached hereon.



Figure 1: Locality of Erven 3134 and 3135 Swakopmund Extension 9

The site is ideally located in terms of compatibility with surrounding land uses, size, shape and street access. The surrounding area is predominantly residential with a few institutional and business erven. The proposed site is adjacent to a large institutional erf making it ideal for the development of higher density residential dwelling units.

4. Registered Owner or Applicant

The registered owners of Erven 3134 and 3135 Swakopmund Extension 9 are Jacobus M Struwig and Albertus J Struwig. This application is done on their behalf, and the Power of Attorney is attached as Annexure A.

### 5. Proposed Consolidation and Rezoning

The main intention of the consolidation and rezoning application is to permit the owners to develop high density residential dwelling units on the property by obtaining the necessary land use rights in line with the Swakopmund Zoning Scheme. The proposed subdivision and rezoning are as outlined below:

#### 5.1. Proposed Consolidation

Both Erf 3134 and 3135 Swakopmund Extension 9 (the site) are zoned Single Residential with a density of 1:900m<sup>2</sup> and are situated parallel and adjacent to each other, the erven are registered in the same owner's names, making the proposed consolidation possible. The intention is to put up 8 high density residential units on the consolidated Portion A. Access to the proposed consolidated Portion A will be via Zypressen Street; the proposed consolidation is depicted in Figure 2 below.

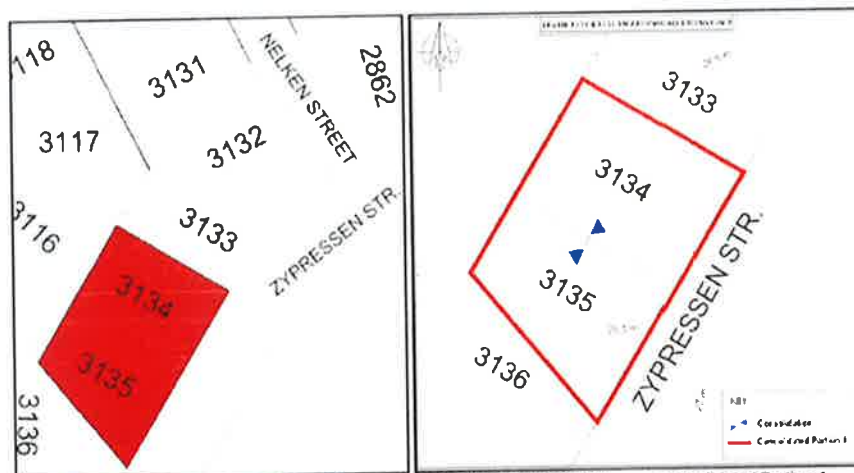


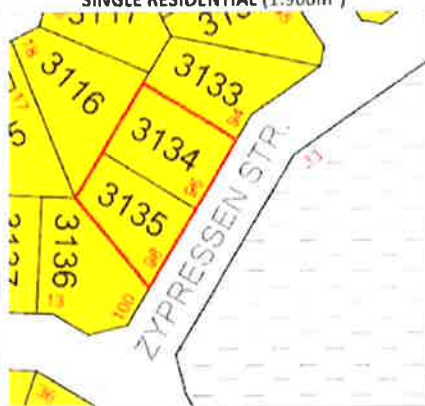
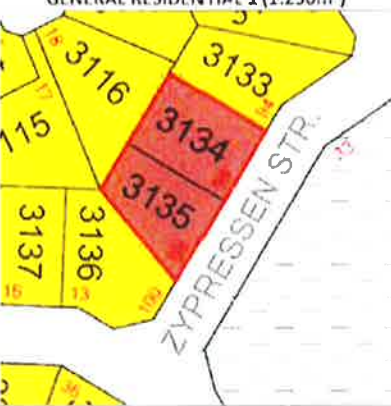
Figure 2: Proposed consolidation of Erven 3134 and 3135 Swakopmund Extension 9 into consolidated Portion A.

Due to the intended development, it is necessary to consolidate the site into one erf that can accommodate the proposed dwelling units. The consolidation plan is attached as Annexure C.

#### 5.2. Proposed Rezoning

The current Single Residential with a density of 1:900m<sup>2</sup> zoning, only permits the development of one single detached dwelling on each of the erven. However, Swakopmund has a high demand for housing, especially for smaller, more affordable dwelling units and general diversity of available housing typologies in this residential neighbourhood.

Table 2: Proposed rezoning of consolidated Portion A Swakopmund Extension 9.

BEFORE REZONING	AFTER REZONING
SINGLE RESIDENTIAL (1:900m <sup>2</sup> )	GENERAL RESIDENTIAL 1 (1:250m <sup>2</sup> )
	

The Zoning Plan is attached as Annexure C.

Therefore, there is a need for this consolidation and rezoning application. Table 2 on the previous page represents the proposed rezoning.

#### 6. Development Proposal

The site is currently vacant/undeveloped and measures ± 2052 m<sup>2</sup>, in total. The owners intend to develop dwelling units/Flats/Townhouses on the site. The site being situated across a large Institutional to be developed for a higher education training facility in the future is advantageous in this regard.

Any development on site will be subject to the provisions and restrictions of Swakopmund Zoning Scheme such as coverage, density, bulk, height, building lines, and parking in terms of the "General Residential 1" zone as set out below:

- Coverage: Maximum 60%.
- Bulk: Maximum of 1.0
- Height: No building shall be erected to exceed a height of 13 metres.
- Density: 1:250m<sup>2</sup> allowed.
- Building lines: Five (5) metres from any street boundary; three (3) metres from any rear or side boundary; and five (5) metres in the case of a garage from any street or half the height of the building, whichever is greater.
- Parking: As determined by Council.
- Minimum Erf size: 1500m<sup>2</sup> for a block of flats and 1000m<sup>2</sup> for residential buildings, townhouses, and institutions. The proposed consolidated erf will measure 2052m<sup>2</sup> in extent.

Figure 3 on the next page shows the preliminary site layout, illustrating how the site will be utilised for the development of multiple dwelling units. The final building plans will be submitted to the Municipality of Swakopmund building plan section for approval before development commences.



Figure 3: Preliminary site layout plan for the proposed consolidated Portion A

7. Demand, Need, and Desirability

Swakopmund Extension 9 is a well-established residential suburban township, commonly referred to as Ocean View. The areas relative proximity to the ocean and its overall residential character creates a tranquil atmosphere that attracts homeowners and dwellers in general. There is a need in the area and the market in general, for smaller, more affordable housing options. Due to the size, shape and locality of the site, it is considered suitable and ideal for the purpose of developing high density housing/dwelling units.

It is proposed that the consolidated Portion A (2052m²) be rezoned to General Residential 1 with a density of 1:250m² and can therefore be developed for a maximum of eight (8) dwelling units. Although the site will be developed for the provision of a different housing type than initially proposed, the owners of Erven 3134 and 3135 Swakopmund Extension 9 identified a need to consolidate and rezone the erven in order to develop medium/high density residential units.

Even though there are other available vacant General Residential 1 zoned land in Swakopmund Extension 9, it should be taken into consideration that layout 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 changing needs of individuals. Moreover, the town planning principle of Spatial Resilience is applied by promoting flexibility in spatial plans to accommodate the current needs of the communities.

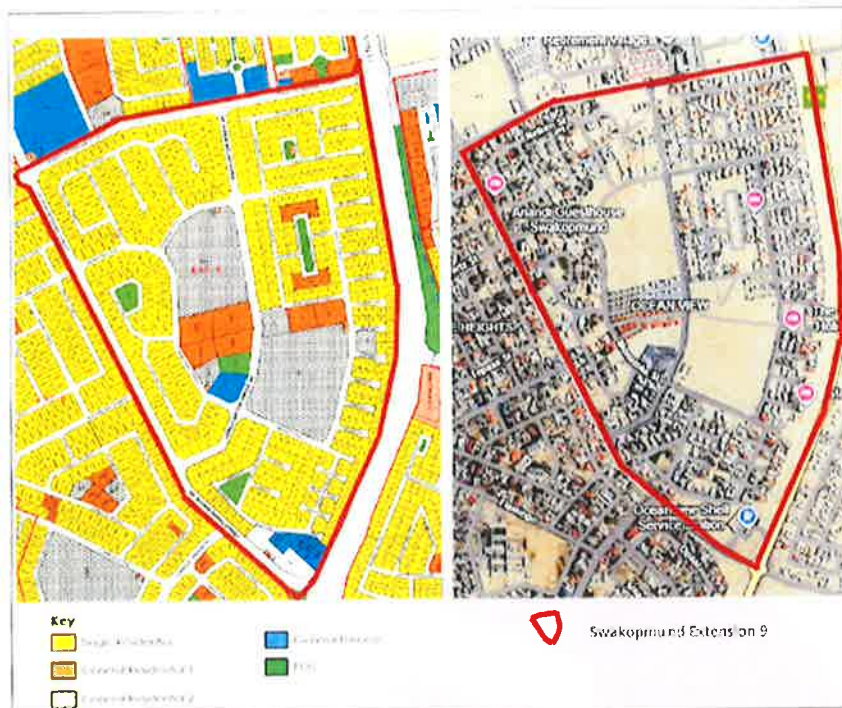


Figure 4: Location of Erven 3134 and 3135 in the zoning extract and aerial view of Swakopmund Extension 9.

As seen in Figure 3 on the previous page, the residential erven in Swakopmund Extension 9 are almost fully developed. The location of the site is ideal seeing as the client is looking to develop dwelling units, the local area mostly consist of single detached houses. The proposed flats, apartments or town townhouse development will add much needed diversity to the housing typologies of the local area.

In this case, the site is more desirable to be developed for higher density residential development than the available General Residential erven within Swakopmund Extension 9. This is due to the site being conveniently located, accessible, compatible with current and potential/future land uses such as the institutional erf directly opposite the site and more cost effective for the owners as opposed to purchasing a General Residential property, especially in the current stressed economic environment

## 8. Applicable Policy/Legislation

### 8.1. Swakopmund Zoning Scheme

Table 3 on the next page shows how the proposed consolidation of Erven 3134 and 3135 Swakopmund Extension 9 into Portion A and subsequent rezoning of Portion A from Single Residential (1:900) to General Residential 1 (1:250) will comply with the clauses/provisions/restrictions set out in the Swakopmund Zoning Scheme for General Residential 1 zoned land:

Table 3: Compliance with Clause 5B of the Swakopmund Zoning Scheme

GENERAL RESIDENTIAL 1 REQUIREMENTS	COMPLIANCE
<b>Primary Uses:</b> "Block of Flats, Townhouses"	The newly created Portion A as a result of consolidation, will be developed with a Block of Flats or Townhouses (dwelling units).
<b>Definition</b> Block of Flats means a building containing two or more dwelling units. Townhouse means a dwelling unit which forms part of a town housing scheme.	The development on site will comprise of dwelling units and associated facilities only as defined.
<b>Minimum erf size:</b> The minimum prescribed erf size for Blocks of flats on General Residential 1 zoned land is 1500m <sup>2</sup> and 1000m <sup>2</sup> for Townhouses.	The consolidated Portion A measures 2052m <sup>2</sup> and therefore complies with the prescribed minimum erf sizes.
<b>Density</b> No building in the General Residential 1 zone shall exceed the densities specified in Table B1.	The density of 1:250 is complied with.
<b>Parking</b> As determined by Council.	Suitable on-site parking will be provided on the consolidated portion. 1 parking bay per dwelling unit is generally accepted.
<b>Height, Coverage, Bulk, Building lines &amp; additional land use restrictions.</b>	These development parameters will be evaluated with the submission of building plans for the dwelling units and the necessary consent uses/relaxations (if any) will be applied for.

**8.2. Swakopmund Urban Structure Plan 2020-2024**

Erven 3134 and 3135 Swakopmund Extension 9 are situated in an existing residential area marked as H2 on the structure plan maps depicted in Figure 5 below. The H2 zone comprises of existing residential areas identified for the promotion of densification, intensification and urban infill to curb urban sprawl and encourage more compact urban form. It is recommended that the areas marked as H2 prioritize medium density residential developments and the creation of vibrant spaces for social integration i.e. infill placemaking elements, shop houses etc.

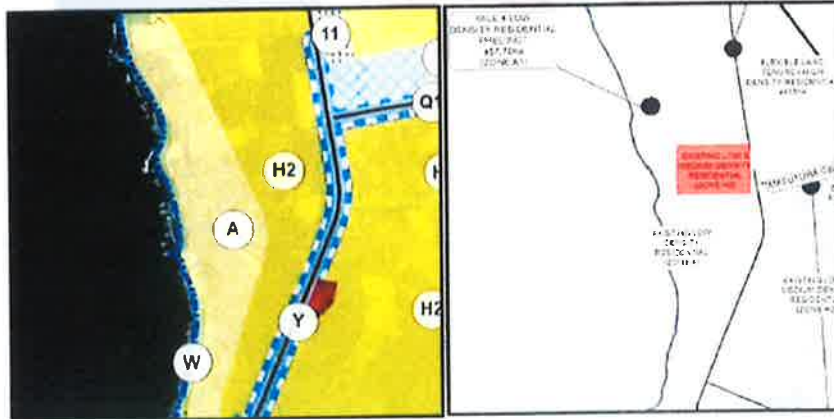


Figure 5: Extract from map depicting the location of Erven 3134 & 3135 Swakopmund Extension 9 in zone H2 as per the Swakopmund Urban Structure Plan 2020-2024

Seeing as the standard density for residential development is 1:300, the proposed development can be classified medium density (1:250). The development will not alter the residential neighbourhood; it will rather strengthen the residential character by providing affordable residential units on available land within an existing township. Moreover, the site will provide a shared space for multiple residential units, thus, creating a more vibrant setting that fosters a sense of community and encourages social interaction among the residents.

The site is earmarked for the provision of housing which is achieved with the proposed development. The only change is in the housing typology; 8 flats/dwelling units instead of 2 freestanding residential dwellings. Mixed housing typologies are identified as a spatial strategy for the future Swakopmund, and the implementation thereof will occur naturally as the need for various housing types arises. Therefore, this application is in line with the Swakopmund Urban Structure Plans Spatial Strategy that encourages mixed housing typologies.

### 8.3. MURD Town Planning Standards and Urban Design Guidelines

The table below shows how the proposed consolidation and rezoning are in accordance with Ministerial Town Planning Standards and Urban Design Guidelines of 2013.

Policy Directive	Evaluation
Minimum erf sizes	The consolidated Portion A is larger than 300m <sup>2</sup>
General street layout and width	Suitable access to the proposed consolidated portion can be obtained from Zypressen Street (20m). The street width is sufficient in size to accommodate space for pedestrians, landscaping, street furniture, parking, and municipal services.
Main roads/bypass roads	No access is taken from a Main or Bypass Road, but rather from urban streets. Therefore, no building restriction in this regard applies.
Stormwater & Environmental Management	The property is not situated inside a natural watercourse, and the site is level with adjacent streets. All stormwater drainage, if it rains at the coast, will form part of the street network. No environmental clearance certificate is required in terms of the Environmental Management Act (No.7 of 2007).
Legislative Procedures	Application for consolidation and rezoning is made in terms of section 105(1)(e) & 105(1)(a) of the Urban and Regional Planning Act, Act No.5 of 2018, and all legislative procedures in terms of this Act will be followed
Local Economic Development	The consolidation and rezoning will have a direct and indirect positive impact on economic growth and employment creation during the construction phase of the dwelling units, which are much needed considering the current economic recession. The consolidation and rezoning can be regarded as local economic development, in the form of housing provision, which will contribute to the overall improvement of the Swakopmund Extension 9 residential neighbourhood.
Principles for town planning and design	With the proposed consolidation and rezoning, spatial justice and good governance are promoted in ensuring that the use of the property for higher density residential units corresponds with the General Residential zoning of the property

From the above, it can be concluded that the proposed application is in accordance with the Ministerial Town Planning Standards and Urban Design Guidelines.

## 9. Potential Impacts

The following potential impacts of the proposed application have been identified:

### *i. Impact on neighbourhood:*

The site is situated in a relatively well-established residential neighbourhood, characterised by Single Residential and General Residential land uses with various residential densities. Higher density residential developments will complement the residential character of the neighbourhood.

All development on site will be at a suitable height and in accordance with the provisions of the Town Planning Scheme. Hence, the proposed development will not create a visual intrusion, nor will it result in any loss of privacy to adjacent properties. Thus, the development on site can be regarded as ideally suited for this area and would not have a negative impact on the urban and environmental character of the area.

### *ii. Impact on services such as water, sewerage, and refuse removal:*

Any new additions, alterations, and/or relocation of services will be the responsibility of the owners to the satisfaction of the local authority and Erongo RED. The increase in the use of services will be compensated through payment of Compensation/Betterment Fees by the owner to the Local Authority, which is responsible for allocating the fees to the maintenance and upgrading of services in Swakopmund. There will also be an increase in municipal services charges and revenue generation for the Local Authority.

### *iii. Impact of increased traffic on road:*

The site is easily accessible for both pedestrians and vehicles via Zypressen Street. The proposed development will not generate traffic volumes that will impact the capacity of the local road network. Local roads cope well with existing traffic, are well designed and have good sight distance for safe traffic movements. Furthermore, the Local Authority is compensated through the payment of rates, taxes, and service charges of which a portion of the revenue should be allocated to the maintenance of roads.

It is unlikely that the intended development will cause additional traffic noise, disturbance, pollution or create any conditions to cause traffic accidents.

### *iv. Impacts on parking and access:*

All parking and access to and from the site will be indicated on the building plans and will be evaluated in terms of the Swakopmund Zoning Scheme requirements and development parameters for the proposed General Residential 1 land use zone to the satisfaction of the Local Authority.

## 10. Summary

The proposed consolidation and rezoning of Erven 3134 and 3135 Swakopmund Extension 9 as motivated in this report can be favourably considered for the following reasons:

- ❖ The site is ideal in terms of its location, size, shape, access and compatibility with the surrounding residential area to be utilised for the provision of higher density residential dwelling units
- ❖ Safe and suitable access to the proposed consolidated Portion A will be achieved via Zypressen Street.
- ❖ The created portion is larger than the required 1 000m<sup>2</sup> and 1 500m<sup>2</sup> minimum size for townhouses and blocks of flats respectively, on General Residential 1 erven.

- ❖ The town planning principle of Spatial Resilience is applied by promoting flexibility in spatial plans to accommodate the current needs of the communities.
- ❖ The proposed development will provide housing on existing land that is available and suitable for this purpose and will strengthen the residential character of the neighbourhood.
- ❖ The proposed application is in line with the Swakopmund Urban Structure Plans Spatial Strategy that encourages mixed housing typologies.
- ❖ The proposed application is supported in terms of the applicable town planning statutory/policy guidelines.

Due to the above reasons, the Council can favourably consider the proposed rezoning and subdivision application.

#### 11. Public Consultation

The public was notified of the application in accordance with the Urban and Regional Planning Act, 2018, as well as the Swakopmund Zoning Scheme in the following manner:

- Regulation 10(1): Notice in the **Gazette (15.10.2025)**.
- Regulation 10(2): Notice in **2x Newspapers for 2 Weeks (10.10.2025 & 17.10.2025)**.
- Regulation 12(a): Notice on **Site (15.10.2025 – 10.11.2025)**.
- Regulation 12(b): Notice at **Local Authority (15.10.2025 – 10.11.2025)**
- Regulation 10(4): Notice to **neighbouring landowners (20.10.2025)**.

The following adjacent landowners were identified as potential affected parties:

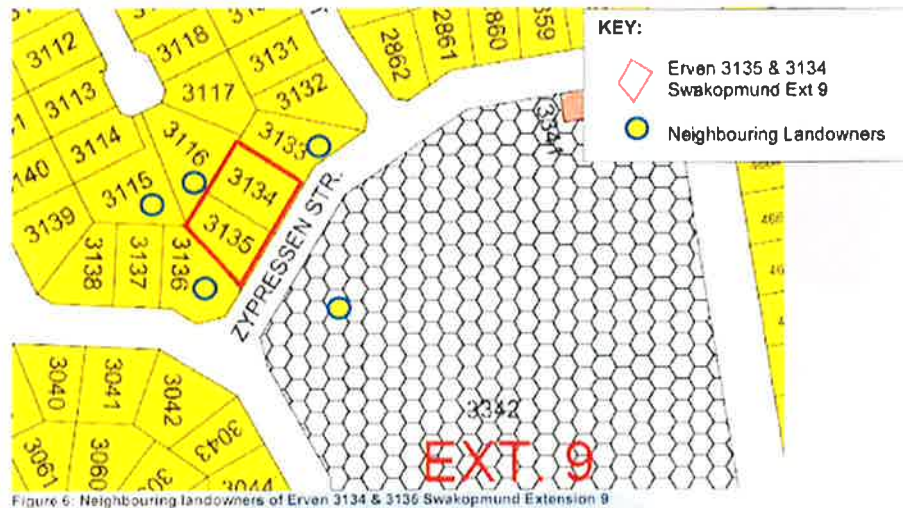


Figure 6: Neighbouring landowners of Erven 3134 & 3135 Swakopmund Extension 9

The application was advertised as required between **10 October 2025** and **08 November 2025**. The deadline for all written comments, representations and/or objections was on or before 17:00 on Friday, **07 November 2025**. One written objection was received.

The proof of public consultation, with the necessary supporting documents (including a response to the objection received), is attached as **Annexure D**.

## 12. Recommendation

Given the need, desirability, and relevant policy alignment, it is recommended to support the following application in terms of the Urban and Regional Planning Act, Act No. 5 of 2018 under Section:

1. 105(1)(e) for the **CONSOLIDATION** of Erven 3134 and 3135 Swakopmund Extension 9 into consolidated Portion A and;
2. 105(1)(a) for the **REZONING** of consolidated Portion A from Single Residential with a density of 1:900m<sup>2</sup> to General Residential 1 with a density of 1:250m<sup>2</sup>.

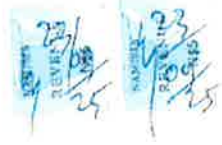
I trust the above recommendation for the proposed consolidation and rezoning application meets your favourable consideration. Please do not hesitate to contact us should you need additional information.

Kind regards,

  
Mbule Shaningwa  
Town and Regional Planning Officer

 **STEWART PLANNING**  
TOWN & REGIONAL PLANNING

Tel: +264 64 280 770 | Email: [mbule@stpl.com.na](mailto:mbule@stpl.com.na)



**SPECIAL POWER OF ATTORNEY**

We, the undersigned

**ALBERTUS JACOBUS STRUWIG (ID 65070100343) AND JACOBUS MARTHINUS STRUWIG (ID 70111600413)**

in our capacity as

the current registered equal 1/2-share owners of erf 3135 Swakopmund Extension 9  
do hereby nominate, constitute and appoint

**Stewart Town Planning CC (Registration Number: CC/2020/00365)  
P O Box 2095, Walvis Bay**

with power of substitution, to be our lawful Attorney and Agent in our name, place and stead, to make the necessary applications to the Municipality of Swakopmund and the Urban and Regional Planning Board, Ministry of Urban and Rural Development for the:

- Consolidation of erven 3134 and 3135 Swakopmund Extension 9:  
Into consolidated Portion A
- Rezoning of erven 3134 and 3135 (consolidated Portion A) Swakopmund Extension 9:  
from Single Residential (1:900m<sup>2</sup>) to General Residential 1 (1:250m<sup>2</sup>) to permit flats and/or apartments and/or townhouses.

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 we might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever our said Attorney and Agent shall lawfully do, or cause to be done, by virtue of these protocols.

signed at Swakopmund  
on this 23<sup>rd</sup> day of September 2025  
in the presence of the undersigned witnesses

ALBERTUS JACOBUS STRUWIG

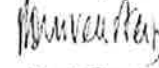
JACOBUS MARTHINUS STRUWIG

Witness 1  
Name: Tanya Redelinghuys  
Signature: [Signature]

Witness 2  
Name: Christine Klages  
Signature: [Signature]

**ANNEXURE B**

Prepared by me:



Conveyancer:  
GREYVENSTEIN, B

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

T 5276 2025

**DEED OF TRANSFER NO.**

**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

**JACOBUS MARTHINUS STRUWIG**  
Identity Number 701116 0041 3  
Unmarried

dated the 31<sup>st</sup> day of July 2025 and signed at Swakopmund

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

  
LEGALPERFECT Version 11.8.404  
TRFOOT\_NA.DOC - 05-05-2021

**AND THE SAID APPEARER DECLARED THAT** the said Principal had truly and lawfully donated the undermentioned property on 28 JULY 2025 to **ALBERTUS JACOBUS STRUWIG** the said donation having been accepted on the 01 August 2025

NOW THEREFORE he /she in his /her capacity aforesaid, did by these presents, cede and transfer, in full and free property to and on behalf of -

**ALBERTUS JACOBUS STRUWIG**  
Identity Number 650701 0034 3  
Unmarried

his heirs, executors, administrators or assigns

**1/2 ONE HALF SHARE IN AND TO:**

- CERTAIN** : ERF NO 3134 SWAKOPMUND (EXTENSION NO 9)
- SITUATE** : IN THE MUNICIPALITY OF SWAKOPMUND  
REGISTRATION DIVISION "G"  
ERONGO REGION
- MEASURING** : 1 079 (ONE NIL SEVEN NINE) SQUARE METRES
- FIRST TRANSFERRED** : By Deed of Transfer No. T3319.2012 with General Plan S.G. A160/83 relating thereto and held by Deed of Transfer No T3734/2025
- SUBJECT** : to the following conditions imposed in terms of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018), as created in T3734/2025 namely:

**IN FAVOUR OF THE LOCAL AUTHORITY**

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)

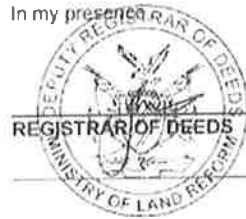
WHEREFORE the Appearer, renouncing all the Right and Title which the said TRANSFERORS heretofore had to the premises, did, in consequence, also acknowledge them to be entirely dispossessed of and disentitled to the same, and that, by virtue of these Presents, the said TRANSFEREE, <sup>his</sup> her heirs, 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 transfer duty was paid on the amount of N\$ 540 000.00 being the Receiver of Revenue's fair value of the property

SIGNED AT WINDHOEK on 2025-08-25 together with the Appearer, and confirmed with my Seal of Office



SIGNATURE OF APPEARER

In my presence





Prepared by me:

*W. Grevenstein*

Conveyancer:  
GREYVENSTEIN B

*As share*

TRANSFERRED TO A.J. STRUWIS  
(UNMARRIED)

NET 5276 PLANS

2025-08-25 *gm*

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 3734 / 2025

### DEED OF TRANSFER NO.

BE IT HEREBY MADE KNOWN

THAT

**LIANA TISSOT**

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

**KARIN ELIZABETH MALETZKY**  
Identity Number 780115 0026 0  
Unmarried

dated the 20<sup>th</sup> day of MAY 2025 and signed at SWAKOPMUND

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

REGISTRATION Version 11.0.405  
TRF/DOT\_NA doc - 05.05.2021

AND THAT APPEARER DECLARED THAT the said Principal had on 28 April 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 MARTHINUS STRUWIG**  
Identity Number 701116 0041 3  
Unmarried

his heirs, executors, administrators or assigns

**CERTAIN** ERF NO 3134 SWAKOPMUND (EXTENSION NO 9)  
**SITUATE** IN THE MUNICIPALITY OF SWAKOPMUND  
REGISTRATION DIVISION "G"  
ERONGO REGION  
**MEASURING** 1 079 (ONE THOUSAND AND SEVENTY NINE) SQUARE  
METRES

**FIRST TRANSFERRED** by Deed of Transfer No T3319/2012 with General Plan No. S G  
A160/83 relating thereto

**HELD BY** Deed of Transfer No T3603/2014

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

**IN FAVOUR OF THE LOCAL AUTHORITY**

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 **KARIN ELIZABETH MALETZKY** heretofore had to the premises, did, in consequence, also acknowledge her to be entirely dispossessed of and disentitled to the same, and that by virtue of these Presents, the said **JACOBUS MARTHINUS STRUWIG**, 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\$1 250 000.00 (ONE MILLION TWO HUNDRED AND FIFTY THOUSAND NAMIBIA DOLLARS)**

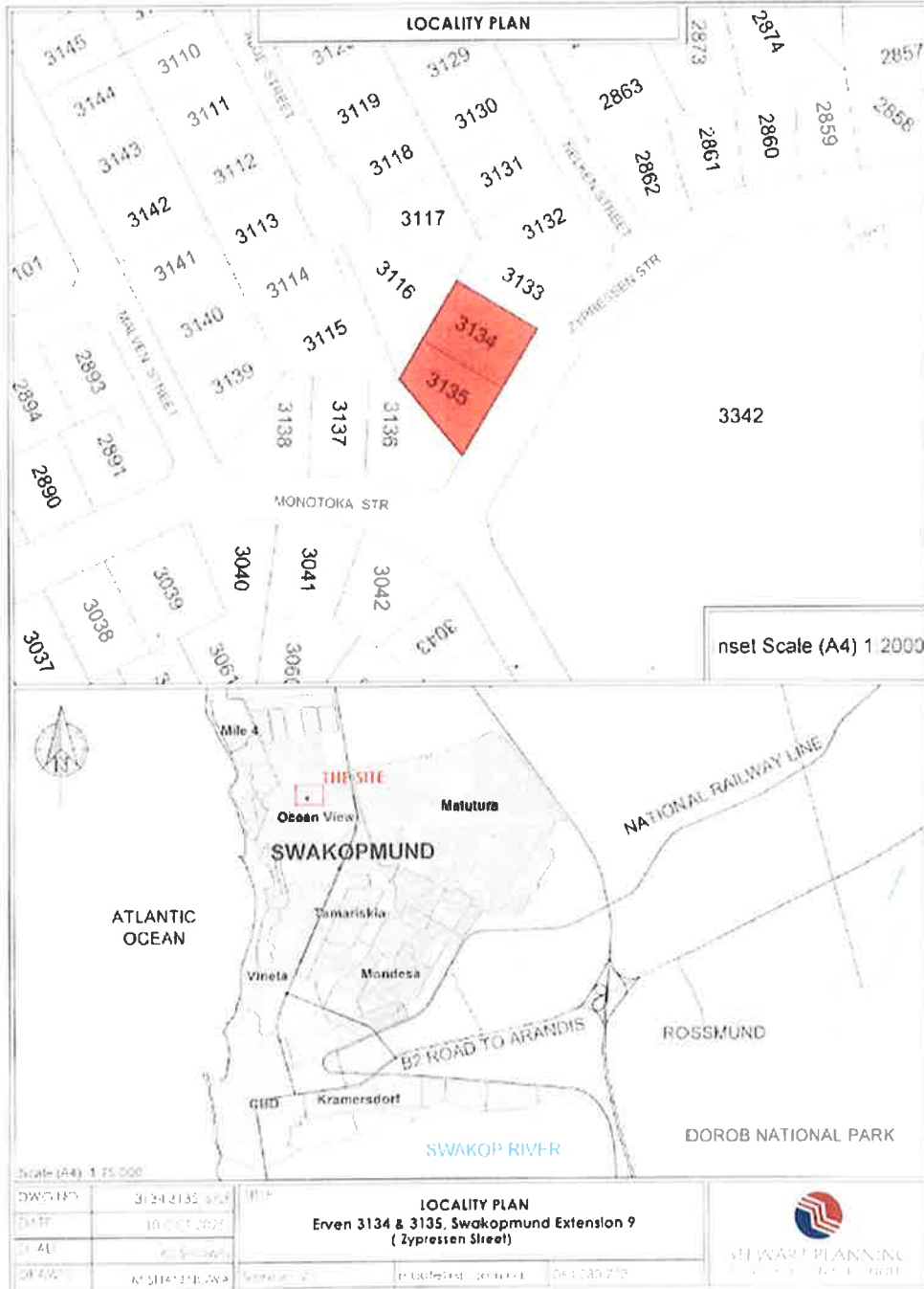
2025-06-30

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

  
SIGNATURE OF APPEARER

In my presence.

  
REGISTRAR OF DEEDS

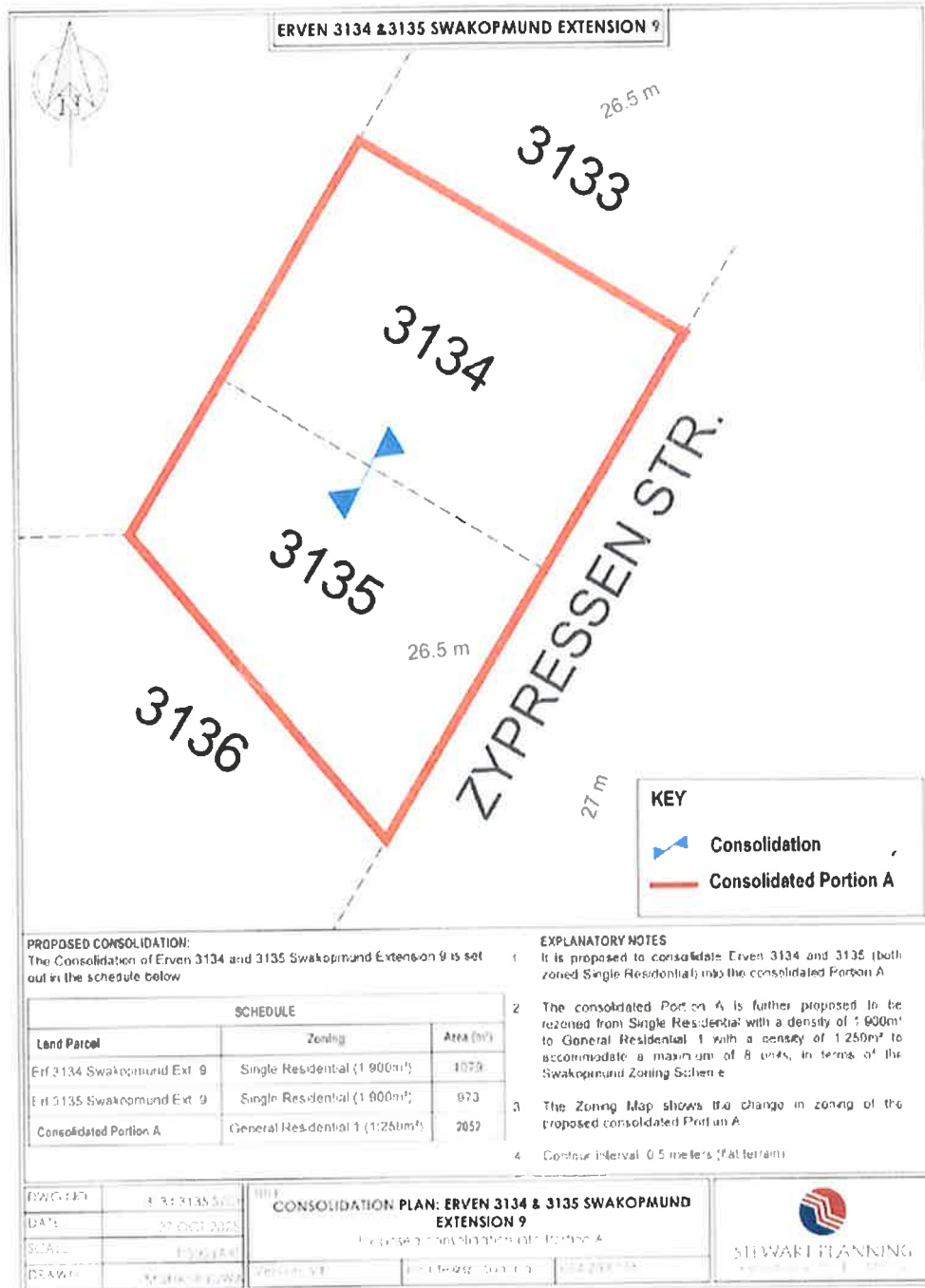


DWG NO	3134-3135-01
DATE	10 OCT 2021
SCALE	1:2000
DRAWN	M. SHARPE/SA

<b>LOCALITY PLAN</b>	
<b>Erven 3134 &amp; 3135, Swakopmund Extension 9</b>	
<b>( Zypressen Street )</b>	
Scale: 1:2000	Date: 10 OCT 2021



**STEWART PLANNING**  
 CONSULTANTS



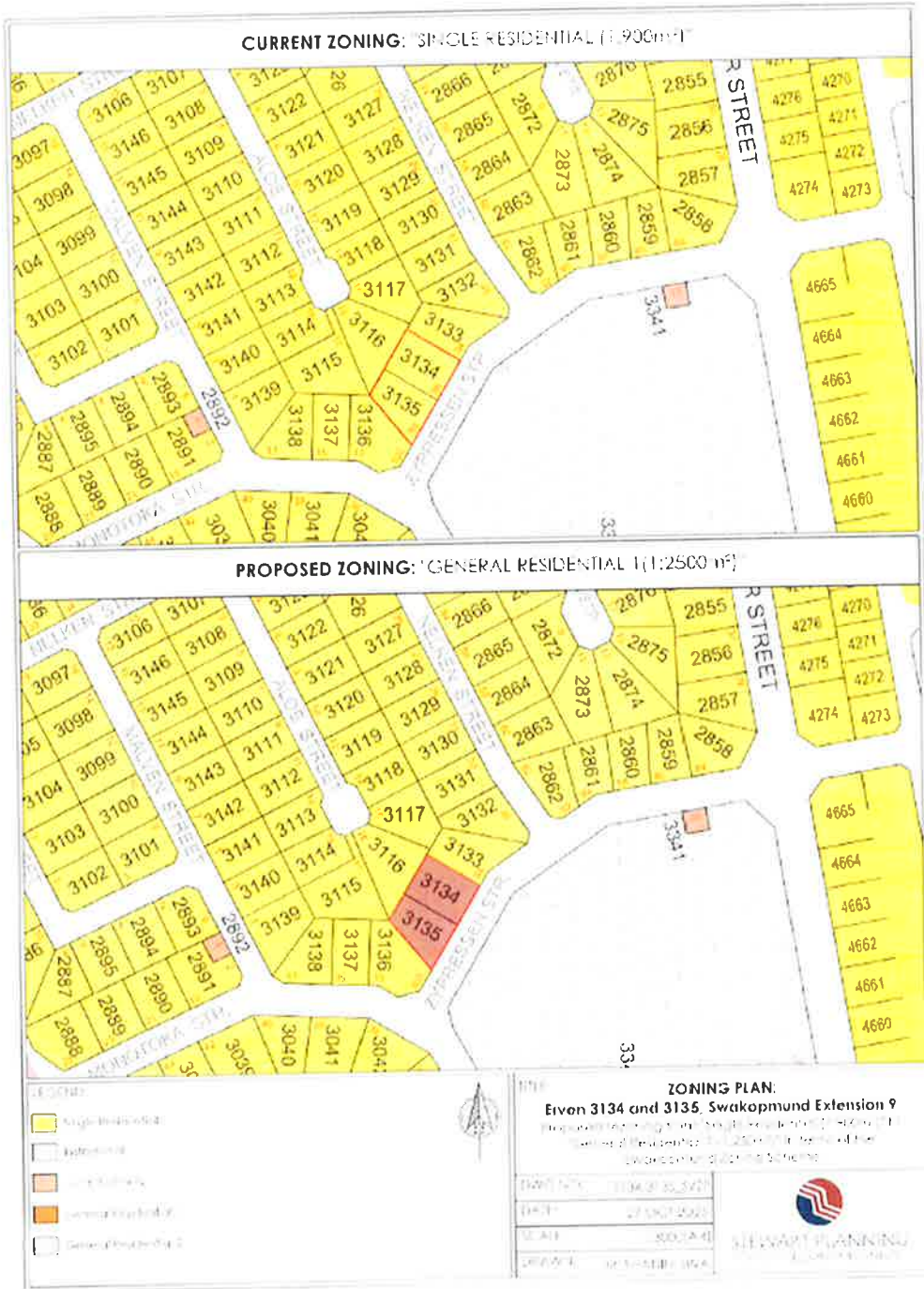
**PROPOSED CONSOLIDATION:**  
The Consolidation of Erven 3134 and 3135 Swakopmund Extension 9 is set out in the schedule below

SCHEDULE		
Land Parcel	Zoning	Area (m <sup>2</sup> )
Erft 3134 Swakopmund Ext. 9	Single Residential (1 900m <sup>2</sup> )	1 079
Erft 3135 Swakopmund Ext. 9	Single Residential (1 900m <sup>2</sup> )	973
Consolidated Portion A	General Residential 1 (1:250m <sup>2</sup> )	2 052

- EXPLANATORY NOTES**
- 1 It is proposed to consolidate Erven 3134 and 3135 (both zoned Single Residential) into the consolidated Portion A
  - 2 The consolidated Portion A is further proposed to be rezoned from Single Residential with a density of 1 900m<sup>2</sup> to General Residential 1 with a density of 1 250m<sup>2</sup> to accommodate a maximum of 8 units, in terms of the Swakopmund Zoning Scheme
  - 3 The Zoning Map shows the change in zoning of the proposed consolidated Portion A
  - 4 Contour Interval: 0.5 meters (at terrain)

DWG NO	ERVEN 3134 & 3135 SWAKOPMUND EXTENSION 9	<b>CONSOLIDATION PLAN: ERVEN 3134 &amp; 3135 SWAKOPMUND EXTENSION 9</b> Proposed consolidation into Portion A			
DATE	27 OCT 2025				
SCALE	1:500 (A3)	DATE	27 OCT 2025	SCALE	1:500 (A3)
DRAWN	M. K. M. M. M.	CHECKED	M. K. M. M. M.	DATE	27 OCT 2025







**STEWART PLANNING**  
TOWN & REGIONAL PLANNERS

**ANNEXURE C**

1041 Eureka Road Building  
04 The Strand, Swakopmund  
Swakopmund

www.stewartplanning.com  
Tel: +264 091 200 770  
Email: info@stewartplanning.com

Our reference: 3134 3135 S

04 December 2025

**Chief Executive Officer**  
**Municipality of Swakopmund**  
**P O Box 2095**  
**Swakopmund**

By hand delivery: Municipal Records/Archives  
c/ o Rakotoka Street and Daniel Kamho Avenue  
Swakopmund

By email: Mr J Heita  
Town Planner  
[jheita@swkmun.com.na](mailto:jheita@swkmun.com.na)

**RE: ERVEN 3134 & 3135 SWAKOPMUND EXTENSION 9: CONSOLIDATION AND SUBSEQUENT REZONING FROM SINGLE RESIDENTIAL (1:900) TO GENERAL RESIDENTIAL (1:250): PROOF OF GIVING NOTICE**

Dear John,

1. Reference is made to the subject application dated 10 October 2025
2. We confirm that we act on behalf of Mr. Jacobus M. Struwig and Mr. Albertus J. Struwig (our clients) for the rezoning application.
3. The deadline to submit written comments or objections to the application ended on 17:00, 07 November 2025.
4. I can confirm that the application received one objection and/or comments.
  - 4.1 The response to the objection is attached as **Annexure E**.
  - 4.2 We ask the Council to confirm whether they have received any other written comments, representations or objections to the application, and to forward a copy to our office for our record keeping, thank you.
5. Proof of giving notice:
  - 5.1 The application was advertised in terms of Section 107 of the Urban and Regional Planning Act (Act No 5 of 2018) and the Regulations as published in Government Gazette No 7327 of 03 September 2020 (hereinafter referred to as 'the Act')
  - 5.2 We have given notice of the application in the following manner

5.3 The application was advertised under Notice 785 of Government Gazette No 8762 of 15 October 2025 following Regulation 10(1) of the Act (see attached **Annexure A**)

5.4 The application was advertised in two newspapers, once a week for two consecutive weeks, per Regulation 10(2) as provided below (see attached **Annexure B**)

On page 10 of the Namib Times of 10 October 2025.

On page 31 of the Namibian of 10 October 2025.

On page 8 of the Namib Times of 17 October 2025 and

On page 31 of the Namibian of 17 October 2025.

5.5 An A3-sized notice was placed on the site and were on display from 15 October 2025 to 10 November 2025 in accordance with Regulation 12(a) as shown in Figure 1 below:



Figure 1: Photo of site notice on proposes Portion A (Erf 3134 & 3135 Swakopmund Extension 9)

- 5.6 A notice was placed on the notice board of the Municipality of Swakopmund and was on display from 15 October 2025 in accordance with Regulation 12(b) as shown in Figure 2 below

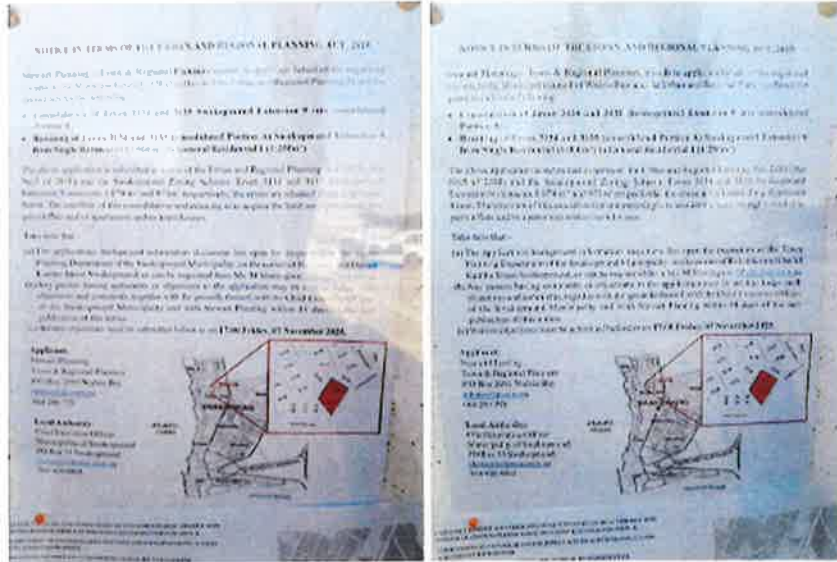


Figure 2: Notice on Swakopmund Municipality notice board.

- 5.7. On 08 October 2025, our office submitted a request to the Council for the contact information of neighbours which was received on 17 October 2025 and is attached as **Annexure C**.
- 5.8. On 20 October 2025 neighbouring landowners, as indicated by the yellow/blue dots in Figure 3 below were notified of the application in terms of Regulation 10(4)(a) of the Act either by registered mail and/or email

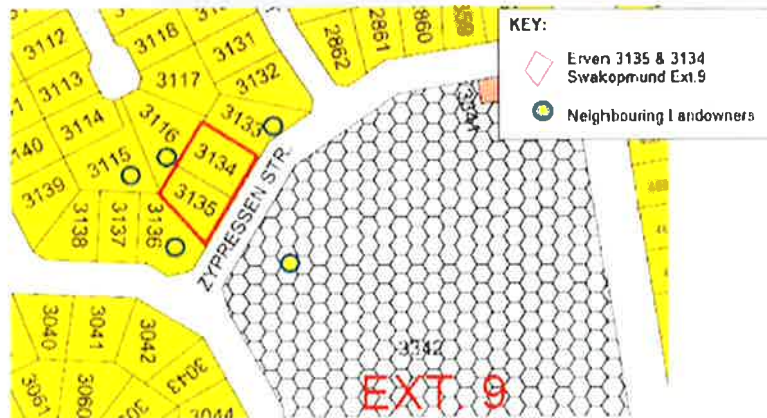


Figure 3: Neighbouring landowners notified of the consolidation and rezoning of Erven 3134 & 3135 Swakopmund Extension 9

- 5 9 Figure 3 on the previous page shows the cadastral boundaries and erf numbers our office had on record at the time.
- 5 10 Interested and/or affected parties were given the opportunity to request the background information document, dated 10 October 2025 from [mbute@sp.com.na](mailto:mbute@sp.com.na) or to inspect the background information document at the Swakopmund Municipality during normal office hours
- 5 11 The last publication date in the newspapers and Gazette was 17 October 2025. Excluding public holidays, the deadline for all comments and/or objections was before or on **17:00, 07 November 2025**
- 5 12 Interested and/or affected parties thus had 14 working days to submit their written comments and/or objections.
- 5 13 Given the above, we trust we have met the principle of transparent public participation as provided under Section 3(2)(d) of the Act which reads as follows:
- during the preparation, amendment and review of policies and plans dealing with spatial planning a transparent process of public participation must be followed which process must afford the general public and persons affected by such policies and plans, access to the relevant information in order to provide inputs on matters affected them;

## 6 Attachments

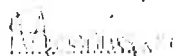
- 6 1. Please find attached to this report the following:

<b>Annexure A:</b>	Government Gazette notice dated 15 October 2025
<b>Annexure B:</b>	Newspaper tear sheets dated 10 & 17 October 2025
<b>Annexure C:</b>	Neighbours contact information dated 25 September 2025
<b>Annexure D:</b>	Proof of neighbour's notifications dated 10 October 2025
<b>Annexure E:</b>	Response to Objections & Objections received

## 7 Conclusion

- 7 1 The application was advertised as required by the Act and one objection was received
- 7 2 We ask the Council to confirm whether they have received any other written comments, representations or objections to the application, and to forward a copy to our office for our record keeping, thank you
- 7 3 Proof of giving notice of the application is provided under paragraph 5.
- 7 4 The response to objections and objections received are attached as Annexure E.
- 7 5 we ask the Council to recommend the rezoning application for approval to the Urban and Regional Planning Board.

Yours sincerely,



**Mbule Shaningwa**

Town and Regional Planning Officer



Tel: +264 64 280 770 | Email: [mbute@sp.com.na](mailto:mbute@sp.com.na)

ANNEURE A

S.262

Government Gazette 15 October 2025

9

To give effect to the continued operation of an existing 10-bed care home, the applicant has established an existing facility currently operating on E.O. 1490 (the owners of E.O. 1490 and 1491 wish to consolidate the existing single parcel (E.O. 1490 & 1491) into a consolidated E.O. 1491. Once consolidated, the new residential room "bedroom" will have a density of 1:900 (a "hospitality").

The owners of the proposed E.O. 1491 intend to carry out structural changes to the existing building, as the accommodation establishment has been in operation since 2017. This application merely seeks to align the current land use with the Windhoek Zoning Scheme.

Take note that:

- (a) For more enquiries regarding the consolidation and subsequent rezoning, kindly visit the City of Windhoek's Department of Planning.
- (b) Any person having objections to the proposed development or who wants to comment may lodge such objections and comments in writing, together with the grounds, with the Chief Executive Officer of the City of Windhoek, and with the applicant within 14 days of the last publication of this notice, or no later than 7 November 2025.

<p><b>Applicant:</b> Kamant Town Planning and Development Specialists P.O. Box 22296, Windhoek No. 59 Jenner Street, Windhoek West +264 83 7227000 info@kamantpds.com</p>	<p><b>Local Authority:</b> Chief Executive Officer, City of Windhoek, P.O. Box 59, Windhoek +264 61 290 2378 Hugo.Rustar@windhoek.ecg.org.na</p>
---	--

No. 788

7925

**CONSOLIDATION AND REZONING OF EREVEN 3134 AND 3135, SWAKOPMUND  
EXTENSION 9**

**Stewart Planning – Town and Regional Planners** intends to apply, on behalf of the registered owner, to the Municipal Council of Swakopmund, the Urban and Regional Planning Board, and the Ministry of Urban and Rural Development for the following:

1. Consolidation of Eriven 3134 and 3135, Swakopmund Extension 9 into consolidated Portion A1 and
2. Rezoning of Eriven 3134 and 3135 (consolidated Portion A) Swakopmund Extension 9 from "single residential" (1:900) to "general residential F" (1:250)

The above application is submitted in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and the Swakopmund Zoning Scheme. The intention of this rezoning is to acquire the land use rights needed to permit flats and/or apartments and/or town houses.

Take note that:

- (a) The background information document lies open for inspection at the Town Planning Department of the Swakopmund Municipality, on the corner of Rakotšeka and Dimsel-Kaatho Streets, Swakopmund, or can be requested from Ms. Mpho Shingwea: info@stewartplanning.com
- (b) Any person having comments or objections to the application may in writing lodge such objections and comments, together with the grounds thereon, with the Chief Executive Officer of the Swakopmund Municipality and with Stewart Planning, within 14 days of the last publication of this notice.

(23) Written objections must be submitted before or on 17h00, Friday, 7 November 2025.

<b>Applicant:</b> Stewart Planning Town and Regional Planners P.O. Box 2095, Walvis Bay 064 280 773 mbute@sp.com.na	<b>Local Authority:</b> Chief Executive Officer Municipality of Swakopmund P.O. Box 53, Swakopmund 064 410 4103 photo@swakom.com.na
--	--

No. 789

2025

**PARTIAL CLOSURE, SUBDIVISION AND CONSOLIDATION OF ERF 8654 SWAKOPMUND**

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

- **Partial closure and subdivision of unnamed public street and consolidation with Erf 8654 into consolidated Portion A;**
- **Subdivision of Consolidated Portion A into 12 portions: 1 to 11 and street remainder;**
- **Rezoning of Portion 11 from "industrial" to "parastatal";**
- **Rezoning of Remainder from "industrial" to "new public street"; and**
- **Environmental Clearance Certificate for "new public street"**

Erf 8654, Swakopmund Extension 10 (the site) Zoning: General Industrial and Area: ±24,000m<sup>2</sup> is partially vacant, partially developed by 5 rental warehouses, and an Friesgo RED substation which is built partially on the site and partially on the adjacent public street. Access to/from the site is from an unnamed public street.

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

These applications are submitted in terms of the Local Authorities Act, 1992, the Swakopmund Zoning Scheme, the Urban and Regional Planning Act, 2018 and the Environmental Management Act, 2007.

Take note that:

- (a) The pre-submission consultation document is open for inspection at the Town Planning Department of the Municipality of Swakopmund, corner of Rakotowa and Daniel Kumbo Streets, Swakopmund.
- (b) An electronic copy can be requested from Bruce Stewart: bruce@sp.com.na.
- (c) Interested and/or affected parties can register with Stewart Planning and submit their written comments, representations, support and/or objections to the planning and environmental applications together with the grounds thereof with the Chief Executive Officer of the Municipality of Swakopmund and with Stewart Planning within 14 days of the last publication of this notice.
- (d) Written objections must be submitted before or on 14 November 2025 at 17h00.

ANNEXURE B

10 SAMBICES

19 OCTOBER 2025

# A Proud Milestone for Five Students from the NICHE



Five NICHE Training Academy Tengen Mijiro (Centre Manager), Catherine Maggot, Aditya Thomas, Mathi Shango, Niranjan Mishra, Samir Hagi, Raju, Jai Singh and Vinay Singh Mayor Tengen Postcode

Five students from the NICHE Training Academy a private vocational and technical institution in Narasimha, Walvis Bay, embarked on a transformative educational journey to Bremen Germany as part of a green hydrogen exchange programme.

These five outstanding students Job Shilongo, Martin Shikongo, Ndabha Malunga, Ayrey Thomas and Samuel Njiru (Angwa) spent one month gaining practical and academic training in the growing field of green hydrogen technology. This is among the most significant milestones not only for them but for the entire institution and for Namibia's Technical and Vocational Education and Training (TVET) landscape. The exchange programme made possible through scholarships awarded by the South African Science and Innovation Council (SACSI) and Agency for International Development (SANSI) which aims to develop critical skills for sustainable industries in Southern Africa. The programme will expose the students to advanced technologies, hands-on industrial experience, and academic challenges with German institutions. Full of energy and enthusiasm, the students are looking forward to contributing their skills to Namibia's emerging green economy. The NICHE Training Academy has been a staple in the Namibian community for over 15 years, specialising in metal fabrication and welding. In its recent efforts to diversify, it will invest in the future of oil and gas, and green hydrogen sectors. The initiative reflects Namibia's growing commitment to renewable energy development and sustainable building. The exchange programme will not only benefit the existing workforce but will also serve as a pipeline for the future workforce. The NICHE Manager Tengen Mijiro expressed the students' efforts and underscored the importance of vocational training in Namibia's developing industrial landscape. As Namibia continues to embrace green hydrogen and energy, it is vital that our youth are equipped with the necessary skills to seize these opportunities. Mijiro said. She also emphasized that vocational education that remains accessible and inclusive, encouraging more young Namibians to consider technical training as a viable career path. Mijiro added that the students have been eager "there have been real challenges, logistical, academic and personal, but these young artisans persevered with resilience and determination. And today, they stand as a symbol of what is possible when talent meets opportunity and hard work." She concluded that their achievement did not come by chance. It was a requirement that the institution itself fulfil through its efforts, with co-operation from TVET institutions. The NICHE flag school they are a symbol of the Namibian flag with pride and are proud to contribute to the growth and development of our nation. They represent our young, brilliant minds and a bright future for our nation, and we are proud to be part of their journey.

### CONSOLIDATION AND REZONING OF FIVE NICH AND 3135 SWAKOPMUND EXTENSION 9

Proposed consolidation of five Niche and 3135 Swakopmund Extension 9. The consolidation will result in a single site of 1.5 hectares. The consolidation will be subject to the approval of the Council of Swakopmund. The consolidation will be subject to the approval of the Council of Swakopmund. The consolidation will be subject to the approval of the Council of Swakopmund.

**Local Authority:** Swakopmund  
**Chief Executive Officer:** Tengen Mijiro  
**Address:** P.O. Box 1111, Swakopmund  
**Telephone:** 064 410 3135  
**Facsimile:** 064 410 3135

### REZONING OF ERF 363 LANGSTRAND EXTENSION 2

Proposed rezoning of Erf 363 Langstrand Extension 2 from Single Residential to a different use. The rezoning will be subject to the approval of the Council of Swakopmund. The rezoning will be subject to the approval of the Council of Swakopmund. The rezoning will be subject to the approval of the Council of Swakopmund.

**Local Authority:** Swakopmund  
**Chief Executive Officer:** Tengen Mijiro  
**Address:** P.O. Box 1111, Swakopmund  
**Telephone:** 064 410 3135  
**Facsimile:** 064 410 3135

### NOTICE

#### CONSENT USES, ERECTION OF BUILDINGS AND USE OF LAND IN TERMS OF THE SWAKOPMUND ZONING SCHEME REGULATIONS

Notice is hereby given in terms of Clause 10 of the Swakopmund Zoning Scheme Regulations that the Municipal Council considers the following content use, erection of buildings and use of land, details of which are obtainable from the General Manager, Engineering & Planning Services.

Further Key Properties, Accommodation Details or further details apply to the Municipality of Swakopmund for approval for a Resident Occupation - Administration Office on the premises of Erf 2662, No 28 Belgians Street, Swakopmund Extension 9.

Any person having any objection against such application should submit their objections in writing and within 14 days of the last publication in the Swakopmund Municipality and the applicant, during normal business hours. Closing date for objection or comment is: 31 October 2025.

Contact person: Anna Smith Cell: 081 242 9198  
email: [anna.smith1992@gmail.com](mailto:anna.smith1992@gmail.com)  
or Mr J Heita (Manager: Town Planning) Tel: +264 410 4403

### MUNICIPALITY OF SWAKOPMUND

#### Sale of a Portion of Omulondo Street, Mondesa

Notice is hereby given in terms of the provisions of Section 63 (2) of the Local Authorities Act, Act 25 of 1955, as amended, that the Municipal Council of Swakopmund intends to sell a portion of Omulondo Street measuring approximately 207m<sup>2</sup> to Bebera Gerhard. The portion will be considered with Erf 4020, Mondesa which is subject to a separate notice.

Full particulars of the above transaction will be for inspection at the Municipal Head Office located at the corner of Rabokka & Daniel Karho Street Swakopmund, Room 80-226 (Ms Margaret Smeets) from 07:30 to 16:00 weekdays until Friday 10 October 2025.

Any person objecting to the proposed sale, may lodge a written objection, duly motivated, to the Chief Executive Officer, not later than 12:00 on Tuesday 20 October 2025.

Please keep note that all objections via e-mail will be accepted. Objections must be made by depositing a hard copy to the office of the Chief Executive Officer and supplying a written signed and stamped envelope.

Enquiries: Ms Margaret Smeets  
081 242 9198

NOTICE NO: 87/2025

A Benjamin  
Chief Executive Officer

### MUNICIPALITY OF SWAKOPMUND

#### Procurement Management Unit OPEN NATIONAL BID INVITATION

PROCUREMENT NO. DESCRIPTION	DESCRIPTION
BOOPS	Supply and Delivery of 01 x 11) Police Computer Truck to the Swakopmund Municipality
PRE-REQUISITES	The bidder must be registered as a supplier of the Municipality of Swakopmund.
CLOSING DATE	Friday, 24 November 2025 at 11:00
DOCUMENTS	Viewing of the Conditions of Sale, Request for Proposal, Pricing, Tender and Bid Forms, General Particulars, and Bid Form.
LEVY	R 100 000 (one hundred thousand Rand)
ENQUIRIES	Ms Heita Karho (Manager: Procurement) Municipality of Swakopmund, P.O. Box 1111, Swakopmund
TEL	064 410 3135

The interested bidder must download and file the Request for Proposal (RFP) form and a copy of the RFP form to the Procurement Management Unit, Municipality of Swakopmund, P.O. Box 1111, Swakopmund, by 12:00 on Friday 10 October 2025. The RFP form and a copy of the RFP form will be available for inspection at the Procurement Management Unit, Municipality of Swakopmund, P.O. Box 1111, Swakopmund, from 08:00 to 16:00 on weekdays until Friday 10 October 2025. The RFP form and a copy of the RFP form will be available for inspection at the Procurement Management Unit, Municipality of Swakopmund, P.O. Box 1111, Swakopmund, from 08:00 to 16:00 on weekdays until Friday 10 October 2025.

Enquiries: Ms Heita Karho  
064 410 3135

### MUNICIPALITY OF WALVIS BAY

Notice is hereby given in terms of Section 27 (1) of the Local Authorities Act, Act 25 of 1955, that the Municipality of Walvis Bay intends to sell the following land to the Swakopmund Municipality and the applicant, during normal business hours. Closing date for objection or comment is: 31 October 2025.

DESCRIPTION	AREA (m <sup>2</sup> )	RATE (per 100 m <sup>2</sup> ) (R/m <sup>2</sup> )	PURCHASE PRICE (R/m <sup>2</sup> ) (R/m <sup>2</sup> )
Porter 18 Erf 21	12 282	1.50	R 184 230.00
Porter 18 Erf 22	12 282	1.50	R 184 230.00
Porter 18 Erf 23	12 282	1.50	R 184 230.00
Total	36 846		R 552 690.00

Persons 15 to 17 are named "Bulweria", is located at Oerf Valley, and will be considered for the land to be sold to the Swakopmund Municipality.

Any person objecting to the proposed sale, may lodge a written objection, duly motivated, to the Chief Executive Officer, not later than 12:00 on Tuesday 20 October 2025.

Enquiries: Ms Heita Karho  
064 410 3135

NOTICE NO: 87/2025

A Benjamin  
Chief Executive Officer









**STEWART PLANNING**  
TOWN & REGIONAL PLANNERS

1st Floor, 122 On-Main Building  
122 On-Main, Ngqoma Avenue  
Alderley Bay

www.stewartpln.co.za  
Tel: 0611 280 770  
Email: info@stewartpln.co.za

Reference: 3134.313 S

08 October 2025

To whom it may concern,

We have received instruction to proceed with a consolidation and rezoning application for Erven 3134 and 3135 Swakopmund Extension 7, and we need to notify neighbouring landowners. Will you please provide the contact details of the following property owners? The information can also be emailed to me: [mbute@sp.com.na](mailto:mbute@sp.com.na).

Erf Number	Owner's Name	Postal Address	Email Address	Contact Number
Erf 3133 Swakopmund Ext 9	Finola Aandine	P.O. Box 58359 Windhoek	finola.aandine@sp.com.na	0811 274 6924
Erf 3116 Swakopmund Ext 9	Erk Theron one six Swakopmund, SW A. N. MBELE	P.O. Box 9674 Windhoek	N/A	0811 274 7322
Erf 3115 Swakopmund Ext 9	Diebold Hennis	diebold@sp.com.na	P.O. Box 7124 Swakopmund	0815 992 213
Erf 3136 Swakopmund Ext 9	Gregory Trinsna	P.O. Box 2050 Swakopmund	fransjerg@sp.com.na	081 278 7428

ANNEXURE C

Eff 3342 Swakopmund Ext 9	SW Planning The my centre SW Planning	P.O. Box 98634 ATLANTA, SWAZI WINDOLE	jipinge@wellnet.com n <sub>2</sub>	061247238
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I thank you for your time and assistance.

  
 Minute Shapingwa

**STEWART PLANNING**

ANNEXURE D



Email notification to owners of Erf 3133 Swakopmund Ext. 9

**Neighbours Notification: Proposed Consolidation and Rezoning of Erven 3134 and 3135 Swakopmund Extension 9**

From: Mbule Shaningwa &lt;mbule@sp.com.na&gt;

Date: Mon, 10/20/2025 5:09 PM

To: koisan@iway.na &lt;koisan@iway.na&gt;; Hansina Hirida@ssc.org.na &lt;Hansina.Hirida@ssc.org.na&gt;

3 attachments (1 MB)

3134 3135 S - Notice Letter to Adjacent Neighbours.pdf; 3134 3135 S-Objection Form.pdf; 3134 3135 S- Locality Plan V1.pdf

Dear Sir/Madam,

I trust this message finds you well.

We, at Stewart Planning – Town and Regional Planners, are currently in the process of submitting an application to the Walvis Bay Municipality and the Urban and Regional Planning Board for the following:

- Consolidation of Erven 3134 and 3135 Swakopmund Extension 9 into consolidated Portion A;
- Rezoning of erven 3134 and 3135 (consolidated Portion A) Swakopmund Extension 9 from Single Residential (1:900m<sup>2</sup>) to General Residential 1 (1:250m<sup>2</sup>).

As part of the statutory process, adjacent property owners are required to be notified and afforded the opportunity to comment or object, should they wish to do so.

As the registered owner of an adjacent/neighbouring property, we hereby notify you of the above-mentioned application.

Kindly find attached the following for your reference:

- Neighbour's notice letter
- Objection form
- Locality plan

Should you have any comments or objections, please complete **the objection form** and return it to us at your earliest convenience.

**Please note that the deadline for submitting any comments or objections is 17:00 on Friday, 07 November 2025.**

Should you have any questions or require further clarity, please do not hesitate to reach out.

Kind regards,

Mbule Shaningwa

Town Planning Officer



125 Van Niekerk Avenue | First Floor | 2200 Swakopmund | P.O. Box 2095, Walvis Bay

Tel: (084) 281 150 | Email: mbule@stewartpl.com.na | Website: stewartpl.com.na



Email notification to owner of Erf 3115 Swakopmund Ext. 9

**Neighbours Notification: Proposed Consolidation and Rezoning of Erven 3134 and 3135 Swakopmund Extension 9**

From Mbule Shaningwa <mbule@sp.com.na>

Date: Mon 10/20/2025 3:00 PM

To: dieboldc@yahoo.com <dieboldc@yahoo.com>; diebold@yahoo.com <diebold@yahoo.com>

Cc: Melissa Otto <melissa@sp.com.na>; Bruce Stewart <bruce@sp.com.na>; Johann Otto <otto@sp.com.na>; Mando  
 eman@sp.com.na

3 attachments (1 MB)

3134-3135\_S\_Notice Letter to Adjacent Neighbours.pdf; 3134-3135\_S\_Objection Form.pdf; 3134-3135\_S\_Locality Plan V1.pdf

Dear Sir/Madam,

I trust this message finds you well.

We, at Stewart Planning – Town and Regional Planners, are currently in the process of submitting an application to the Swakopmund Municipality and the Urban and Regional Planning Board for the following:

- Consolidation of Erven 3134 and 3135 Swakopmund Extension 9 Into consolidated Portion A;
- Rezoning of erven 3134 and 3135 (consolidated Portion A) Swakopmund Extension 9 from Single Residential (1:900m<sup>2</sup>) to General Residential 1 (1:250m<sup>2</sup>).

As part of the statutory process, adjacent property owners are required to be notified and afforded the opportunity to comment or object, should they wish to do so.

As the registered owner of an adjacent/neighbouring property, we hereby notify you of the above-mentioned application.

Kindly find attached the following for your reference:

- Neighbour's notice letter
- Objection form
- Locality plan

Should you have any comments or objections, please complete **the objection form** and return it to us at your earliest convenience.

**Please note that the deadline for submitting any comments or objections is 17:00 on Friday, 07 November 2025.**

Should you have any questions or require further clarity, please do not hesitate to reach out.


Kind regards,

**Mbule Shaningwa**

www.stewartplanning.com.na



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 Outlook

Final notification to owner of Port 3134 Swakopmund Ext. 9

Re: Neighbours Notification, Proposed Consolidation and Rezoning of Erven 3134 and 3135 Swakopmund Extension 9

From: CG <[frans.gregory@gmz1.com](mailto:frans.gregory@gmz1.com)>

Date: Fri, 11/11/2025, 1:23 PM

To: Mutele Shaningwa <[mutele@stg.com.na](mailto:mutele@stg.com.na)>

1 Attachment (200 KB)

Subject: Proposed consolidation & rezoning of Port 3134, 3135.pdf

On Mon, Oct 20, 2025, at 3:00 PM, Mutele Shaningwa <[mutele@stg.com.na](mailto:mutele@stg.com.na)> wrote:

Dear Sir/Madam,

I trust this message finds you well.

We, at Stewart Planning – Town and Regional Planners, are currently in the process of submitting an application to the Swakopmund Municipality and the Urban and Regional Planning Board for the following:

- Consolidation of Erven 3134 and 3135 Swakopmund Extension 9 into consolidated Portion A;
- Rezoning of erven 3134 and 3135 (consolidated Portion A) Swakopmund Extension 9 from Single Residential (1:900m<sup>2</sup>) to General Residential 1 (1:250m<sup>2</sup>).

As part of the statutory process, adjacent property owners are required to be notified and afforded the opportunity to comment or object, should they wish to do so.

As the registered owner of an adjacent/neighbouring property, we hereby notify you of the above-mentioned application.

Kindly find attached the following for your reference:

- Neighbour's notice letter
- Objection form
- Locality plan

Should you have any comments or objections, please complete the **objection form** and return it to us at your earliest convenience.

**Please note that the deadline for submitting any comments or objections is 17:00 on Friday, 07 November 2025.**

Should you have any questions or require further clarity, please do not hesitate to reach out.

Kind regards,


Mutele Shaningwa

Town & Regional Planner



122 Swakopmund Extension 9, Swakopmund, 1201, SWA. (P.O. Box 200) Windhoek

NA: +264 61 20 00 00 | Email: [frans.gregory@stg.com.na](mailto:frans.gregory@stg.com.na) | Web: [www.stg.com.na](http://www.stg.com.na)

 Outlook

Re: ref 563 LB objection to Proposed consolidation and rezoning of erven 3134 and 3135

From: Mbuti Shamingwa <mbute@sp.com.na>  
Date: Mon, 11/10/2025 8:29 AM  
To: 'CG' <fransiegregory@gmail.com>; jheita@swk.com.na <jheita@swk.com.na>

Good morning Ms. Fransina,

I would like to hereby confirm receipt of your objection letter.

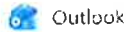
Kind regards,  
Mbuti Shamingwa

Town Planning Officer

{ 27 Sanyalagonda Avenue | Fish Hoek, 78 | SWA | P.O. Box 2096 Windhoek, Namibia  
Tel: (064) 280 770 | Email: [info@sp.com.na](mailto:info@sp.com.na) | Website: [www.sp.com.na](http://www.sp.com.na) }

---

From: CG <fransiegregory@gmail.com>  
Sent: Friday, November 7, 2025 3:19 PM  
To: jheita@swk.com.na <jheita@swk.com.na>; Mbuti Shamingwa <mbute@sp.com.na>  
Subject: ref 563 LB objection to Proposed consolidation and rezoning of erven 3134 and 3135



Email notification to owners of Erf 3542 Swakopmund Ext. 9

**Neighbours Notification: Proposed Consolidation and Rezoning of Erven 3134 and 3135 Swakopmund Extension 9**

From: Mbute Sharingwa <mbute@sp.com.na>

Date: Mon, 10/20/2025 2:58 PM

To: [ipinge@welwitchia.com.na](mailto:ipinge@welwitchia.com.na); [ipinge@welwitchia.com.na](mailto:ipinge@welwitchia.com.na)

Cc: Melissa Otto <melissa@sp.com.na>; Bruce Stewart <bruce@sp.com.na>; Johann Otto <otto@sp.com.na>; Maria <maria@sp.com.na>

3 attachments (1 MB)

3134 3135 S., Notice Letter to Adjacent Neighbours.pdf; 3134 3135 S. Objection Form.pdf; 3134 3135 S. Locality Plan VI.pdf

Dear Sir/Madam,

I trust this message finds you well.

We, at Stewart Planning – Town and Regional Planners, are currently in the process of submitting an application to the Swakopmund Municipality and the Urban and Regional Planning Board for the following:

- **Consolidation of Erven 3134 and 3135 Swakopmund Extension 9 into consolidated Portion A;**
- **Rezoning of erven 3134 and 3135 (consolidated Portion A) Swakopmund Extension 9 from Single Residential (1:900m<sup>2</sup>) to General Residential 1 (1:250m<sup>2</sup>).**

As part of the statutory process, adjacent property owners are required to be notified and afforded the opportunity to comment or object, should they wish to do so.

As the registered owner of an adjacent/neighbouring property, we hereby notify you of the above-mentioned application.

Kindly find attached the following for your reference:

- Neighbour's notice letter
- Objection form
- Locality plan

Should you have any comments or objections, please complete **the objection form** and return it to us at your earliest convenience.

**Please note that the deadline for submitting any comments or objections is 17:00 on Fr day, 07 November 2025.**

Should you have any questions or require further clarity, please do not hesitate to reach out.

Kind regards,

**Mbute Sharingwa**

Town Planning Officer



723 Strand Street, Avenue 1, First Floor, 122 Old Market, P.O. Box 2295, Walvis Bay

Telephone: +264 091 201 1111 | Email: [stewartplanning@sp.com.na](mailto:stewartplanning@sp.com.na) | Website: [www.stewartplanning.com.na](http://www.stewartplanning.com.na)







## STEWART PLANNING

TOWN & REGIONAL PLANNERS

First Floor, Old Mine Building  
127 Strydom Avenue  
Wakkerbos

Post Box 2095  
Tel: +27841 280 775  
Email: info@stps.com.za

Reference: 3134 & 3135 S

Date: 05 December 2025

### ERVEN 3134 & 3135 SWAKOPMUND EXTENSION 9:

CONSOLIDATION OF ERVEN 3134 AND 3135 SWAKOPMUND EXTENSION 9 INTO CONSOLIDATED PORTION A; AND SUBSEQUENT REZONING OF ERVEN 3134 AND 3135 (CONSOLIDATED PORTION A) SWAKOPMUND EXTENSION 9 FROM "SINGLE RESIDENTIAL" (1:900m<sup>2</sup>) TO "GENERAL RESIDENTIAL 1" (1:250m<sup>2</sup>) TO PERMIT FLATS, APARTMENTS AND OR TOWNHOUSES.

### RESPONSE TO OBJECTIONS

During the public notification period, one objection was received from the owner of Erf 3136 Swakopmund Extension 9, who raised several concerns regarding the proposed consolidation and rezoning of Erven 3134 and 3135. The concerns raised have been carefully reviewed and the response to the objections/comments received are discussed and addressed in the following sections:

#### 1. Character of the Area

The objection highlights that the surrounding neighbourhood consist of single residential properties and expresses concern regarding incompatibility with the existing character of the area.

It is important to note that the proposed rezoning to General Residential 1 is sought out to permit a medium density (1:250m<sup>2</sup>) residential development. The proposed development will be limited to a maximum of 8 residential units, designed at a scale that is compatible with the surrounding areas predominantly residential character. Additionally, the development on-site will be subject to building plans approval by municipal staff in line with the restrictions of the General Residential 1 zone parameter and all the aesthetics requirements of the area, ensuring that it will be compatible in scale, form and design with its surroundings.

It should further be noted that the proposed density of 1:250m<sup>2</sup> is consistent with other general residential zoned erven in Swakopmund Extension 9, which all have a density of 1:250m<sup>2</sup>. It is worth further noting that higher density residential infill developments generally promote compact urban form and diversity in housing typologies in line with the recommendations of the Swakopmund Urban Structure Plan. Moreover, with the ever-growing demand for housing due to urbanisation and the mismatched available, suitable and serviced land in Swakopmund, high density residential developments are needed and desirable in combating the low supply of housing in the housing market, especially in well situated neighbourhoods such as Swakopmund Extension 9.

## II. Traffic Flow

The objection raises concern about increased traffic on Monotoka Street

Small scale general residential developments generate incremental rather than significant increases in traffic volumes. Therefore, the proposed development is not expected to generate significantly more traffic in the area. The site is situated along Zypressen/Monotoka Street (20m), which is wide enough to accommodate residential traffic and is considered suitable to provide safe and easy access to the site.

Moreover, all parking and access to and from the site will be indicated on the building plans and will be evaluated in terms of the Swakopmund Zoning Scheme requirements and development parameters for the proposed General Residential 1 land use zone to the satisfaction of the Local Authority.

## III. Privacy Concerns

The objector expressed concern about potential overlooking. It should be noted that the intended development comprises of multiple two (2) storey residential units, which is the same height as majority of the surrounding developments.

Considering that the development of the site will be residential in its nature, at a suitable height and in accordance with the provisions of the Town Planning Scheme, it is unlikely to create a visual intrusion, nor will it result in any loss of privacy to neighbouring properties. It is also important to note that the Swakopmund Zoning Scheme requires that a building line of 3 metres from any rear or side boundary be complied with in terms of the General Residential 1 zone, further protecting the privacy of neighbouring owners. The proposed land use can therefore be regarded as ideally suited for this area and would not have a negative impact on the privacy of surrounding residents.

## IV. Peaceful Enjoyment and Neighbourhood Amenity.

The concern that increased occupancy could affect the tranquil nature of the area is acknowledged. However, the proposed development is residential in nature and does not introduce high intensity land use or commercial activities that may be disruptive to the serenity of the area.

The General Residential 1 zoning supports normal residential living, is compatible with suburban neighbourhoods and generally has no negative effect on the residential amenity.

## V. Property Values

There is no local, national or international evidence that shows that higher density residential units devalue lower density residential properties values.

Small scale higher density residential developments are a common housing typology within predominantly single residential suburbs throughout Swakopmund, where the high-density residential units have not caused a devaluation of property values.

On the contrary, well designed infill developments enhance neighbourhood quality and can contribute positively to long-term investment confidence. Consequently, property values are

unlikely to decrease but rather increase in the immediate area if development continues and should not be a cause of concern.

#### VI. Infrastructure capacity

The objection notes concern regarding sewer, water, and waste removal.

The development on-site will be residential and is therefore not expected to have major negative impacts on the services and infrastructure in the area. The sewer and water concerns are noted; however, they remain an engineering issue to be considered by Municipal engineering staff when reviewing the application.

Any new additions, alterations, and/or relocation of services will be the responsibility of the owner to the satisfaction of the Local Authority and Erongo RED. The increase in the use of services will be compensated through payment of Compensation/Betterment Fees by the owner to the Local Authority, which is responsible for allocating the fees to the maintenance and upgrading of services in Swakopmund. There will also be an increase in municipal service charges and revenue generation for the Local Authority.

#### VII. Resident Safety and Comfort

The objection raised concerns regarding safety and comfort due to a perceived increase in activity and movement.

The proposed development intends to provide permanent residential accommodation, which is consistent with a stable and safe suburban environment. Contrary to concerns that the proposed development will negatively impact the safety and comfort and overall residential experience of the area, the proposed residential units act as the "eyes and ears" of the neighbourhood and will therefore help improve safety and security in the local area.

#### VIII. Prior Consent for a Single Residential House

The objector notes that they previously consented to a building line relaxation for the development of a single residential house on Erf 3135 and states that the current application is a significant deviation from what was originally presented to them and that they do not consent to the rezoning. It is important to clarify that building line relaxation consent by neighbours does not bind or limit a property owners future statutory right to apply for rezoning or consolidation in terms of the Urban and Regional Planning Act.

Furthermore, the relaxation of boundaries/ building lines is an entirely separate process. It is a special application that forms part of the building plan approval process. Should it arise that the rezoning application is formally approved, the applicant will have to formally obtain written agreement or comments from all adjoining neighbours. Thereafter, the applicant for building line relaxation with the said agreements /comments will be submitted to Council for consideration. Therefore, for the purposes of this application, the above-mentioned factor is not relevant.

**IX. Comparison to Existing Flats**

The objector argues that the Municipality has designated specific areas for higher-density projects. While this is true, the Swakopmund Zoning Scheme and the Urban and Regional Planning Act both make provision for property owners to apply for consolidation and rezoning where development potential, land use compatibility and urban growth considerations justify it. Each planning application is evaluated on its own merits and alignment with Municipality's strategic growth objectives. Although the proposed development is higher density, it is modest and does not conflict with the residential nature of the surrounding area.

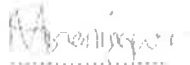
It should be noted that Erven 3134 and 3135 Swakopmund Extension 9 are situated in an area marked as H2 in terms of the Swakopmund Urban Structure Plan. The H2 zone comprises of existing residential areas identified for the promotion of densification, intensification and urban infill to curb urban sprawl and encourage more compact urban form (p.118, SUSP. 2020 – 2040). Therefore, the proposed generally aligns with Swakopmund Municipal Council policies and standard planning practices.

**CONCLUSION**

The aforementioned objections have been thoroughly considered based on planning merit, statutory provisions, alignment with Council policy, services capacity and compatibility with the surrounding environment. The proposed consolidation and rezoning:

- Is consistent with the Swakopmund Zoning Scheme;
- It generally aligns with the strategic objectives of the Swakopmund Structure Plan;
- Promotes efficient utilisation of land;
- Is compatible with the surrounding residential environment; and
- Does not compromise municipal services, privacy, safety or neighbourhood character.

Taking into consideration the above, Councils favourable consideration for this consolidation and rezoning application is requested.



**Mbute Shaningwa**

Town and Regional Planning Officer

 **STEWART PLANNING**  
TOWN & REGIONAL PLANNERS

Tel: +264 64 280 770 | Email: [mbute@stewartplanning.com.na](mailto:mbute@stewartplanning.com.na)

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STEWART PLANNING  
PROPERTY SERVICES

**OBJECTION FORM**

**CONSOLIDATION AND REZONING OF ERVEN 3134 AND 3135 SWAKOPMUND EXTENSION 9**

Name: Fransie Gregory

Address: 3136 40 Monstaka and Zypressen str

Telephone: 0811227490

I, the owner of Erf/Erven ...3136...

Do not object to

Object to

the consolidation and rezoning of Erven 3134 and 3135 Swakopmund Extension 9

If **objecting**, please state your reason(s):

*Attached please find my objection mail with the following reasons*

Signature: *Fransie Gregory*

Date: 6 November 2025

*Kindly take note that comments should reach me by 07 November 2025*



**Objection to the Proposed Consolidation and Rezoning of Erven 3134 & 3135**

Date: 6 November 2025

To:

Chief Executive Officer  
Swakopmund Municipality  
Urban Planning & Building Control Department

From:

Fransina Catharina Elisabeth Gregory  
Erf 3136, Ocean View Extension 9  
Corner of Monoloka & Zypressen Street

Dear Sir or Madam,

I, Fransina Catharina Elisabeth Gregory, the registered owner of Erf 3136, Ocean View, hereby formally object to the proposed consolidation and rezoning of Erven 3134 and 3135, as advertised on 17 October 2025.

**My objection is based on the following grounds:**

**1. Incompatibility With the Character of the Area**

The surrounding neighbourhood consists entirely of single-residential homes. Introducing flats or multi-unit dwellings would not be in harmony with the existing urban character or intended development pattern of the area.

**2. Increased Traffic Flow**

While I cannot make assumptions, multi-unit developments naturally produce more vehicle movement than single-family homes. Monotoka Street was not designed for higher-density traffic.

**3. Potential Parking Pressure**

Higher-density developments typically require more parking bays. Additional parking demand could place pressure on a street that was not designed for such use.

**4. Impact on Privacy**

Flats or multi-storey dwellings may overlook neighbouring yards, reducing long-standing residential privacy.

**5. Reduced Peaceful Enjoyment of Neighbouring Homes**

Low-density residential areas offer a quieter environment. Increased occupancy on a single erf may alter this peaceful character.

**6. Impact on Property Values**

Changes in land use intensity and neighbourhood character may affect property values for existing single-residential properties.

**7. Service Capacity Considerations**

While I cannot comment on technical details, any increase in residential density should carefully consider sewage, water, and waste removal capacity.

**8. Resident Safety and Comfort**

An increase in activity, movement, and occupancy on one erf may influence neighbour comfort, safety, and the overall residential experience.

---

**9. Previous Consent was for a Single Residential House Only**

On 25 August 2025, the draughtsperson/architect responsible for the development on Erf 3135 provided me with building plans for a single residential house and requested my signature for a building line relaxation to build closer to my boundary wall.

I agreed and signed only because the plans clearly showed a single-family home, consistent with the zoning and the character of Ocean View Extension 9.

I want to make it clear that I do not consent or support any proposal for flats, townhouses, or multi-unit dwellings. The current application for rezoning represents a significant deviation from what was originally presented to me, which showed a standard residential house only to later pursue rezoning for higher-density units.

**2. Municipality's Allocation of High-Density Development Areas**

The Swakopmund Municipality has already designated specific areas for medium- and high-density residential development, because those areas have the appropriate infrastructure, services, and road layouts to support such developments.

**Conclusion**

I respectfully request that the application for consolidation and rezoning of Erven 3134 and 3135 be declined, as it is inconsistent with:

I kindly request acknowledgement of this objection and notification of decisions regarding this application.

Sincerely,



Fransina Catharina Elisabeth Grogory  
fransiegrogory@gmail.com  
Erf 3136 – Ocean View Extension 9  
Corner of Monotoka & Zypressen Street

11.1.15

**APPLICATION FOR THE CONSENT TO OPERATE A RESIDENT OCCUPATION - HEALTH AND BEAUTY ON ERF 5634 SWAKOPMUND EXTENSION 17**

(C/M 2026/06/02 - E 5634)

**Ordinary Management Committee Meeting of 19 May 2026**, Addendum **8.12** page **58** refers.

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

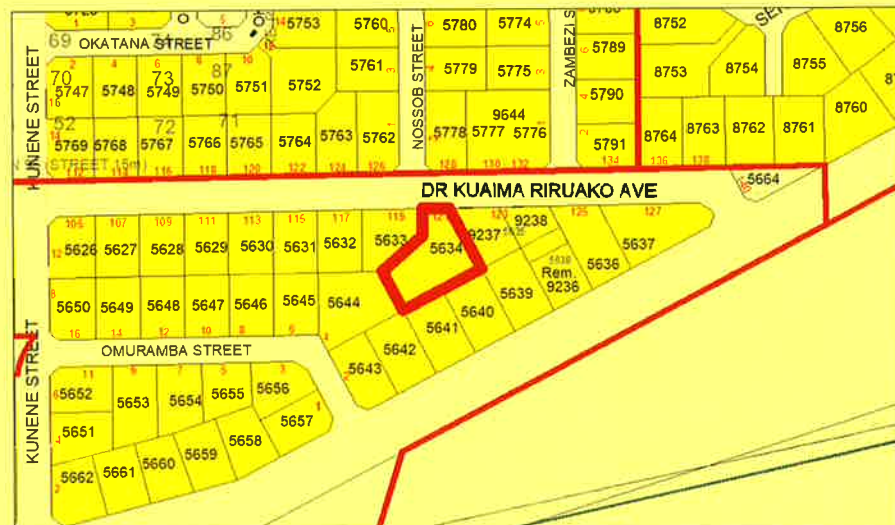
The purpose of this submission is for Council to consider the consent application to operate a Resident Occupation- Health and Beauty Service on Erf 5634, Swakopmund Extension 17.

**2. Introduction and Background**

An application for the consent to operate a resident occupation - health and beauty service on Erf 5634, Swakopmund Extension 17, was received by the Town Planning Department from the owner. The application is attached as **Annexure A**.

**3. Zoning, Locality and Size**

Erf 5634, Swakopmund is zoned "*single residential*" with a density of 1 dwelling per 600m<sup>2</sup> and is located in Swakopmund Extension 17. Erf 5634, Swakopmund is located along Dr Kuaima Riruako Street.

**4. Advertisement**

The intention to apply for consent to operate a resident occupation for a health and beauty service on Erf 5634, Swakopmund Extension 17 was advertised on the 20<sup>th</sup> and 27<sup>th</sup> February 2026, in the Namib Times, Notice No. 11/2026. A notice was further placed on-site, and adjoining property owners were consulted for their comments. The closing date for objections was the 13<sup>th</sup> March 2026. One objection was received from the owners of Erf 5778, Swakopmund Extension 17. In light of this objection, the application is submitted to the Council for consideration. See **Annexure B**.

## 5. Proposal

It is the intention of the applicant to operate a resident occupation- health and beauty service from Erf 5634, Swakopmund Extension 17, on the space highlighted in **Annexure D**. The applicant will be the only employee, and the service will be offered strictly by appointment, one client at a time. According to the applicant, there will be no walk-in clients, no retail activity, and no industrial, salon-type of service offered. The service on offer is therefore low impact.

## 6. Discussion

### 6.1 Objection

The objectors cited the following reasons as grounds for objection:

The objector stated that they purchased their home in an area that they believed was purely registered as residential and that they would not have invested into it if the area was industrial or a business area. The objector is also of the opinion that the nature of the business applied for always increases traffic which results in noise and a reduction in their property value. Lastly, the objector expressed that when they are in Swakopmund, they wish to rest and not be disturbed by delivery trucks, day visitors and traffic.

### 6.2 Applicant's response

The applicant provided the following mitigation measures regarding the applicant's concerns:

The applicant responded to the objector's concerns. The applicant stated that the service to be offered is niche and will only be offered by the applicant who is a specialist in Mesoject therapy, the applicant also reiterated the nature of the service as detailed above. The applicant further noted that the service will be provided strictly by appointment, deeming it as quiet and private operations without a significant traffic inconvenience. Additionally, clients will be provided with a secure on-sit parking. The applicant also stated that deliveries and product restocking will be taking place once a month through a private delivery service from South Africa.

Lastly, the applicant stated that operations will be managed carefully to ensure that there is no disturbance to the area and have expressed the sentiments of the objector, about the investments made in the area, due to its quiet and peaceful character. They stated that they have no intention of causing an inconvenience or disruption in the community.

### 6.3 Evaluation

The resident occupation policy was established to facilitate the operation of small-scale businesses from home by consent use in line with the Swakopmund Zoning Scheme. These businesses are operated from only one third of the floor area of the respective dwelling house. The operations may not retract from the residential nature of an area. Additionally, Council always ensures that residential characters maintained by imposing approval conditions which must be always adhered to and failure to comply may result in the cancelation of the consent approval.

The objector's perception is an extent speculative because some of the comments cannot be proven, particularly those relating to the reduction in property value and noise. Council's approval conditions in addition to the mitigation measures provided by the applicant will alleviate the concerns of the objector and should the applicant transgress, then Council may opt for the cancellation of the consent approval.

Given the nation's employment statistics, it is essential that applications of this nature where people are creating opportunities for themselves within the legal framework are favourably considered. The nature of the proposed resident occupation is also compatible to residential character of the area. The application can therefore be supported.

## **7. Conclusion**

It is suggested that Council considers the application by the owner of Erf 5634, Swakopmund Extension 17 for the operation of a resident occupation - health and beauty service on Erf 5634, Swakopmund, Extension 17.

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

#### **RECOMMENDED:**

- (a) **That consent to operate a resident occupation- health and beauty service on Erf 5634, Swakopmund, Extension 17 be granted subject to the following conditions:**
- ***That Che Health Nam registers with the Health Services and Solid Waste Management and that the standard Health Regulations will apply.***
  - ***That Council reserves the right, to cancel a consent use should there be valid complaints.***
  - ***That the applicant must operate within the Swakopmund Zoning Scheme regulations.***
  - ***That consent is not transferable.***
  - ***That sufficient parking will be provided on the premises.***
  - ***That no on street parking will be tolerated.***
  - ***That the resident occupation shall be confined to one third of the total floor area of the said dwelling.***
  - ***That the resident occupation may only employ up to two full-time employees***
- (b) **That the objector 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



+264 64 410 4500 | swkmmun@swakmun.com.na | P O Box 53, Swakopmund, Namibia

Enquiries: **Alfred Ndiweteko** ☎ : +264 64 410 4517 andiweteko@swkmmun.com.na

## APPLICATION FOR BUSINESS REGISTRATION

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

NAME OF BUSINESS : Che Health Nam  
 NAME OF OWNER : Chene' de Vos (Chene' van der Walt)  
 NAME OF MANAGER : Jakobus van der Walt  
 BUSINESS ADDRESS : PO BOX: 4716, SWK TELEPHONE:                       
 TOWN : Swakopmund MOBILE: 081 101 8942  
 E.MAIL ADDRESS : sales@chehealth.co.za  
 ADDRESS OF BUSINESS : NO 5634, Dr. Kwana Kwana STREET  
 ERF NO : 5634

## A. TYPE OF REGISTRATION REQUIRED:

Restaurant & Take Away	Manufacturing / Production	Educational Institution	Entertainment
General Dealer	Child Care	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>Cosmetic &amp; Beauty Spa / Aesthetic Clinic</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

Jakobus van der Walt  
 NAME (owner of property) (Please print)

[Signature]  
 SIGNATURE (owner of property)

[Signature]  
 SIGNATURE OF APPLICANT

12/01/2026  
 DATE



MOTIVATION FROM CHE HEALTH

TUE 12/09/2025 10:14 AM

Good day Neighbours,

Thank you for reaching out and for raising these important points. We completely understand the need for clarity before consent is given.

As this is a new venture, I would like to assure you that I will be the only practitioner operating, specifically trained and qualified in Mesojet therapy needleless injections. No additional staff or therapists will be employed, and services will operate strictly by appointment only, with one client at a time during working hours.

Clients will have access to secure parking inside the yard, and operations will be managed carefully to ensure that there is no disturbance to the neighbourhood.

Regarding deliveries, product restocking will take place approximately once a month through a private delivery service importing directly from South Africa.

We appreciate and respect that this is a well-maintained and peaceful neighbourhood — one of the reasons we invested here. To clarify further, this is not a beauty salon with walk-in clients for nails or hair. Appointments will be private and controlled.

We are more than willing to meet the requirements for obtaining a fitness certificate, as we have no intention of causing inconvenience or disruption within the community.

Signage, if required, will be minimalistic and tastefully designed to align with the aesthetic of Kramersdorf.

We trust that this letter addresses your concerns, and we remain open to communication. Please feel free to contact me directly should you require any further information or clarification.

Wishing you all a blessed week ahead

Chene  
081707 8942

CALLED TELEPHONICALLY ON 08/01/2026

We reached out to Mr. Thomas to obtain feedback on our responses and to further explain the nature of our services, after he had raised his initial objections.

**ANNEXURE B**

Erf 5778:

*OBJECTION:*

On Wed, Dec 3, 2025 at 6:07 PM Hoodia Desert Lodge <[management@hoodiadesertlodge.com](mailto:management@hoodiadesertlodge.com)> wrote:

*Hi Charmain*

Our apologies for replying so late but we are just back from our holidays

Please note that we *Thomas & Henreza Becker*, the owners of **Nossob Street 2/Erf 5778** will not give permission/consent to operate as described!

**Reasons:**

- The area is purely registered as residential and as such we purchased it. We would have not invested/build our house in an industrial/business area!
- That kind of businesses always increase traffic and therefore noise!
- Such businesses decrease the value of our residential area due to point above.
- When in Swakopmund, we wish to rest and not to be bothered by delivery trucks, day visitors and traffic.

**Kind Regards**

*Thomas & Henreza Becker*

## RESPONSE

Dear Mr. and Mrs. Becker,

Thank you for your response and for sharing your concerns regarding the proposed home-based practice.

We fully understand and respect your preference for maintaining the residential character, peace, and value of the neighbourhood. These are also very important factors to us, and they were among the main reasons we chose to invest and live in this area.

We would like to reiterate that the practice is designed to be very low impact. It will be operated solely by myself, with strictly one client at a time and by appointment only. There will be no staff, no walk-in clients, no retail activity, and no industrial or salon-type services. The nature of the treatments is quiet, private, and similar in scale to other home-based professional services.

Client parking will be inside the property, and product deliveries will be infrequent, approximately once a month, via a small private courier vehicle. No signage or only minimal, discreet signage will be used, subject to municipal requirements.

Our intention is not to create a commercial environment, but rather a small, professional home-based practice that operates quietly and respectfully within the residential setting.

We truly value good neighbourly relationships and remain open to any reasonable conditions that would help address your concerns and ensure minimal impact on the area.

Thank you again for your time and consideration.

Kind regards  
Chene  
081 707 8942



Sherreez Martin

5633

08 11 22 22 22

sherreez.martin@gmail.com

Health Clinic (wellness clinic) Health /Aesthetic/Beauty/ Fitness/  
5634 Chere De Vos

X



SHERREEZ MARTIN

12 | 01 | 26

+ 264 811 22 22 22

SD VAN WYK

5642

Dune View Avenue  
PO Box 1673, Swakopmund  
0811276005

cosmetic and beauty spa

5634

X

*[Signature]*  
Van Wyk

*[Signature]*

STEPHANUS DANIEL VAN WYK 3/10/25

0811276005

Hannek Rucenawati 5641

5641 Duneside rd, Kilmacsdort

081152 7300

hannek.rucenawati@gmail.com

Cosmetic & Beauty Spa

5641 5634 Charmelle de Reef

✓



Signature of Owner



Hannek Rucenawati 08/06/2026

081152 7300

M. D. MAREE 5640  
 SIDE  
 DUNE AVENUE, KRANERSDORP.  
 P.O. Box 1493, SWAKOPMUND.  
 +264 81 668 6875.  
 mdmaree@iway.na.

COSMETIC & BEAUTY SPA

By Messrs CHENE & J.V.D. WALT

Collaboration

Signature of Owner

Collection

Signature of Owner

(Please start wherever is applicable in the block)

If you have objections, please state them below

Objections:

---



---



---

MICHAEL DAVID MAREE

20-11-2025

+264 81 668 6875

JC van Wyk

5639

DUNESIDE AVENUE  
Box 86575 EROS  
0811249183

j.van.wyk@nampower.com.na

FITNESS CERTIFICATION

5634

CHENE (CHE HEALTH NAMIBIA)  
DE VOS

✓



Signature: Chene de Vos

n/a



Johannes Christiaan  
Van Wyk

09/01/2026

0811249283



MUNICIPALITY OF SWAKOPMUND  
DEPARTMENT OF ENGINEERING & PLANNING SERVICES



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

Izak R Vermeulen the owner of lot 5762

Street Address	5762 Nossob str, Kammersdorf
Postal Address	
Tel. No.	081 3380862
E-mail Address	izakvermeulen@gmail.com

Am I aware that an application for a **Cosmetic & Beauty Spa**

is for **5634** By: Messrs **Charmaine le Roux** (applicant)

located at the Municipality of Swakopmund and have the following to recommend:

No objection

*[Signature]*  
Signature of Owner

Objection

Signature of Owner

(Please mark whichever is applicable in the box.)

oppose the proposed consent use

If you have an objection, please stipulate your reasons/remarks below:

Remarks/reasons

*[Signature]*

Izak Roelof Vermeulen

18/11/2025

SIGNATURE

FULL NAME

DATE

Contact Details Tel. No. / Cell No.:

081 3380862

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



## **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, erection of buildings and use of land, details of which are obtainable from the General Manager: Engineering & Planning Services.

1. Erf 5857, Swakopmund Extension 10 (Einstein Street): Special consent to operate an Administrative Office.
2. Erf 5857, Swakopmund Extension 10 (Einstein Street): Special consent to operate an Administrative Office.
3. Erf 1779, Matutura Extension 9 (c/o Martha Kalekele & Aune Kandombo Street): Special consent for a Resident Occupation – Administrative Office.
4. Erf 4170, Mondesa Extension 10 (No. 5 Pauline Nashilundo Street): Special consent for a Resident Occupation – Administrative Office.
5. Erf 5634, Swakopmund Extension 17 (No. 121 Dr Kuaima Riruako Avenue): Special consent for a Resident Occupation – Health & Beauty.
6. Erf 458, Matutura Extension 1 (Marjoram Street): Special consent for a Resident Occupation – Administrative Office.

Contact Person: Mr. J. Heita (Manager: Town Planning)

Tel: +264 (64) 4104403

# MUNICIPALITY OF SWAKOPMUND

## ADVERTISEMENT COSTS

Engineering/Corporate Services : S Bruwer - B Ramos Viegas -	
M Sheehama - A Uushona - N Kandjengo - J Batley	
ACC. NAME: <u>Che Health Nam</u>	<b>Account No:</b>
	<u>01000067298</u>
ADDRESS: <u>Box 4716</u>	Erf No: <u>5634</u>
<u>SWAKOPMUND</u>	<u>SWAKOPMUND</u>
	Date: <u>11/02/2026</u>
Contact: <u>Mrs Cheryl Underholt (ckk Vos)</u>	Amount: <u>N\$ 500.00</u>
Tel: <u>081 707 8942</u>	

O F F I C E   U S E   O N L Y

Financial Services - Ms EJ LOCH	
M/A: <b>90 000 000 234</b>	<b>CASHIER</b>
	Receipt No:
LEVIES:	<u>456729</u>
Ref No: PN	Date:
Ref No: PN	<div style="border: 1px solid black; padding: 5px; text-align: center;"> MUNICIPALITY OF SWAKOPMUND  11 FEB 2026  FINANCE  CASHIER  SWAKOPMUND </div>
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Ref No: PN	
Ref No: PN	
Balance:	
Acc No:	

11 FEB 2026  
FINANCE  
CASHIER  
SWAKOPMUND



MUNICIPALITY OF CHAMORRO AND  
DEPARTMENT OF ENGINEERING & PLANNING SERVICES

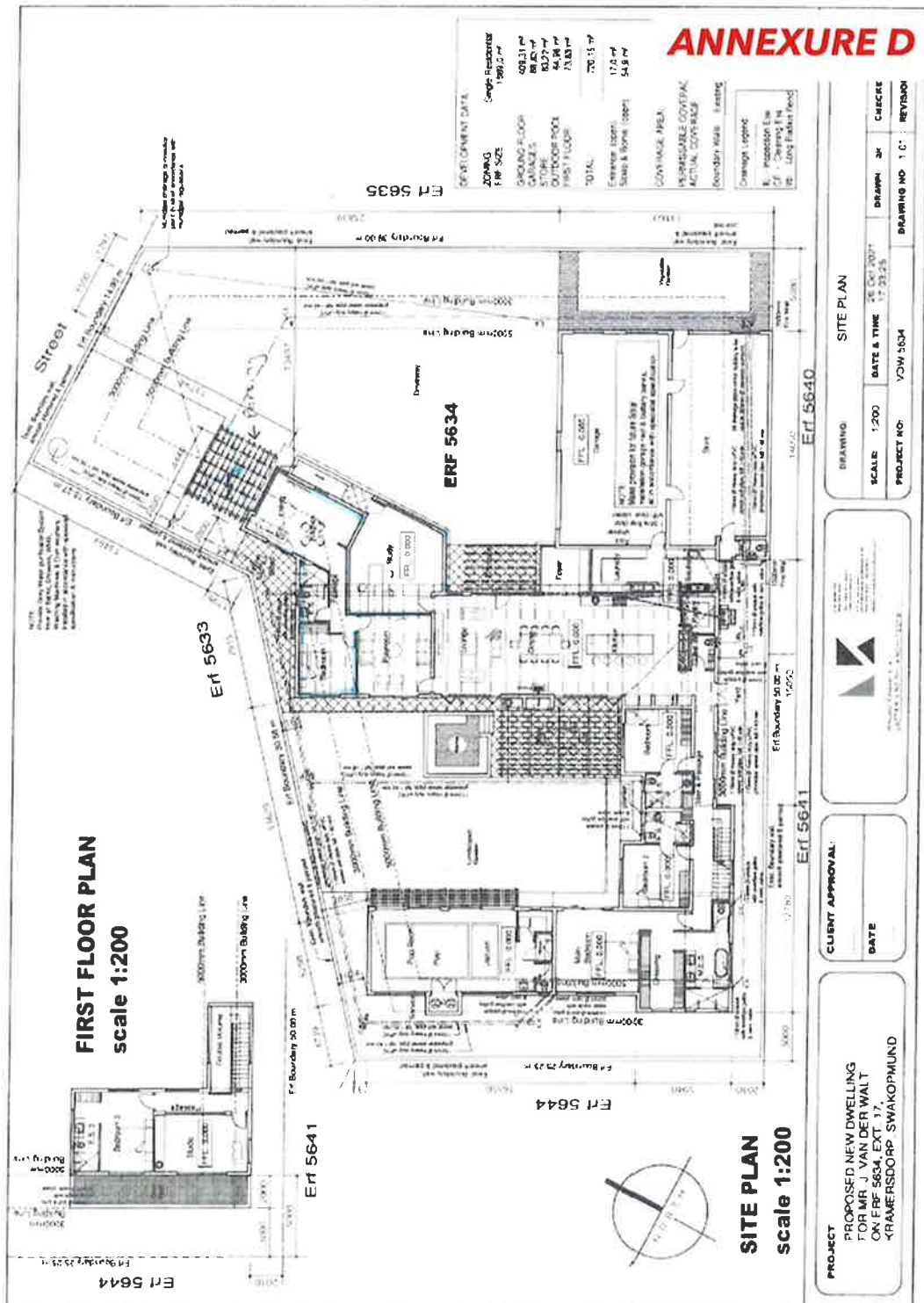
1000

PAYMENT FOR TOWN PLANNING APPLICATION FEES

Item	Rate	Amount	Total
Application Fee	\$100.00	100.00	100.00
Review Fee	\$200.00	200.00	300.00
Plan Fee	\$500.00	500.00	800.00
Other Fees			
<b>Total</b>			<b>800.00</b>

Prepared by: J. Paul King      Approved by: J. Paul King

DATE: 05/20/2026  
DENCO  
456727, 456728



**ANNEXURE D**

**FIRST FLOOR PLAN**  
scale 1:200

**SITE PLAN**  
scale 1:200

**PROJECT**  
PROPOSED NEW DWELLING  
FOR MR. J. VAN DER WALT  
ON FRF 5634, EXT. 17,  
FRAMERSDORP, SWAKOPMUND

**CUSTOMER APPROVAL:**  
DATE

**DRAWING** SITE PLAN  
SCALE: 1:200 DATE & TIME: 17/01/23  
PROJECT NO.: YOW 5634 DRAWING NO.: 3K  
DRAWING NO.: 1 C REVISION:

11.1.16 **INVITATION NAMIBIA FISHERIES AND CORPORATE EXPO FUNDRAISING GALA DINNER**  
(C/M 2026/06/02 - 3/15/1/1)

**Ordinary Management Committee Meeting of 19 May 2026**, Addendum **8.17** page **87** refers.

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

**1. INTRODUCTION**

The purpose of this submission is to request for approval for participation at the Namibia Fisheries and Corporate Expo to be hosted on **29 May 2026** in Walvisbay.

**2. BACKGROUND AND DISCUSSION**

The Mayor has been invited to attend this prestigious event as a Guest of Honour. The event is scheduled to take place on **29 May 2026** and will bring together key stakeholders from the fisheries sector, business community, and government institutions.

In line with the invitation, provision has been made for the purchase of a VIP table accommodating ten (**10**) guests at a total cost of **N\$10,000.00**, equivalent to **N\$1,000.00** per person. This package presents an opportunity for the Municipality of Swakopmund to be visibly represented at a national platform that promotes economic development, food security, and industry growth.

Attendance at this event is of strategic importance, as it aligns with Council's objectives of supporting local industries, promoting sustainable livelihoods, and strengthening partnerships with national institutions involved in economic development. Furthermore, it offers an opportunity to showcase Swakopmund as a coastal hub with strong ties to the fishing and tourism sectors.

**3. FINANCIAL IMPACT**

Below is a summary of the potential financial implications this may have for the Council. The cost of Council is as follow:

<b>Item</b>	<b>Number Of Participants</b>	<b>Cost N\$</b>
	<i>Ten (10)</i>	<b>N\$1,000.00</b>
<b>TOTAL</b>		<b>N\$10,000.00</b>

It is therefore recommended that Council approves the Mayor's attendance as Guest of Honour and the procurement of a VIP table for ten (**10**) attendees at a total cost of **N\$10,000.00** for the Councillors attend. Below is a summary of the potential financial implications this may have for the Council.

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

**RECOMMENDED:**

- (a) That Management Committee approves the participation of Council at the Namibia Fisheries and Corporate Expo Mayoral Fundraising Gala Expo to be hosted on 29 May 2026 in Walvisbay.
- (b) That the following estimated expenditure for expenses be approved.

<i>Item</i>	<i>Number Of Participants</i>	<i>Cost N\$</i>
	<i>Ten (10)</i>	<i>N\$1,000.00</i>
<b>TOTAL</b>		<b>N\$10,000.00</b>

- (c) That the amount to be pledged be determined at the meeting.
- (d) That the expenses to the value of N\$10,000.00 be defrayed from the Conference Vote 101015505500 where N\$23,636.93 is available.
-

11.1.17

**REQUEST FOR SPONSORSHIP SUPPORT - WAIVER OF STADIUM RENTAL FEES FOR THE HAMUKUAYA FAMILY UNDER-17 SOCCER AND NETBALL CHARITY CUP**

(C/M 2026/06/02 - 15/2/2/1/1)

**Ordinary Management Committee Meeting of 19 May 2026**, Addendum **8.18** page **89** refers.

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

**1. INTRODUCTION**

Attached hereto is correspondence from Mrs. L. Hamukuaya, acting on behalf of the Hamukuaya Family, requesting sponsorship support in the form of a waiver of stadium rental fees for the hosting of the Hamukuaya Family Under-17 Soccer and Netball Charity Cup.

The initiative is a community-based youth sports programme designed to promote youth development, healthy lifestyles, and hygiene awareness among learners in Swakopmund.

**2. BACKGROUND**

In 2024, the Hamukuaya Family established the Hamukuaya Family Charity Cup, an annual non-profit sports tournament involving learners from Swakopmund Secondary School, Matura Secondary School, and Atlantic Junior Secondary School.

The primary objective of the tournament is to encourage physical activity, teamwork, discipline, and hygiene awareness among young learners. As part of the initiative, the host school receives sanitary and hygiene products valued at N\$2,000, which are distributed to learners to support their health and overall well-being.

All tournament-related costs, including trophies, medals, and cash prizes for participating teams, are fully sponsored by the Hamukuaya Family, ensuring that no school is excluded due to financial constraints.

**3. PROPOSAL**

The successful hosting of the tournament requires the use of a municipal sport facilities. However, the current stadium rental fees place a significant financial burden on the Hamukuaya Family, who independently funds the initiative.

Against this background, the Hamukuaya Family respectfully requests Council to consider providing sponsorship support through the waiver of stadium rental fees for the use of Mondesa Stadium to host the Under-17 Soccer and Netball Charity Cup.

**4. DISCUSSION**

The initiative makes a meaningful contribution to youth development, community cohesion, and social well-being within Swakopmund. By offering a structured sporting platform combined with hygiene awareness, the tournament addresses both the physical and social development needs of young people.

Furthermore, the participating schools are registered contributors to the Municipality through their annual membership fees, which further substantiates the reasonableness of the request. Granting the waiver would significantly reduce the financial burden associated with hosting the event and enhance its sustainability as an annual community initiative.

Economic Development Services fully supports the initiative, as it aligns with Council's mandate to promote youth development, sport, health awareness, and social welfare. Community-driven initiatives of this nature foster positive youth engagement, mitigate social risks, and contribute to long-term community resilience.

## **5. CONCLUSION**

Council's support through the waiver of stadium rental fees will enable the continued success of the Hamukuaya Family Charity Cup and strengthen community-led efforts aimed at youth empowerment and development in Swakopmund.

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

#### **RECOMMENDED:**

- (a) That the Sponsorship Committee notes the request submitted by the Hamukuaya Family for sponsorship support through a waiver of stadium rental fees.**
  - (b) That the Sponsorship Committee approves the use of Mondesa Stadium free of charge for the hosting of the Hamukuaya Family Under-17 Soccer and Netball Charity Cup.**
  - (c) That such support is granted in recognition of the initiative's positive contribution to youth development, health promotion, and overall community well-being.**
  - (d) That Council encourages ongoing collaboration with community-based initiatives that advance sport, youth empowerment, and social development within Swakopmund.**
-

11.1.18

**SUBDIVISION OF PORTION 5 OF THE FARM ALT NONIDAS NO.167, SWAKOPMUND, INTO PORTION A AND REMAINDER, AND SUBSEQUENT REZONING OF THE PROPOSED PORTION A FROM "SPECIAL" FOR THE PURPOSE OF MOTOR GARAGE & AGRICULTURE TO "SPECIAL" FOR THE PURPOSE OF MOTOR GARAGE, WORKSHOP & SERVICE INDUSTRY**

(C/M 2026/06/02 - PTN 5 of Farm Alt Nonidas No. 167)

**Ordinary Management Committee Meeting of 19 May 2026**, Addendum **8.19** page **91** refers.

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

**1. Purpose**

The purpose of this submission is for the Council to consider the application for the subdivision of Portion 5 of the farm Alt Nonidas No.167, Swakopmund, into portion A and remainder, and the subsequent rezoning of the proposed Portion A , 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**

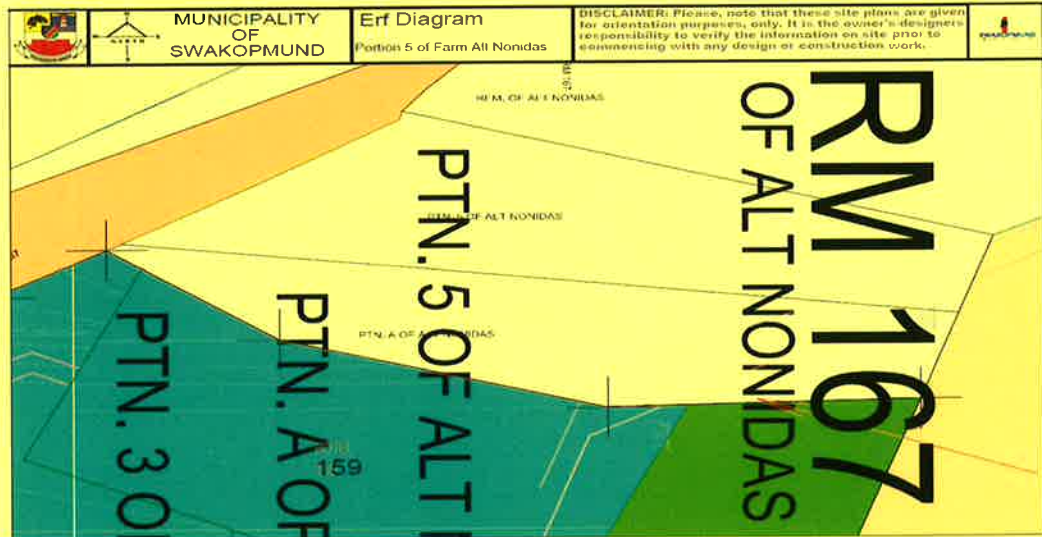
An application for the subdivision of Portion 5 of the Farm Alt Nonidas No.167, Swakopmund into Portion A and Remainder and subsequent rezoning of Portion A from "special" for the purpose of motor garage & agriculture to "special" for the purpose of motor garage, workshop and service industry, was received by the Town Planning Department, from Van Der Westhuizen Town Planning & Properties on behalf of the registered owners the trustees for the time being of the portion 5 of Alt Nonidas Trust. The application is attached as **Annexure A.**

**3. Ownership**

Ownership of Portion 5 of the Farm Alt Nonidas No. 167, Swakopmund, is held in the Deeds of Transfers T1750/2000 and vests in The Trustees for the Time being of the Portion 5 of Alt Nonidas. Proof of ownership has been attached together with the application.

**4. Zoning, Locality and Size**

Portion 5 of the Farm Alt Nonidas No. 167, Swakopmund is zoned "Special" as indicated in the figure below (no map). The portion measures 5.2735 ha in extent and situated within Smallholdings also known as Nonidas.



## 5. Access, parking and municipal services

Access to Portion 5 of the Farm Alt Nonidas No. 167, Swakopmund, is gained from the internal road network of the Swakopmund River plots situated at the Nonidas Turn-off. Access to both the proposed portion has been long in existence and shall remain unchanged after obtaining approval for the subdivision. However, a right of way servitude has been registered over Portion 5 in favour of another property. This servitude has with the planning of the areas to the west become absolute, as the said portion of land obtained new access point, thus the right of way servitude will have be cancelled. Parking for the proposed development will be provided as stipulated by the Swakopmund Zoning Scheme. The Erf is already connected to the bulk services network.

## 6. Public Notification

The neighbouring property owners have been consulted via registered mail for potential objections and comments on the proposed rezoning and subdivision. Also, advertisement was also placed in the Government Gazette Number 8783 on the 14 November 2025. Site notices were placed on the Portion and the Municipal Notice Board, and the last date of objection was the 28 November 2025. No objection was received.

## 7. Proposal

It is the intention of the registered owners to apply for the subdivision of Portion 5 of the Farm Alt Nonidas No. 167 into Portion A and Remainder. Furthermore, the proposed Portion A is being rezoned from "Special" (for the purposes of a motor garage and agriculture) to "Special" (for the purposes of a motor garage, workshop, and service industry). The purpose of the rezoning is to extend the rights attached to the current zoning to broaden the scope of operations to include a motor garage, workshop, and service industry.

The proposal is indicated in the table below:

<b>Proposed Portion Number</b>	<b>Area (M<sup>2</sup>)</b>	<b>Zoning</b>
<i>Remainder of Portion 5</i>	<i>2.1139 ha</i>	<i>Special</i>
<i>Portion A</i>	<i>3.1596 ha</i>	<i>Special</i>
<i>Total Ha</i>	<i>5.2735 ha</i>	<i>Special</i>

## 8. Evaluation

The application for the subdivision of Portion 5 of the Farm Alt Nonidas No. 167 into Portion A and a Remainder is supported, as it aligns with sound planning principles and promotes the efficient utilization of land.

The subdivision will enable a more functional and manageable land use arrangement without adversely affecting the surrounding area. Furthermore, the subdivision is in accordance with the provisions of the Swakopmund Zoning Scheme and complies with the requirements of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), which provides for the orderly subdivision and development of land.

The property is currently zoned "Special" for the purposes of a motor garage and agriculture. While the application proposes the rezoning of Portion A to "Special" for the purposes of a motor garage, workshop, and service industry, can be supported. Initially, there were restrictive land use conditions imposed in the Title Deed, which limit the permissible use of the land to agricultural only. These conditions were cancelled as per the endorsement in the Title Deed No. 1750/2000.

It is therefore recommended that the subdivision of Portion 5 of Farm Alt Nonidas No. 167 into Portion A and Remainder and subsequent rezoning of Portion A be approved, as it is considered appropriate and desirable, representing a logical and policy-compliant subdivision of land that supports orderly development without compromising existing planning or legal constraints.

## 9. Compensation Fees

The rezoning of Portion A from "Special" for the purpose of motor garage & agriculture to "Special" for the purpose of motor garage, workshop and service industry, is not subject to betterment fee, in terms of the national Betterment Fee Policy of 2009. However, the subdivision of Portion 5 of Farm Alt Nonidas No.167, Swakopmund into Portion A and Remainder is subject to an endowment fee of 7.5% of the market value of the newly created portion.

## 10. Title Deeds Conditions

The current title deed conditions registered against Portion 5 of Alt Nonidas No.167, Swakopmund should be cancelled, and the following conditions be registered against Portion A and the Remainder of Portion 5 of Alt Nonidas No.167:

- (a) *That the portions shall be used or occupied for the purposes which are in accordance with, and the use or occupation of the portion 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 shall be at least four times the municipal valuation of the Erf.*

**11. Conclusion**

The proposed subdivision and rezoning of portion 5 of the Farm Nonidas No.167, Swakopmund can be supported as it does not have any negative or detrimental impacts on the existing character and is in line with the Swakopmund Zoning Scheme.

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

- (a) That the subdivision of Portion 5 of Farm Alt Nonidas No. 167, Swakopmund, into portion A and Remainder be approved as per the table below:

<b>Portion Number</b>	<b>Size in Ha</b>	<b>Zoning</b>
<b>Portion A</b>	<b>3.1596 ha</b>	<b>Special</b>
<b>Rem/PTN 5</b>	<b>2.1139 ha</b>	<b>Special</b>
<b>Total</b>	<b>5.2735 ha</b>	<b>Special</b>

- (b) That the application for the rezoning of the proposed Portion A from "Special" for the purposes of a motor garage and Agriculture to "Special" for the purposes of a motor garage, workshop, and service industry be approved.
- (c) That the restrictive conditions registered against Portion 5 be deleted.
- (d) That the following conditions be registered against Portion A and the Remainder Portion 5 of Farm Alt Nonidas No. 167, Swakopmund:
- (i) *That the portions shall be used or occupied for the purposes which are in accordance with, and the use or occupation of the portion shall at all times be subject to, the provisions of the Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018),*
- (ii) *The building value of the main building, excluding the outbuilding to be erected on the Erf shall be at least four times the municipal valuation of the Erf.*
- (e) That the subdivision of Portion 5 of Farm Alt Nonidas No. 167, Swakopmund be subject to an endowment fee of 7.5% as provided for in terms of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) as well as the Municipality of Swakopmund Property Policy,
- (f) That in terms of the Betterment Fee Policy of 2009 provisions, the rezoning of Portion A, from "Special" for the purposes of a motor garage and agriculture to "Special" for the purposes of a motor garage, workshop, and service industry is not subject to a betterment fee,
- (g) That required additional infrastructure resulting from the proposed development be for the account of the applicant and in accordance with the specifications of the General Manager: Engineering, Urban Development and Environmental Management.

- (h) **That no building plans inclusive of relaxation of building lines or aesthetics application be approved until proof of payment of the compensation (endowment) fee for the subdivision has been received by Council,**
  - (i) **That the applicant provides proof that the subdivision of Portion 5 of Farm Alt Nonidas No. 167, Swakopmund into Portion A and Remainder has been approved by the Minister of Urban and Rural Development and provide Council with approved diagrams to the Town Planning Department before any submission of building plans to the Engineering Services Department for approval.**
  - (j) **That the on-site parking requirements be as per the Swakopmund Zoning Scheme.**
-

**ANNEXURE A - APPLICATION**

22-03-01.Pt 5 Alt Nonidas No 167

18

TOWN PLANNING &amp; PROPERTIES

PO BOX 1542  
SWAKOPMUND - NAMIBIA

Chief Executive Officer  
Municipality of Swakopmund  
PO Box 53  
Swakopmund  
Namibia



26 January 2026

Dear Sir,

SUBDIVISION OF PORTION 5 OF THE FARM ALT NONIDAS NO. 167, SWAKOPMUND, INTO PORTION A AND REMAINDER; AND THE SUBSEQUENT REZONING OF PROPOSED PORTION A FROM "SPECIAL" FOR THE PURPOSE OF MOTOR GARAGE & AGRICULTURE TO "SPECIAL" FOR THE PURPOSE OF MOTOR GARAGE, WORKSHOP & SERVICE INDUSTRY

Van Der Westhuizen Town Planning & Properties cc has been appointed by THE TRUSTEES FOR THE TIME BEING OF THE PORTION 5 OF ALT NONIDAS TRUST, the registered owner of Portion 5 of The Farm Alt Nonidas No. 167, Swakopmund to undertake all necessary statutory steps for the

- SUBDIVISION OF PORTION 5 OF THE FARM ALT NONIDAS NO. 167, SWAKOPMUND, INTO PORTION A AND REMAINDER; AND
- THE SUBSEQUENT REZONING OF PROPOSED PORTION A FROM "SPECIAL" FOR THE PURPOSE OF MOTOR GARAGE & AGRICULTURE TO "SPECIAL" FOR THE PURPOSE OF MOTOR GARAGE, WORKSHOP & SERVICE INDUSTRY

Application is herewith made in terms of the Urban and Regional Planning Act of 2018 for the subdivision Portion 5 of The Farm Alt Nonidas No. 167, Swakopmund, into Portion 'A' and Remainder the subsequent rezoning of proposed Portion A to Special

**1. BACKGROUND**

Our client obtained the property in the year 2000 and has been continuously occupied and used the premises for residential and business-related uses, as per the current zoning. Currently Portion 5 accommodates various structures on the premises and it is now the intention of the client to split the property and use one part of the property for the uses to be applied for while the remaining extent will continue to be used for residential purposes.

With the approval and adoption of the Swakopmund Structure Plan certain areas along the river

plots were provided with the opportunity to further subdivide. In the past Council only allowed plots to be subdivided in to portion of no less than 10ha. This has subsequently been changed to 5ha for certain areas as identified in the Swakopmund Structure Plan. Portion 5 is located within the Zone B identified as Urban Agriculture (5ha). Note should be taken of the fact that Portion 5 is less than 10ha meaning that the subdivision of smaller portions is being applied for as per provision of the Structure Plan.

On Page 119 under B. Residential Estate with specific reference to **Restrictions** the following is indicated:

*“Strict restrictions should be put in place to restrict owners of these plots to further subdivide any smallholding if the minimum site requirement cannot be met. However, exemptions can be made for plots that accommodate two or more existing residential structures (main dwelling units) which were constructed with approved building plans prior to the adoption of this Structure Plan who wish to subdivide”.*

Council may also consider smaller plots provided that there are two or more existing residential buildings constructed with approved plans before the Structure plan came into operation. Our client meets all the requirements for Council's favourable consideration as per previous approvals within this area.

It is against this background that we formally apply for the subdivision of Portion 5 of The Farm Alt Nonidas No. 167 into Portion A and Remainder.

## 2. LOCALITY

Portion 5 of The Farm Alt Nonidas No. 167, Swakopmund, is located in directly west of the Nonidas Turnoff from the B2 Trunk Road leading to Windhoek (**Annexure A**). The area is well known for supporting motor vehicle workshops and service industry related uses that was practiced due to the zoning of the plots being 'Special' for the purpose of workshop and agriculture. Due to numerous subdivisions in the past the zoning has been carried over to the portions created, including Portion 5.

The plot is also located in an area identified by Structure Plan as an Activity Node (Q2) due to the various uses that have emanated from the area over the years. Most renowned was the Nonidas Garage that has operated as part of the property for many years. This area is also identified in the structure plan as a future CBD area and it is indicated that it will surpass the current CBD in future.

## 3. OWNERSHIP

Ownership of Portion 5 of The Farm Alt Nonidas No. 167 vests with THE TRUSTEES FOR THE TIME BEING OF THE PORTION 5 OF ALT NONIDAS TRUST (**Annexure B2**) by means of Deed of Transfer 1750/2000 as attached at **Annexure B1** to this document. Power of Attorneys for the proposed intentions were also given by the owner and is attached as '**Annexure B3**'.

## 4. INTENTION OF CLIENT AND PROPOSED SUBDIVISION

It is the intention of our client to have Portion 5 of the Farm Alt Nonidas No. 167 subdivided into Portion A and Remainder (**Annexure C1**). Both portions created through the subdivision will remain

in the trust

According to the Deed of Transfer (**Annexure B**) the property being subdivided measures approximately 5.2735ha in extent and is suitable for the intended subdivision. The intended subdivision is also in line with the requirements of the Swakopmund Structure Plan as approved and adopted by the Municipality of Swakopmund

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

Proposed Portions	Portion Sizes in ha
Remainder of Portion 5	2 1139 ha
Portion A	3 1596 ha
<b>Total ha</b>	<b>5.2735 ha</b>

The current zoning of the Portion 5 is "Special" for the purpose of Motor Garage and Agricultural (**Annexure C2**) and it is the intention of the client to extend on the current zoning to broaden the base of operations. It is thus the intentions to rezone the property to Special for the Purpose of Motor Garage, Workshop & Service Industry (**Annexure C3**).

## 5. ACCESS

Access to the property is current obtained from the internal road network of the Swakopmund river plots situated at the Nonidas Turnoff. Access to both the proposed portions is long existing and shall remain unchanged after approval for the subdivision is obtained. No change in access is envisaged and if in future the applicant wishes to amend/alter/change the existing access points then such intentions should be approved by the Municipality and will be for the developer's account.

Note should be taken of the fact that there is a right of way servitude registered over Portion 5 in favour of another property. This servitude has with the planning of the areas to the west become absolute as the said portions of land obtained new access points. The right of way servitude will thus be cancelled.

## 6. INFRASTRUCTURE SERVICES

Portion 5 is currently connected to the Municipal water supply and enjoying electricity from Erongo RED. Due to the fact that the property has long existing structures that has been used for both residential and business purposes over the years, they each have their own connections already. Sewer is currently accommodated for by means of a septic tank system, as is the norm for the area.

## 7. PUBLIC PARTICIPATION

Advertisements for the proposed Subdivision and Rezoning of Portion 5 of The Farm Alt Nonidas No. 167, Swakopmund, was placed in the Republikein and New Era on the 5<sup>th</sup> and 12<sup>th</sup> of November 2025 (**Annexure D**). Closing dates for objections was on the 28<sup>th</sup> of November 2025. Neighbouring properties have also been requested for their comments. Attached please find copies of letters to neighbours via email (**Annexure E**). Notice was also placed on the erf for public comments (**Annexure F**). Copy of advertisement placed in the in the Government Gazette, with the objection

period ending on the 28<sup>th</sup> of November 2025 (Annexure G)

By the closing of the objection period on the 28<sup>th</sup> of November 2025, NO objections were received (Annexure H)

## 8. CONCLUSION

It is our professional opinion that the intended subdivision is in line with the provisions as contained in the approved and adopted Structure Plan of Swakopmund

The intentions of our client will in no way exert any negative impact on the surrounding area. The fact that the Swakopmund Structure Plan recognizes the history of use of the area and identifying the area as an activity node only amplifies the intentions of the client. The fact that the Structure Plan identifies the area as the future CBD that will surpass the existing CBD in future, it is a clear indication that land use changes in this area to higher intensities is promoted.

With Swakopmund reaching its limits in terms of northern, southern and eastern growth and becoming somewhat landlocked to a sense, it is envisaged that the areas from Rossmund Golf Course, to the east and including the whole of the Swakopmund River Plots, will experience greater pressure to adapt. Council should as a matter of urgency start with the planning of formal service infrastructure network work for the area. These areas will become Proclaimed Extensions of Swakopmund in the very near future.

## 9. APPLICATION

Application is herewith made to Council in terms of the Urban and Regional Planning Act of 2018, for the

- SUBDIVISION OF PORTION 5 OF THE FARM ALT NONIDAS NO. 167, INTO PORTION A AND REMAINDER; AND
- THE SUBSEQUENT REZONING OF PROPOSED PORTION A FROM "SPECIAL" FOR THE PURPOSE OF MOTOR GARAGE & AGRICULTURE TO "SPECIAL" FOR THE PURPOSE OF MOTOR GARAGE, WORKSHOP & SERVICE INDUSTRY

## CONDITIONS TO BE REGISTERED AGAINST REMAINDER OF PORTION 5:

- (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 you will find the above application in order and favourable for approval by Council

Yours Faithfully



A R VAN DER WESTHUIZEN

STAMPED:  
 14.13.2000  
 1750

*Ullrich*  
 CONVEYANCER  
 SCRIBA C.H.

By Notarial Deed No. 170 12000 dated 14.13.2000 the withmentioned property is subject to conditions in A.I.B. and if a person have been called.

In favour of FRITZ STIEMERT SWAKOPMUND. All will more fully appear on reference to the said Notarial Deed. eremy-whoek is thereunto annexed.

DEEDS OFFICE,  
 WINDHOEK 03 APR 2000

*Ullrich*  
 Registrar of Deeds  
 Windhoek  
 ACTING



DEED OF TRANSFER

T 1750 2000

BE IT HEREBY MADE KNOWN:

THAT CARL HEINZ SCRIBA

ACTING

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

FRITZ STIEMERT

BORN ON 25<sup>TH</sup> NOVEMBER 1931

MARRIED OUT OF COMMUNITY OF PROPERTY

dated the 22<sup>ND</sup> day of NOVEMBER 1999 and signed at SWAKOPMUND, which Power of Attorney was exhibited to me

*Ullrich*

AND the said Appraiser declared that his said Principal had truly and lawfully donated the aforementioned property on the 22 NOVEMBER 1999 to THE TRUSTEES FOR THE TIME BEING OF THE PORTION 5 OF ALT NONIDAS TRUST the said donation having been effected on the 22<sup>ND</sup> NOVEMBER 1999;

AND THEREFORE he in his capacity aforesaid did by these presents, cede and transfer, together with free property, to and on behalf of -

THE TRUSTEES FOR THE TIME BEING OF THE PORTION 5 OF ALT NONIDAS TRUST

AND HIS SUCCESSORS IN TITLE .

CERTAIN PORTION 5 OF THE FARM ALT NONIDAS NO 167

SITUATE IN THE MUNICIPALITY OF SWAKOPMUND  
REGISTRATION DIVISION "G"

EXTENT 5,2735 (FIVE COMMA TWO SEVEN THREE FIVE) HECTARES, as indicated on the annexed DIAGRAM NO A509/98

HELD BY DEED OF TRANSFER NO T 7277/1998

AND AS SUBJECT to the figure BCWGHJZYX on Diagram No A 554/88 annexed to Certificate of Consolidated Title No T 3941/1991, is subject to the following conditions created in Government Grant No B1/1927, namely:

- (a) That the land hereby granted shall be subject to the laws for the time being of the Territory of South West Africa, respecting minerals, prospecting, mining and all rights and matters incidental thereto;
- (b) That the Government of the Territory of South West Africa may at any time and in any such manner and under such conditions as he may think fit
  - (i) Construct or authorise the construction of dams or reservoirs upon the land hereby granted;
  - (ii) Construct or authorise the construction of dams or reservoirs upon this land hereby granted, of water furrows, pipelines, canals and drains

3

and conduct or authorise the conducting of water therefrom or thereover for the benefit of the public or of any owner or occupier of neighbouring land.

- (m) Construct and work or authorise the construction and working subject to the provisions of any laws, of railways, roads, telegraph and telephone lines on or over the land hereby granted, and take material from the land hereby granted for the purpose of any such works.

Compensation shall be paid to the grantee for any loss or damage sustained by him by reason of the exercise of the powers aforesaid, provided however, that there shall be set off against the loss or damage caused to the grantee the benefit instant or prospective which he derives or is likely to derive by reason of the construction of the works. In the event of compensation being payable the amount thereof shall be mutually agreed upon, or failing such agreement, shall be determined by arbitration.

- (c) That the Government of the Territory of South West Africa may at any time and in any such manner and under such conditions as it 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 agreement as may be determined by arbitration.
- (d) That the land is subject to all reservations, servitudes, obligations, laws and regulations which already exist or may hereafter be established or made by competent authority.
- (e) That all roads, thoroughfares and rights of outspan being or existing on the land hereby granted shall remain free and unencumbered unless the same be cancelled, closed or altered by competent authority.
- (f) That the grantee shall be required to grant any adjacent or neighbouring proprietor a way or road of necessity over the land hereby granted to or from the land of such adjacent or neighbouring proprietor.
- (g) That the owner shall be liable for the prompt payment of such land taxes as are payable according to laws.

BE FURTHER SUBJECT to the figure A B X Y Z J K on diagram No A554/88 annexed to Certificate of Consolidated Title No T 3641/1991 is subject to the following condition imposed in terms of Ordinance 30/1960, created in Government Grant No T 489/1974 namely

|

h

The within mentioned property may not be used for business purposes except where such land borders on another proclaimed road and no direct access to or exit from Main Road 2, Section 2, be allowed.

G. FURTHER SUBJECT to the figure ABCaFGHJK on diagram No. A554/88, annexed to Certificate of Consolidated Title No T 3941/1991, is subject to the provisions of Section 46A of Ordinance No. 18/1954, endorsed against Certificate of Consolidated Title No 1490/1974, namely that the Transferee is prohibited from erecting any further building on the within property other than for farming operations.

ii. A. FURTHER SUBJECT to the figure CDEa on diagram No A 554/1988, annexed to Certificate of Consolidated Title no T 3941/1991, subject to the following conditions imposed in terms of Section 10(4) of Ordinance 30 of 1960, and created in Government Grant No T 3401/1986, namely:

The within mentioned property may not be used for business purposes except where such land borders on another proclaimed road and no direct access to or exit from Main Road 2, Section 2, be allowed.

iii. B. FURTHER SUBJECT to the following Servitude of Right of Way endorsed against Deed of Transfer No T 7277/1996 and created in Deed of Transfer No T 7168/1994, burdening the Remainder of the farm ALT NONIDAS No. 167, situate in Registration Division "G", which reads as follows:

"AND FURTHER SUBJECT to a servitude of Right of Way, 15 metres wide and 154,72 metres long in favour of Portion 3 of the Farm ALT NONIDAS No. 167 situate in the Municipality of Swakopmund, Registration Division "G", Measuring 24,3094 Hectares, the eastern boundary of which is indicated by the broken line LM on diagram No A 32/92, attached to Deed of Transfer No T7168/1994, in favour of the General Public."

(The Servitude above being described is herein indicated by the broken line JC representing the eastern boundary of the aforesaid Right of Way, as shown on the diagram No. A 539/98 hereto annexed, representing a Servitude of Right of Way, 15 metres wide, burdening the property hereby being transferred, namely, Portion 5 of the Farm ALT NONIDAS No 167, a subdivision from the aforementioned Remainder of the Farm ALT NONIDAS No. 167).

iii. B. SUBJECT to the following conditions created in terms of Section 21 of the Township and Division of Land Ordinance, 1963 (Ordinance 11 of 1963), as amended.

IN FAVOUR OF THE LOCAL AUTHORITY

The land may only be used for purposes permissible in terms of the Town Planning Scheme of Swakopmund which has been compiled in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954), as amended, and may therefore be used only subject to the conditions laid down in, and in pursuance of the above-mentioned Town Planning Scheme.

- B. FURTHER SUBJECT to the following Servitude of Right of Way endorsed against Deed of Transfer No: T 7277/1996 and created in Deed of Transfer No T 7168/1994, burdening the Remainder of the farm ALT NONIDAS No. 167, situate in Registration Division "G", which reads as follows:

"AND FURTHER SUBJECT to a servitude of Right of Way, 15 metres wide and 154,72 metres long in favour of Portion 3 of the Farm ALT NONIDAS No. 167, situate in the Municipality of Swakopmund, Registration Division "G", Measuring 24,3094 Hectares, the eastern boundary of which is indicated by the broken line LM on diagram No A 32/92, attached to Deed of Transfer No T7168/1994, in favour of the General Public."

(The Servitude above being described is herein indicated by the broken line JC representing the eastern boundary of the aforesaid Right of Way, as shown on the diagram No. A 509/98 hereto annexed, representing a Servitude of Right of Way, 15 metres wide, burdening the property hereby being transferred, namely, Portion 5 of the Farm ALT NONIDAS No. 167, a subdivision from the aforementioned Remainder of the Farm ALT NONIDAS No. 167.)



Handwritten mark resembling the number 4.

WHEREFORE the appearer, renouncing all the rights and title FRITZ STIMERT 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 THE TRUSTEES FOR THE TIME BEING OF THE PORTION 5 OF ALT NONIDAS TRUST, its successors in title or Assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights, and finally, acknowledging that Transfer Duty has been paid on the sum of N\$300 000,00 as determined by the Receiver of Revenue in terms of SECTION 14 OF 1993, being the fair value.

SIGNED AT WINDHOEK ON 05 APR 2000

together with the appearer, and confirmed with my seal of office.



SIGNATURE OF APPEARER

In my presence,

  
REGISTRAR OF DEEDS

Transfer Duty Receipt No 303 009 554

issued at Walvis Bay on 03032000 for N\$14 100,00

CHECKED:

1. 

2. 

I, the undersigned, CARL-HEINZ SCRIBA, Conveyancer, hereby certify in terms of Section 78 of Act 23/1992 that all rates, fees or charges leviable in respect of the immovable property contained in this Deed have been paid up to and including the date of registration thereof.

  
CONVEYANCER

*[Handwritten signature]*

SPECIAL POWER OF ATTORNEY

1. I, the undersigned,

DAGMAR GUÐRÚN FLEISS (ID: 560615 0040 01)

do hereby appoint

TRUSTEE OF PORTION 5 OF ALT NONIDAS TRUST, BEING THE REGISTERED OWNER OF PORTION 5 OF THE FARM ALT NONIDAS NO. 167

as my attorney-in-fact to do the following:

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

As power of attorney to be my attorney-in-fact to do the following: to apply for and to take all necessary applications to Municipality, Town Council, Ministry of Urban and Rural Development or any other authority for the

- SUBDIVISION OF PORTION 5 OF THE FARM ALT NONIDAS NO. 167 SWAKOPMUND INTO PORTION A AND REMAINDER, AND
- THE SUBSEQUENT REZONING OF PROPOSED PORTION A FROM "SPECIAL FOR THE PURPOSE OF MOTOR GARAGE & AGRICULTURE TO "SPECIAL FOR THE PURPOSE OF MOTOR GARAGE, WORKSHOP & SERVICE INDUSTRY"

In the name of the applicant generally for effecting the purposes aforesaid, to do all that he/she/it may deem necessary or expedient to do, and to do all that may be necessary or expedient to do for the purpose of the above-mentioned purposes, and to do all that may be necessary or expedient to do for the purpose of the above-mentioned purposes, and to do all that may be necessary or expedient to do for the purpose of the above-mentioned purposes.

*[Handwritten signature]*

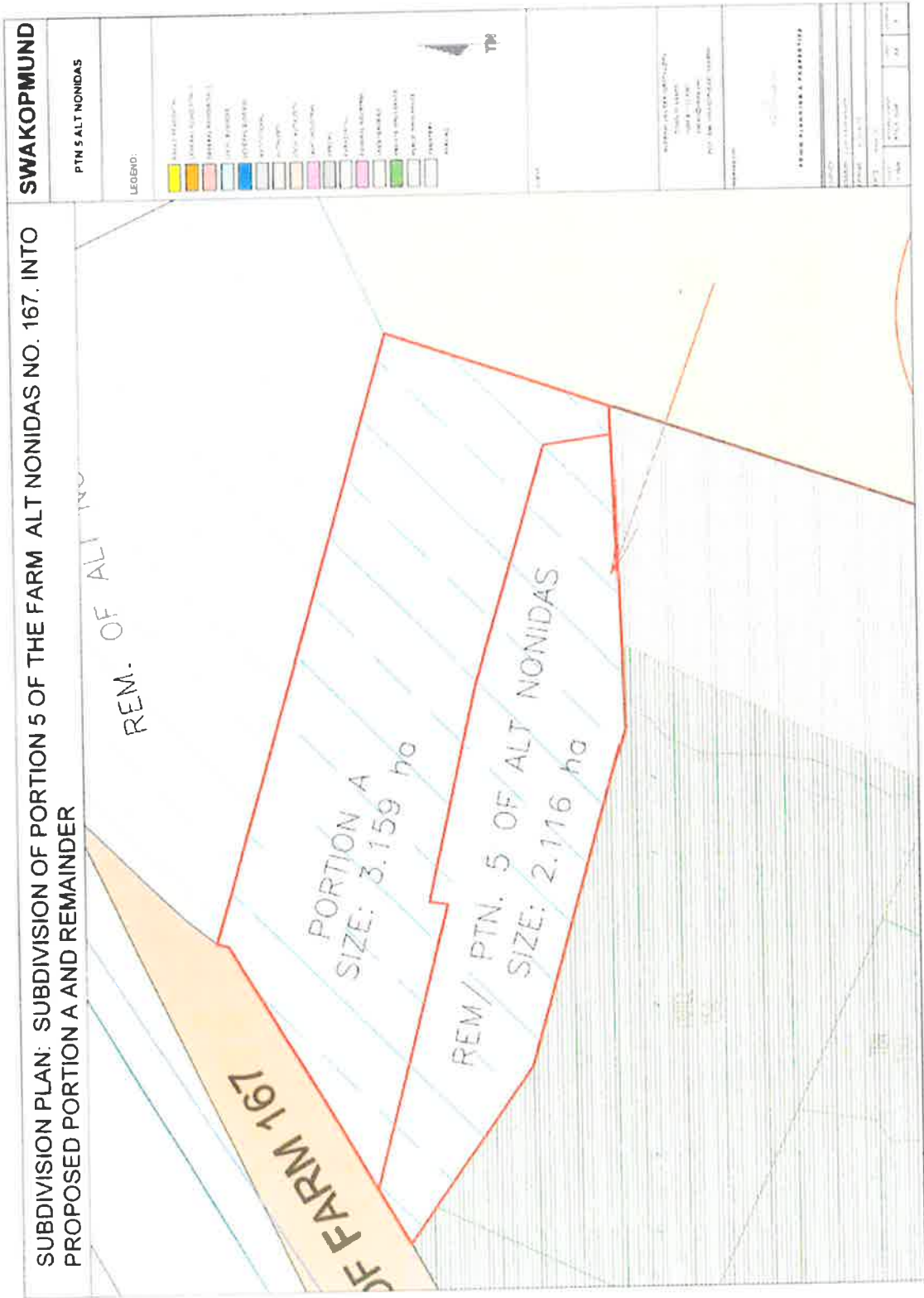
In the presence of the undersigned witnesses

WITNESSES

*[Handwritten signature]*

DAGMAR GUÐRÚN FLEISS

*[Handwritten signature]*





Market Watch



Regulatory/Planning/Legal Notices

Standard Notice Three Storey Dwelling Unit and Carport Application... The notice that the Council will be holding a public hearing on the proposed development...

Regulatory/Planning/Legal Notices

NOTICE OF ENVIRONMENTAL IMPACT ASSESSMENT... The Council is proposing to develop a new residential development in the area of...

Regulatory/Planning/Legal Notices

NOTICE OF INTENTION... The Council is proposing to develop a new residential development in the area of...

Regulatory/Planning/Legal Notices

NOTICE OF INTENTION... The Council is proposing to develop a new residential development in the area of...

Regulatory/Planning/Legal Notices

NOTICE OF INTENTION... The Council is proposing to develop a new residential development in the area of...

Regulatory/Planning/Legal Notices

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Regulatory/Planning/Legal Notices

NOTICE OF INTENTION... The Council is proposing to develop a new residential development in the area of...

Regulatory/Planning/Legal Notices

REZONING NOTICE... The Council is proposing to rezone a portion of the city to allow for a different type of development...

Regulatory/Planning/Legal Notices

REZONING NOTICE... The Council is proposing to rezone a portion of the city to allow for a different type of development...

Regulatory/Planning/Legal Notices

REZONING NOTICE... The Council is proposing to rezone a portion of the city to allow for a different type of development...

Regulatory/Planning/Legal Notices

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Regulatory/Planning/Legal Notices

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Regulatory/Planning/Legal Notices

REZONING NOTICE... The Council is proposing to rezone a portion of the city to allow for a different type of development...

Regulatory/Planning/Legal Notices

REZONING NOTICE... The Council is proposing to rezone a portion of the city to allow for a different type of development...

AL-ANON Family groups offer help for friends & relatives of alcoholics. Includes contact information for MALL and WIMB.

Regulatory/Planning/Legal Notices

Regulatory/Planning/Legal Notices... Additional notice regarding a planning application.

Regulatory/Planning/Legal Notices

Regulatory/Planning/Legal Notices... Additional notice regarding a planning application.

Regulatory/Planning/Legal Notices

Regulatory/Planning/Legal Notices... Additional notice regarding a planning application.

Regulatory/Planning/Legal Notices

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Regulatory/Planning/Legal Notices

Regulatory/Planning/Legal Notices... Additional notice regarding a planning application.

Regulatory/Planning/Legal Notices

Regulatory/Planning/Legal Notices... Additional notice regarding a planning application.











**GOVERNMENT GAZETTE**  
OF THE  
**REPUBLIC OF NAMIBIA**

NS21 60

WINDHOEK - 14 November 2025

No. 8783

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No. 878

2428

## REZONING OF PORTIONS OF THE FARM 167 SWAKOPMUND

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 Portion 5 of Farm Alt Naudas No. 167 Swakopmund, intends to apply to the Swakopmund Municipal Council and intends on applying to the Urban and Regional Planning Board for the following:

- Subdivision of Portion 5 of Farm Alt Naudas No. 167, Swakopmund, into Portion A and Remainder; and
- Subsequent rezoning of proposed Portion A from "special" for the purpose of motor garage and agriculture to "special" for the purpose of motor garage, workshop and service industry.

Portion 5 is located at the Swakopmund River Plains and has an approximate size of 5,27ha. The land is currently used for the residential purposes with 2 dwellings present. The owner is of the intention to subdivide and rezone a portion of the land to accommodate extended uses in line with current zoning and use.

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:

8781

Government Gazette 14 November 2025

21

- (a) The plan of the erf can be inspected at the Public Notice Board of the Swakopmund Municipality located in 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 28 November 2025**.

**Applicant:** Van Der Westhuizen Town Planning and Properties cc  
 P.O. Box 1598, Swakopmund  
 Contact Person: A. van der Westhuizen  
 Cell: 0811224661  
 Email: andrew@vdtwp.com





11.1.19 **WRITING OFF: REDUNDANT MATERIAL - NEW WASTEWATER TREATMENT PLANT**







(C/M 2026/06/02 - 17/2/5/1)






**Ordinary Management Committee Meeting of 19 May 2026**, Addendum **8.20** page **116** refers.






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






The following items at the New Wastewater Treatment Plant have become redundant and thus need to be written off and sold at the next public auction.

Quantity	Description	Serial No.	Image
2	NRR mixer #1 & #2 (written off)	n/a	
1	B-recycle (written-off)	n/a	
1	DRC pump station air conditioner	n/a	
1	Final water pump station air conditioner	n/a	

	<p>Swakopmund fire &amp; rescue + car hood</p>	<p>n/a</p>	
	<p>Rusted Elbow</p>	<p>n/a</p>	
	<p>Reducer + elbow</p>	<p>n/a</p>	
	<p>Reducer</p>	<p>n/a</p>	
	<p>Pump housing</p>	<p>n/a</p>	
	<p>DN250 PN10 valve</p>	<p>n/a</p>	

	<i>Trailor wheels</i>	<i>n/a</i>	
	<i>Pump housing</i>	<i>n/a</i>	
	<i>Various fittings1</i>	<i>n/a</i>	
	<i>Various fittings2</i>	<i>n/a</i>	
	<i>Various fittings3</i>	<i>n/a</i>	






	Various fittings4	n/a	
	Various fittings5	n/a	
	Various fittings6	n/a	
	Various fittings7	n/a	
	Various fittings8	n/a	
1	Old Chairs	n/a	n/a







2	Clarifier wheels 50mm with 14mm keyway	n/a	
2	Clarifier wheels 60mm with 18mm keyway	n/a	n/a
4	Knife gate valves 200NB	n/a	
1	Microwave	SE169	
1	RAS pump #3	3904	
6	Aerator gearbox 1184 kg, 70kW	4567154- 00020-001-008	
6	Aerator motor	n/a	
6	Aerator impellers	n/a	




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






**RECOMMENDED:**





(a) That the following redundant items from the New Wastewater Treatment Plant be written off and sold at the next public auction:

Qty	Description	SERIAL NUMBER	Image
2	<b>NRR mixer #1 &amp; #2 (written off)</b>	N/A	
1	<b>B-recycle (written-off)</b>	N/A	
1	<b>DRC pump station air conditioner</b>	N/A	
1	<b>Final water pump station air conditioner</b>	N/A	
1	<b>Swakopmund fire &amp; rescue + car hood</b>	N/A	

	<p><b>Rusted Elbow</b></p>	<p><b>N/A</b></p>	
	<p><b>Reducer + elbow</b></p>	<p><b>N/A</b></p>	
	<p><b>Reducer</b></p>	<p><b>N/A</b></p>	
	<p><b>Pump housing</b></p>	<p><b>N/A</b></p>	
	<p><b>DN250 PN10 valve</b></p>	<p><b>N/A</b></p>	
	<p><b>Trailer wheels</b></p>	<p><b>N/A</b></p>	

	<b>Pump housing</b>	<b>N/A</b>	
	<b>Various fittings1</b>	<b>N/A</b>	
	<b>Various fittings2</b>	<b>N/A</b>	
	<b>Various fittings3</b>	<b>N/A</b>	
	<b>Various fittings4</b>	<b>N/A</b>	

	<b>Various fittings5</b>	<b>N/A</b>	
	<b>Various fittings6</b>	<b>N/A</b>	
	<b>Various fittings7</b>	<b>N/A</b>	
	<b>Various fittings8</b>	<b>N/A</b>	
<b>1</b>	<b>Old Chairs</b>	<b>N/A</b>	<b>N/A</b>
<b>2</b>	<b>Clarifier wheels 50mm with 14mm keyway</b>	<b>N/A</b>	
<b>2</b>	<b>Clarifier wheels 60mm with 18mm keyway</b>	<b>N/A</b>	<b>N/A</b>

4	<b>Knife gate valves 200NB</b>	<b>N/A</b>	
1	<b>Microwave</b>	<b>SE169</b>	
1	<b>RAS pump #3</b>	<b>3904</b>	
6	<b>Aerator gearbox 1184 kg, 70kW</b>	<b>4567154-00020-001-008</b>	
6	<b>Aerator motor</b>	<b>N/A</b>	
6	<b>Aerator impellers</b>	<b>N/A</b>	

**(b) That the Chief Executive Officer and the Chairperson of Management Committee determine the upset prices for the above-mentioned items.**

11.1.20 **REQUEST FOR DISCOUNT ON SPORT FACILITIES - VINETA CENTRAL, VINETA NORTH & MONDESA SPORTS FIELDS**

(C/M 2026/06/02 - 15/2/2/1/3, (15/2/2/1/1, 15/2/2/1/4)

**Ordinary Management Committee Meeting of 19 May 2026**, Addendum **8.21** page **126** refers.

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

**1. INTRODUCTION:**

This submission serves to present for consideration a formal request (**Annexure A**) received from the Namibian Police Force of the Erongo Region seeking a waiver or reduction of hiring fees for the Vineta Central, Vineta North, and Mondesa Sports Fields. The request relates to their upcoming 29th Police Sports Edition, scheduled for **11 - 19 May 2026**, an event previously approved as part of their annual Police Sports Calendar.

**2. BACKGROUND:**

The Police Sports Edition is a long-standing national event that brings together law enforcement officers from various regions across Namibia to participate in multiple sporting codes. Aside from its recreational and team-building value, the event fosters unity, health, and wellness within the force. Hosting such an event in Swakopmund is anticipated to enhance safety and crime-prevention presence throughout the duration of the event.

In their letter (**Annexure A**), the Namibian Police Force notes that they are a non-profit organisation dependent on government funding; however, this particular event is not financed by the government. Instead, it relies on donations and sponsorships from external stakeholders. Due to budgetary constraints, the Police Force indicates that it is unable to cover the full hiring fee for the required municipal facilities. As part of their commitment, they assure Council that the fields will be used responsibly and maintained appropriately for the duration of the event. The quotations (**Annexure B**) issued by the Municipality of Swakopmund on **16 January 2026** outline the total cost for the three facilities as **N\$71,871.80**.

Council advised NAMPOL to complete the Sponsorship & Donation Application Form (**Annexure C**) in line with policy requirements. The completed form and supporting documents have since been submitted.

**3. DISCUSSION**

The Namibian Police Force has indicated that the event is not government-funded and will rely on donations, prompting their appeal for financial relief on venue costs (**Annexure A**). Given the anticipated positive community impact particularly in terms of enhanced safety, crime prevention, and regional engagement, this matter requires the Committee's evaluation in accordance with Council's sponsorship and concession guidelines.

The completed Sponsorship and Donation Application Form (**Annexure D**) highlights that hosting the event in Swakopmund will provide several community benefits, including increased police presence and improved crime prevention throughout the event period, enhanced community safety through strengthened collaboration between the Municipality of

Swakopmund and NAMPOL, positive regional visibility and exposure for Swakopmund as the host location.

NAMPOL meets several priorities outlined in the Municipality's Sponsorship & Donation Policy (**Annexure D**), including being a non-profit entity and demonstrating community benefit, safety contributions, and alignment with municipal values. Lastly, NAMPOL undertakes to acknowledge the Municipality of Swakopmund's support through event announcements and appreciation letters, complying with required sponsorship conditions.

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

**RECOMMENDED:**

- (a) **That Council takes note of the upcoming 29<sup>th</sup> Police Sports Edition event scheduled for the 11-19 May 2026.**
  - (b) **That Council approves a 50% discount to ease the financial burden on the Namibian Police Force while still recovering part of Council's operational costs.**
-

ANNEXURE A

15/2/21/1  
15/2/21/3  
15/2/21/4

3 2 6285



Republic of Namibia

158 700



Republic of Namibia

Namibian Police Force

MINISTRY OF HOME AFFAIRS, IMMIGRATION, SAFETY AND SECURITY

Tel No: (+264 64) 219000  
Fax No: (+264 64) 219066

OFFICE OF THE REGIONAL COMMANDER  
NAMIBIAN POLICE FORCE  
ERONGO REGION  
PRIVATE BAG 5005  
WALVISBAY

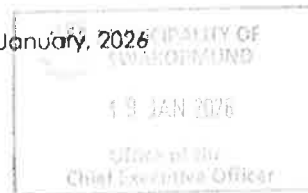
Enquiries: Comm. Kupembona/C/Insp. Shapumba

Our Ref: 10/9  
Your ref:

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



19 January, 2026



REQUEST FOR DISCOUNT ON SPORT FACILITIES: VINETTA CENTRAL, VINETTA NORTH AND MONDESA SPORTS FIELDS, MUNICIPALITY OF SWAKOPMUND

The above subject matter refers.

Namibian Police Force is planning to host the 29<sup>th</sup> Sports edition as per their annual Police Sports Calendar, as per your approval letter with ref no. 15/2/2/3 dated 20/08/2025.

As you are aware that the Namibian Police Force is non-profit organisation and only depended on government funding and this event will not be funded by the government but depending on the donation or funded by the means of donations received from the stakeholders.

Therefore, we are finding it difficult to afford the full hiring fee. Having that in mind this office kindly request a discount on the hire of your sports fields as indicated above. Namibian Police Force will greatly assist the town of Swakopmund with crime prevention during that period. **{New proposed date 11-19 May 2026}**.

We assure your good office that, the fields will be used responsibly and maintained properly, during this event. We would be very grateful if your good office could consider our request.

Thank you for your time and consideration. We look forward to your positive response. Find the attached quotations for ease reference.

Should you have any queries, kindly contact **Chief Inspector R. Shapumba at 0816984028 and Senior Inspector L.M. Tjirondero at 0814144984**

Yours sincerely,


*N.K. Kupembona*  
N.K. KUPEMBONA : COMMISSIONER  
REGIONAL COMMANDER: ERONGO REGION



## MUNICIPALITY OF SWAKOPMUND

Vat no: 0687546-01-5

Engelhardt M & B Caseb



Fax: 088 651 9129  
Tel: 064 4104 606  
P.O. Box 53  
Swakopmund

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

Date: 16 January 2026

**QUOTATION FOR**

Namibian Police Force  
P/Bag 5005  
Walvis Bay

Vineta Central Sports Field

	QTY	UNIT	Total	VAT	VAT	Total
		PRICE	Vat Excluded	%	Amount	Vat Included
		N\$	N\$	N\$	N\$	N\$
Volleyball	6	883 72				5302 32
Netball	6	1349 12				8094 72
Hockey	6	1396 10				8377 14
Braai Area	6	1396 19				8377 14
Basketball	6	1349 12				8094 72
Soccer	6	1680 01				10080 06
<b>SUB TOTAL :</b>						48 326 10
<b>Vat</b>						
<b>TOTAL :</b>						48 326 10

**Our Banking Details**

Bank: East National Bank


Branch: Swakopmund

Account number: 622 4950 3300

Branch Code: 280472

Type: Please email deposit slip Cheque

email: [caseb@swkmun.com.na](mailto:caseb@swkmun.com.na)



**Engelhardt Bonnié Caseb**  
Sport & Recreation Officer

MUNICIPALITY OF SWAKOPMUND



Vat no: 0687546-01-5

Fax 088 651 9129

Tel 064 4104 606

P.O. Box 53

Swakopmund

Quotation

Email: [ec@swakopmund.na](mailto:ec@swakopmund.na)

Date: 18 January 2025

QUOTATION FOR

Namibian Police Force

PI Bag 5005

Walvis Bay

Vineta North Sport Field

QTY	UNIT	Total	VAT	VAT	Total
	PRICE	Vat Excluded	%	Amount	Vat Included
	N\$	N\$	N\$	N\$	N\$
Goccer	5	1680.00			8400.00

SUB TOTAL: 8400.00

Vat

TOTAL: 8400.00

Our Banking Details

Bank: First National Bank  
 Branch: Swakopmund  
 Account number: 622 4960 3300  
 Branch Code: 250470  
 Type: Cheque  
 Email: [ec@swakopmund.na](mailto:ec@swakopmund.na)

Engelhardt Bonnie Qaseb  
 Sport & Recreation Officer



MUNICIPALITY OF SWAKOPMUND



Vat no. 0687545-01-5

Fax 088 651 9129

Tel: 064 4104 506

P.O. Box 53

Swakopmund

Quotation

Email: ebas@swakopmund.com.na

Date: 15 January 2026

QUOTATION FOR

Namibian Police Force

P/Bag 5005

Walvis Bay

Mondesa Sports Field

QTY	UNIT	Total	VAT	VAT	Total
	PRICE	Vat Excluded	%	Amount	Vat included
	NS	NS	NS	NS	NS
Netball	5	1345.12			6745.60
Soccer	5	1680.01			8400.05

SUB TOTAL

15 145.65

Vat

TOTAL

15 145.65

Our Banking Details

Bank

Branch First National Bank

Account Number Swakopmund

Branch Code 622 4950 3300

Type 280477

Please make payment in Cheques

Account Name: Municipality of Swakopmund

Engelhardt Bonnie Oaseb  
Sport & Recreation Officer





+264 64 410 4111 | [swakmun@swakmun.com.na](mailto:swakmun@swakmun.com.na) | P. O. Box 53, Swakopmund, Namibia

Ref: 15/2/2/1/3

27 January 2026

Enquiries: Mr Oscar Homateni

Commissioner N K. Kupembona  
Office of the Regional Commander  
Namibian Police Force  
Erongo Region  
Private Bag 5005  
WALVISBAY

RE: REQUEST FOR DISCOUNT ON SPORT FACILITIES - VINETA CENTRAL, VINETA NORTH & MONDESA SPORTS FIELDS

Council acknowledges receipt of your letter dated 19 January 2026 requesting a discount on the rental fees for Vineta Central, Vineta North and Mondesa Sports Fields, to accommodate the 29th Police Sports Edition, scheduled for 11-19 May 2026.

The Municipality of Swakopmund appreciates the longstanding partnership with the Namibian Police Force and recognizes the valuable contribution the Namibian Police make towards crime prevention and community safety in Swakopmund.

Your request has been formally received however in accordance with Council's policy, you are required to complete the Sponsorship and Donation Form attached. On completion of the form the item will be submitted for the Sponsorship and Donation Committee's consideration.

Council will communicate the Committee's decision to your office as soon as the evaluation process is finalised.

We thank you for the detailed documentation submitted including the quotations for the required facilities.

Should you have further enquiries, kindly contact Mr Oscar Homateni at [oscar.homateni@swakmun.com.na](mailto:oscar.homateni@swakmun.com.na) or +264 410 4603.

Yours sincerely,

MR VILHO KAULINGE  
GM ECONOMIC DEVELOPMENT SERVICES





MUNICIPALITY OF SWAKOPMUND

**OFFICE OF THE CEO**  
 Corner of Rakotoke & Daniel Kamho Street  
 P.O. Box 53, Swakopmund, Namibia  
 Tel: +264 54 410 4100  
 Tel: +264 54 410 4218 9  
 Web: [www.swakopmund.na](http://www.swakopmund.na)  
 Email: [saxhubs@swakopmund.na](mailto:saxhubs@swakopmund.na)  
[marketing@swakopmund.na](mailto:marketing@swakopmund.na)

Application No: \_\_\_\_\_

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

Applicant Details	
Name: (Individual/Organization)	Ministry of Home Affairs, Immigration, Security & Safety (Namibia)
Address: (Full address)	Postal Address: Private Bag 5005, Swakopmund
	Residential or Business Address: Regional Head quarter, Walvis Namibia

Contact person Details	
Name:	Levono Tjondena
Position held in Organization:	Senior Inspector
Cell:	0814114984
Tel:	0814114984
Email:	lvn92ulu@gmail.com

Total amount or resources requested	
Amount (NS)	Resources (List)
Queries attached	(Accommodation, sport field, Vineta Central, North, Mercedes)

Which sector is your event/request related to? (Please Tick ✓)			
Health	Education	Environment	
Community	<input checked="" type="checkbox"/> Sports & Recreation	Arts & Culture	

Indicate whether there will be entry fee(s) charged, or ticket(s) sold.

Yes	If yes indicate the Amount	NS	No
			<input checked="" type="checkbox"/>

Project Details (Please provide details of the proposed event/activities)

Investigation Police Special Community Outreach

How does it contribute to the community's well-being, prosperity and/or sustainability?

Police will be enhancing on safety & security  
community safety & better service to community

How does it align with Municipality of Swakopmund values?

This event will promote to contribute  
to the well-being & prosperity of  
the community on safety & security

How will the Municipality of Swakopmund be recognized/benefits for its support?

Announcements at the event to  
recognize sponsorship and issuance of  
Appreciation letters

- NOTE** Preference is given to individuals and groups/organizations that:
1. are not-for-profit or non-political in nature.
  2. are applying for the award for the first time.
  3. are applying for the award for a project that will benefit the community.
  4. are applying for the award for a project that will benefit the community.
  5. are applying for the award for a project that will benefit the community.
  6. are applying for the award for a project that will benefit the community.
  7. are applying for the award for a project that will benefit the community.
  8. are applying for the award for a project that will benefit the community.
  9. are applying for the award for a project that will benefit the community.
  10. are applying for the award for a project that will benefit the community.

**Exclusions: Some are NOT eligible for the award include:**


1. Individuals, groups, organizations, projects, and other activities such as:
  - a. Political parties
  - b. Religious groups
  - c. Charitable organizations
  - d. Trade unions
  - e. Professional associations
  - f. Government departments
  - g. Government agencies
  - h. Government contractors
  - i. Government employees
  - j. Government officials
  - k. Government officers
  - l. Government servants
  - m. Government employees
  - n. Government officials
  - o. Government officers
  - p. Government servants
2. Organizations and projects involving advertising or other commercial or similar activities.
3. Marketing and promotion fees.
4. Research involving the cost of fees and travel time in conducting the research.
5. Expenses of other organizations.
6. Other organizations, projects, or activities that are not for the benefit of the community.
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**Mandatory documents to be attached:**

1. The total budget or projected cost of the award.
2. A list of project contributors, contractors and other sponsors/ donors.
3. A list of persons involved in running the project/ event with proof of Swakopmund residency (Election cards, Land Municipal water bills etc).
4. Proof of participation/ involvement/ contribution offer.
5. Proof of grants from other sponsors.
6. Quotation for proposed/ project/ service/ donation request.
7. Other documents that may support your application.

**Declaration**

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

  
 Name of Applicant
 

  
 Signature of Applicant
 

 02/06/2026  
 Application Date

11.1.21 **SUBMISSION OF REPORT ON PUBLIC SECTOR INNOVATION CONFERENCE  
(25-26 FEBRUARY 2026)**  
(C/M 2026/06/02 - 15/2/1/2)

**Ordinary Management Committee Meeting of 19 May 2026**, Addendum **9.1**  
page **03** refers.

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

1. **PURPOSE**

The purpose of this submission is to present the report on the Public Sector Innovation Conference held from 25-26 February 2026 in Windhoek, and to request that Management Committee takes note of the key insights, implications, and proposed innovation opportunities for Swakopmund Municipality.

2. **BACKGROUND**

The Chief Executive Officer nominated three members of the Swakopmund Municipality Innovation Committee to attend the Public Sector Innovation Conference coordinated by the Office of the Prime Minister.

The conference was held within the framework of the Public Sector Innovation Policy (2020), which promotes improved service delivery, innovation, and citizen-centred governance across Namibia's public sector.

The attached report (**Annexure A**) provides a comprehensive overview of the conference, including key themes, case studies from various institutions, and strategic implications for Swakopmund Municipality.

3. **DISCUSSIONS**

The conference emphasised that innovation is essential for modern public service delivery and must be driven by a shift in organisational mindset, the adoption of citizen-centred approaches, and the development of locally relevant solutions. Public institutions were encouraged to move away from rigid traditional practices and instead embrace experimentation, design thinking, and continuous improvement. Several institutions presented practical innovations, including artificial intelligence-enabled monitoring systems, self-service platforms, mobile applications, and digital tools for human resource, fleet, and asset management, demonstrating that impactful innovation can be achieved through targeted and incremental initiatives.

The Swakopmund Municipality has an opportunity to address challenges that constrain operational efficiency and responsiveness in service delivery. The report identifies a range of innovation opportunities that the Municipality may consider, including the development of digital service platforms, mobile applications for citizen engagement, online systems for recruitment and bookings, as well as improved fleet, fuel, and stock management systems.

The establishment of an Innovation Lab or Sandbox environment was also identified as a critical enabler to test and refine new ideas before full-scale implementation. These initiatives are aligned with the Municipality's

strategic objective of becoming a Smart City and improving overall service delivery to residents.

4. **PROPOSAL**

It is proposed that Management Committee takes note of the attached report (Annexure A) and supports the adoption of a phased and structured approach to innovation within the Municipality. This approach should focus on identifying and implementing quick-win digital solutions in the short term, piloting new systems and processes in the medium term, and embedding innovation within the organisational culture and strategic framework over the long term. Furthermore, it is proposed that the Innovation Committee be strengthened to drive the implementation of identified initiatives and that priority innovation opportunities be further explored and developed.

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

**RECOMMENDED:**

- (a) **That Management Committee takes note of the Public Sector Innovation Conference Report (Annexure A, on file).**
  - (b) **That Management Committee approves the initiation of an internal assessment of current systems and innovation readiness, with a view to advancing the development of integrated digital systems to enhance service delivery.**
  - (c) **That provision be made in the budget to support the Innovation Committee in identifying, developing, and implementing pilot innovation projects.**
  - (d) **That Management Committee promotes a culture of innovation, collaboration, and continuous improvement across all departments, and supports the establishment of structured innovation platforms and engagements to encourage creativity and the generation of innovative ideas from both internal stakeholders and the public.**
-

11.1.22 **IDENTIFICATION, SUBDIVISION AND REGISTRATION OF LAND FOR THE ESTABLISHMENT OF A TRUCK PORT**  
(C/M 2026/06/02 - 17/1/4/2/1/12)

**Ordinary Management Committee Meeting of 19 May 2026**, Addendum **10.4** page **30** refers.

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

This item is being resubmitted as resolved by Council on **26 March 2026**, under item 11.1.13:

11.1.13 **IDENTIFICATION, SUBDIVISION AND REGISTRATION OF LAND FOR THE ESTABLISHMENT OF A TRUCK PORT**  
(C/M 2026/03/26 - 17/1/4/2/1/12)

**RESOLVED:** |

**That this item be referred back to the Management Committee.**

*Ordinary Council Meeting - 26 March 2026*

The Management Committee on **16 April 2026** under item 7.10 made the following decision:

7.10 **IDENTIFICATION, SUBDIVISION AND REGISTRATION OF LAND FOR THE ESTABLISHMENT OF A TRUCK PORT**  
(M/C 2026/04/16- 17/1/4/2/1/12)

**RESOLVED:**

**That this item be referred to back and be resubmitted to the 19 May 2026 Management Committee Meeting for consideration together with the expression of interest document.**

Attached as **Annexure "A"** is a draft survey to gauge the interest and obtain comments and input from qualifying interested parties.

1. **Purpose**

This item was discussed at the Investment Coordination Committee on **12 November 2025** under item 8.1 and is now submitted to the Management Committee.

The purpose of this submission is to initiate consideration and discussion of the subdivision and registration of portions of land for the establishment of a truck port guided by the provisions of the 2020 - 2040 Structure Plan.

2. **Introduction**

Various applications were received in the past for the allocation of land for the establishment of a truck port and submitted to the Planning Forum/Management Team Meetings at the time.

Although the concept of inviting development proposals and the method of allocation was discussed as early as 2014, the matter was held in abeyance pending the approval of the Structure Plan 2020-2040.

It is therefore now time to consider the following:

- 2.1 *Suitable Portion / Portions for Subdivision and required professional assessment survey*
- 2.2 *Applications Received*
- 2.3 *Method for the future allocation*

### 3. **Current Situation**

#### 3.1 **Suitable Portion of Land in terms of the Structure Plan 2020-2040**

In terms of the 2020 - 2040 Structure Plan, land is identified measuring approximately 20 ha (200 000m<sup>2</sup>) for the purpose of establishing a truck port.

Quoted from the said plan:

#### Gateways

The structure plan hereby recommends 3 gateways for Swakopmund located at the first main intersections of the town with "Welcome to Swakopmund" signage in the *existing precinct*. These are:

- B2 – located at the first main intersection as you enter the town from Arandis. This is an important intersection as it connects the *future precinct* area north of the B2 to the Small holdings and the river south of the B2. As such it boosts the potential of the industrial area by connecting the national railway line to the national road. This gateway thus includes a 20 hectare **truck port**.

On **30 September 2025** the General Manager: Engineering & Planning Services confirmed that the area identified in the Structure Plan is suitable.

In terms of Council's Property Policy, the minimum requirement for the sale of land is that a Surveyor-General diagram is in place. This is to ensure the correct property description, location and size. Attached as **Annexure "B"** is the map from the said plan.

It is therefore required that the Management Committee recommends the most suitable option for the location and size of a truck port, taking into consideration the sizes indicated by the applications listed below under point 3.2.3.

The Council's decision for the establishment of a truck port at the dry-port will therefore have to be repealed (Council's decision made on **27 February 2020** under Item 11.1.2, point (j)):

- (j) That the truck port site be located in the vicinity of the dry port.

### 3.2 Appropriate Site

Following the discussions at the Investment Coordination Committee the most appropriate site is the site identified with a red G on the structure plan. Swakopmund is rapidly expanding and the land north of the B2 immediately after the bridge will be prime residential land in future. G provides sufficient space for trucks to cross the B2 with plenty of visibility of r approaching and departing vehicles. Attached as **Annexure "B"**.

It is proposed to subdivide two portions:

- ① a site to the south of the B2 will be frequented by traffic from Usakos,
- ② whereas the one located to the north of the B2 might not be that popular as drivers fuelled most probably in Swakopmund or Walvis Bay.

A Council decision is required in order for the Planning Section to attend to the subdivision of suitable portions of land (20 hectares in total).

### 3.3 Applications Received

- 3.3.1 The submission for the establishment of a truck port was prompted following a meeting/presentation held on **07 October 2025** by Mr Ryno du Preez and Ms Ciske Howard for the allocation of land for the construction and management of Vista Truck Port.

It was stated at the meeting that Council in the past received various similar applications, but the applicants were informed that the matter is held in abeyance pending the approval of the Structure Plan 2020 - 2040.

- 3.3.2 Therefore letters dated **08 October 2025** was issued to the applicants to reply by **31 October 2025** confirming their interest to pursue their applications and to indicate the following:

1. *Size of the portion of land required.*
2. *Proof of funding for the project.*
3. *The founding statement / registration document for the entity in which you apply.*

The applicants were cautioned that the purpose of this letter is solely to assess the interest in order to identify a portion of land and attend to the subdivision thereof. And that it is Council's discretion to decide whether to consider private treaty applications or to invite development proposals for this venture.

Listed below are the applicants to who letters were issued:

	<b>Date Of Application</b>	<b>Applicant</b>	<b>Confirmation Of Intention To Pursue</b>
1	07 Feb 13	Achim Lorenz	
2	11 Nov 14	Swakopmund Executive Trading Fifty CC	

	<b>Date Of Application</b>	<b>Applicant</b>	<b>Confirmation Of Intention To Pursue</b>
3	27 Feb 15	Ellied Investment Pty Ltd (Ms M Beuthin)	Received 29 October 2025
4	29 April 15	Sky-Way Investments (Mr O Mendes)	Received 27 October 2025
5	18 Jun 15	ICV Trading Enterprise CC	Received 31 October 2025
6	18 Jun 15	Groenewald Trading Enterprise CC	
7	17 May 17	Capricorn Estate Agency for Breezy Investment CC	
8	17 Jul 17	Evergreen Investments 111 CC	
9	12 Jun 18	Brabus Trading CC (Mr D Kazimbu)	
10	10 Aug 18	Shab Oils & Fuel (Mr David Ipinge)	
11	29 Jan 19	Mr Kaaili Kennedy	
12	08 Aug 19	Oasis Service Centre CC (Mr Lance Hauuanga)	Received 30 October 2025
13	08 Sep 20	Translogistics Trading Enterprise CC (Ms E Shangula)	

With regard to the chronological order of the receipt of applications, Council's Property Policy provides as follows:

Although Council will attend to applications for the sale or lease of land chronologically according to the date of receipt of the application, the consideration thereof will be based on merit, in Council's discretion acting in good faith.

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3.3.3 Below are the applicants who replied by **31 October 2025** and the sizes required is listed for interest sake as the Structure Plan provides for 20 ha:

	<b>Date of Initial Application</b>	<b>Date of Confirmation of Interest</b>	<b>Applicant</b>	<b>Entity</b>	<b>Size Required</b>	<b>Annexure</b>
1	14 Aug 25	13 Oct 25	Mr Ryno du Preez for Vista Truck Port	Not stated.	100 000 000m <sup>2</sup> 227 500m <sup>2</sup> (latter indicated in presentation = 22.75 ha)	"C"
3	27 Feb 15	29 Oct 25	Ellied Investment (Pty) Ltd (Ms M Beuthin, now Labuschagne)	Beucorp Property Developers (Pty) Ltd)	60 000m <sup>2</sup> = 6 ha	"D"
4	29 Apr 15	27 Oct 25	Sky-Way Investments (Mr O Mendes)	Sky-Way Investments CC	15 000m <sup>2</sup> = 1.5 ha	"E"

	<b>Date of Initial Application</b>	<b>Date of Confirmation of Interest</b>	<b>Applicant</b>	<b>Entity</b>	<b>Size Required</b>	<b>Annexure</b>
5	18 Jun 15	31 Oct 25	ICV Trading Enterprise CC (Mr I Vries)	ICV Trading Enterprise CC	50 000m <sup>2</sup> to 60 000m <sup>2</sup> = 5 ha to 6 ha	"F"
6	08 Aug 19	30 Oct 25	Oasis Service Centre CC (Mr Lance Hauuanga)	Oasis Service Centre CC	30 000m <sup>2</sup> = 3 ha	"G"

Only the cover letters are attached. Detailed information is available on file.

Following the discussions at the Investment Coordination Committee meeting of **12 November**, all applicants were informed on **13 November 2025** of the current status of Council's intention to make portions of land available for the establishment of truck ports.

#### 4. **Establishment of a Truck Port in Erongo Region**

On **04 March 2025** under item 11.1.13 the Municipality of Walvis Bay approved the lease of a portion of land measuring 6 ha to NKNO Fuels Namibia (Pty) Ltd.

The location of this truck port is indicated on the map of Geo Pollution Technologies (Pty) Ltd along the D 1983 road leading in a south easterly directly from Walvis Bay in the vicinity of the airport (**Annexure "H"**):

#### 5. **Discussion**

From the above, it is clear that it is necessary to discuss the subdivision of a portion of land for the establishment of a truck port. As the Structure Plan provides for 20 Ha, it can be considered to provide more than 1 site as the sizes indicated by the applicants are mostly smaller in size.

As well as the future sale thereof, by either inviting development proposal at a fixed purchase price, alternatively selling the portion of land by closed bid sale to the highest bidder.

A truck port is a major development requiring serious consideration due to the potential economic, environmental and social impact on the environment and local community, especially if it does not function as anticipated of if it fails.

One of the greatest impacts will be on traffic. It is therefore appropriate for Council to do a survey on the feasibility of the project and suitability of the location. This will entail,

##### 5.1 **PRESURVEY PLANNING:**

5.1.1 Establishing the objective of the truck port: is it long-haul rest, staging repairs, to address congestion/safety or a mix/combination of the aforesaid, including e.g. storage of containers;

5.1.2 Stakeholders need to be consulted: Walvis Bay Corridor Group, NamPort, TransNamib, trucking / transport companies, e.g.

- 5.1.3 Analysis of data: existing traffic records and regional development plans (also see the approval by Walvis Bay Municipality under 4. above).
- 5.2 QUANTITATIVE DATA COLLECTION (traffic and location analysis):
- 5.2.1 Traffic flow studies: Traffic counts at strategic nodes/junctions.
- 5.2.2 GPS data from companies to identify popular routes, use of unsanctioned parking spots and average travel speeds.
- 5.2.3 Distance/Node Analysis: Map connectivity focussing on intersections and distance between service points/time between major centres.
- 5.3 QUALITATIVE DATA (stakeholder interviews):
- 5.3.1 Conduct interviews with drivers regarding security, amenities and optimal distance intervals, etc and interview industry experts, fleet managers to determine proposed locations.
- 5.3.2 Evaluate portions of land, infrastructure, road quality, electricity, water and telecommunications, environmental impact assessments
- 5.4 SITE SPECIFIC TECHNICAL ASSESSMENT
- 5.5 DATA ANALYSIS AND SITE RANKING
- 5.5.1 Multi-criteria decision-making  
Rank potential sites based on weighted criteria: distance from centre, road access, society, cost of land, services etc.
- 5.5.2 Cost benefit analysis, net present value and return on investment per site.

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

**RECOMMENDED:**

- (a) **That Council takes note that provision is made in the 2020 - 2040 Structure Plan for a site for the construction of a truck port.**
- (b) **That the draft survey / expression of interest document be reviewed and additional information be added where applicable.**
- (c) **That Council takes note of the applications received to date, the sizes indicated by them and their continued interest to pursue the venture.**
- (d) **That Council considers the following:**
- (i) *identification of 2 portions of land measuring 10 ha each located on the Structure Plan and indicated as G (circled in red) at the north and south of the B2 for the establishment of truck ports taking into consideration the Structure Plan 2020 - 2040 and guided by the sizes indicated by the interested applicants.*
- (ii) *that Council promptly appoints a service provider in terms of the Public Procurement Act, Act 15 of 2015 as amended for proper assessment of the location and need based on quantitative and qualitative data studies and the appointment of an environmental practitioner for an EIA.*
- (iii) *that the Planning Department attends to the subdivision of the portions of land to identify the site with regard to location, size and property description by way of a Surveyor-General approved diagram.*
- (iv) *the future sale of such established portions of land by inviting development proposals at a fixed purchase price, alternatively selling the portion of land for the purposes of establishing a truck port by closed bid sale to the highest bidder.*
- (e) **That once a site is determined, Council's decision made on 27 February 2020 under Item 11.1.2, point (j) be repealed.**
-

11.1.23

**REPORT ON THE ANNUAL SWAKOPMUND NEW YEAR'S CELEBRATION**

(C/M 2026/06/02 - 13/3/2/1)

**Ordinary Management Committee Meeting of 19 May 2026**, Addendum **10.4**  
page **03** refers.

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

Herewith a report on the annual Swakopmund New Year's celebration held on **31 December 2025** at the Northern Beach recreational area in Swakopmund.

1. **Background**

The first-ever Swakopmund New Year Celebration was successfully hosted by the Swakopmund Municipality on **31 December 2025** starting at 12h00 in the afternoon and ended at 01h00 on **01 January 2026**. The biggest ever gathering of the community along the beach, with around 7000 people joining in the evening to view a breath-taking spectacle of light and colour erupting over the Swakopmund ending sky.

The Swakopmund Municipality is a public body and therefore does not operate with a profit motive. One of Council's key objectives is to create and maintain a conducive environment for businesses to thrive. For businesses to succeed, it is essential to attract visitors and investors to the town. This can only be achieved through the availability of a diverse range of entertainment, events, and activities that encourage tourists to visit and extend their stay.

Through these events, large numbers of holidaymakers are drawn to the coast, particularly during the festive season, resulting in increased visitor numbers and longer stays in Swakopmund. Although the Municipality may not generate direct profit from such events, it derives indirect revenue through its customers and stakeholders, including hospitality establishments that contribute through the payment of rates and taxes, water accounts, and accommodation bookings at the Municipal Rest Camp.

Furthermore, these events contribute significantly to local economic development through the creation of employment opportunities for residents, including temporary and permanent jobs within the hospitality, tourism, retail, transport, and entertainment sectors. Small and medium enterprises also benefit from the increased economic activity generated during such events.

- 1.1 The Swakopmund New Year's Celebration was initiated to address the issue of visitor's queries and complaints that:
  - 1.1.1 There are very few family friendly activities in Swakopmund
  - 1.1.2 Entertainment is limited
  - 1.1.3 Entertainment is often aimed at an exclusive focus group
  - 1.1.4 The few events that take place are not always secure
  - 1.1.5 The location is usually far out of town or often require off road vehicles
- 1.2 With the **Swakopmund New Years Celebration**, Council proved that it is possible to:
  - 1.2.1 Provide a **safe, family-friendly**, event
  - 1.2.2 An **alcohol-free environment**
  - 1.2.3 Provide a variety of entertainment for all age groups
  - 1.2.4 At a centrally located, accessible venue in town
  - 1.2.5 Provide an iconic location for a signature event for all residents and visitors

- 1.3 Council has also demonstrated that Swakopmund Municipality can:
  - 1.3.1 Educate the community on the **permissible use of fireworks**, while enforcing the general ban on fireworks in residential areas.
  - 1.3.2 Foster **social cohesion, unity, and municipal pride**.
  - 1.3.3 Host a **signature annual event** to enhances Swakopmund's festive appeal
  - 1.3.4 while reinforcing Swakopmund's image as a well-managed and community-centred coastal city.
  - 1.3.5 Emphasising and consolidating its reputation as the "Centre of Adventure"
2. The amazement, excitement and joy reflected on the faces of young and old at the fireworks display was echoed in the appreciation expressed by everyone after the event. The community was similarly amazed and appreciative at the speed at which attendees dispersed because by 01h00 there were no more than a handful of people in the immediate environment and the site was tidy and clean.

Council resolved on **26 June 2025** under item 11.1.17 as follows:

- (a) *That Council approves the hosting of the Swakopmund New Year's Celebration Countdown 2025 on 31 December 2025.*
- (b) *That the event be hosted at the Platz Am Meer Mall, as it is the ideal location to host the Swakopmund New Year's Celebration Countdown 2025.*
- (c) *That the event starts at 12H00 noon on 31 December 2025 and that the area be vacated by 01H00 am on 1 January 2026.*
- (d) *That the Marketing & Communications Section be responsible to inform all affected members of the community in the surrounding area.*
- (e) *That Council approves the use of fireworks (pyrotechnics) at the annual event only for about 10 minutes, and that the rest of the town be strictly policed to prevent fireworks from being used in residential areas.*
- (f) *That a suitably qualified professional be appointed to operate the fireworks displays on 31 December 2025.*
- (g) *That a suitably qualified service providers for technical equipment and entertainment be appointed for the event.*
- (h) *That the beach area be laid out to accommodate picnics with sufficient access, and the area for fireworks be cordoned off.*
- (i) *That a total of 15x vendors be invited to apply for stands at a cost of N\$500.00 per application.*
- (j) *That sufficient bins and mobile ablution facilities be provided by the Health Services Department.*
- (k) *That the Municipal Traffic Division, Namibian Police, Special Reserve Force, Namibian Navy, securities companies and First Aid and Emergency Responders be invited to provide safety and security services at the event.*

- (l) That Erongo RED be approached to sponsor electricity and temporary light poles.
- (m) That the following officials be part of the Organising team:
- |                                     |  |
|-------------------------------------|--|
| Manager: Corporate Services         | - Mr A Plaatjie                              |
| Marketing & Communications Officers | - Ms A Gebhardt- Mr V Vihanga- Ms R Kandanga |
| Sports & Recreational Officer       | - Mr B Oaseb                                 |
| Public Relations Officers           | - Ms L Mupupa                                |
| Assistant Animal Control            | - Mr D Guruseb                               |
- \* Names of the members serving on this organising team are subject to change according to availability and responsibilities during the progress of the event.
- (n) That overtime be paid to the officials serving on the Organising Committee.
- (o) That the event be hosted annually on 31 December and that budgetary provision be made accordingly.
- (p) That the following standards be applicable:
- (i) That the area is kept clean at all times.
  - (ii) That Council NOT be indemnified against any claims that may arise from using the area.
  - (iii) That the area be restored to its original condition and to the satisfaction of the General Manager: Economic Development Services.
  - (iv) That the sound be restricted to the immediate surrounding area.
  - (v) That the area be vacated by 01H00 am on 1 January 2026 and no one be allowed to overnight.
  - (vi) That no sale of alcohol be permitted.

### 3. **Report on the Activities**

The primary objective of the event was to create a safe, family-friendly, and zero-alcohol environment for residents and visitors to celebrate the New Year's Eve. Spectators from Holland, Angola, Zambia, Italy, Germany, China, Japan, South Africa, Ghana, Mozambique and Botswana were interviewed by committee members on site and expressed their appreciation for a well-organized event and requested that it be an annual event. The atmosphere was vibrant, inclusive, and community-driven, and set a positive tone for 2026.

#### 3.1 **Event Overview & Activities**

Activities provided, including: Jumping castles for the children (free of charge), Braai stands (available for beach goers), Beach sports (soccer and volleyball poles), food and other stalls, DJ and light show entertainment from 12h00 until 00h00 and fireworks display for 15 minutes starting at 00H00.

#### 3.2 **Security & Crime Prevention**

A strong security presence was deployed, including: Private security companies, Namibian Police Force, Special Field Force and support from Municipal Traffic officers

No theft, misbehavior, or damage to vehicles was reported at the venue or during the event. Security personnel were visible and actively patrolling. Congestion was experienced only at one point i.e, the small circle at the entrance to the roof parking of the mall as people were leaving. One report of misconduct occurred in Vrede Rede Street (Vineta) which was not necessarily linked to the event where the Police and Special Field Force intervened promptly to restore order.

Recommendations;

- *The security presence must be increased due to the expected increased traffic in future.*
- *Traffic officers are required to regulate traffic circles, entrances, and main access roads.*
- *Nampol and Special Field Force to patrol.*
- *Fence off the event area (particularly from the mall side) to control access points.*
- *Close portions of the waterfront parking area after shop closures to discourage loitering around vehicles.*
- *Provide additional parking area and exercise control*

### 3.3 Entertainment, Sports & Recreational Activities

The event had excellent stage audio and visual set up. Very few people made use of the areas set up for beach picnic largely because of lack of structured activities. Beach soccer and Volleyball facilities as well as sports equipment (soccer and volleyball) was available but lacked officials to coordinate matches. Very few people made use of the facilities as a result.

Recommendations;

- *Introduce structured daytime competitions (e.g., soccer, volleyball, egg-and-spoon races, tug-of-war, bull riding).*
- *The stage and audio system can be better used for public communication and engagement.*
- *A structured event program will provide better coordination and media coverage.*
- *Competitions to be incorporated to attract families.*
- *Cameras to be integrated into the audio-visual system.*
- *Have sports officials or referees available.*
- *Advertise competitions in advance through social media and community platforms.*
- *Secure sponsorships for prizes and hampers from local businesses.*

### 3.4 Lighting

Erongo RED installed temporary floodlights on the beach area and at the kiosk which contributed to the sense of safety. The following was observed;

Recommendations;

- *Lighting coverage can be increased across the beach and vendor areas.*
- *Install brighter and additional floodlights.*

### 3.5 Media & Public Relations

The event was a great success and can be improved by;

- *Commencing advertising in print media, radio as from July.*
- *Activations required to provide return on investment for sponsors at Malls, shopping centres, etc.*
- *Photography and videography coverage*
- *Crowd engagement content captured challenges*
- *Limited number of photographers or/videographers*

- Improved Wi-Fi connectivity for real-time uploads.
- Structured program for coordinated coverage

While the evening was vibrant, public participation was limited during the first six hours since it was the first time and largely due to a lack of advertising and involvement of corporate partners.

#### 4. Stakeholders

##### 4.1 Internal Service Providers

Corporate Services (M&C)	Main organisers, interns, security, promotion
Engineering & Planning	Water installation, two-way radios, maps
Health Services & WM	Waste management & cleaning
Finance	Payments, vendor transactions (Speed Point)
Economic Development Services	Furniture, sports equipment, fire brigade &
Office of the Mayor/CEO	Traffic services
MC	PR, stakeholder invitations, programme,

##### 4.2 External Stakeholders

NamPol & Special Field Force	Law enforcement
Monarch Lifeguard	Sea rescue services
Platz Am Meer Management	Parking access
Media Representatives	Event coverage

##### 4.3 Sponsors

Erongo RED	Electricity and lighting
Coca-Cola Bottling Company	10 gazebos, banners, fridge, tent, benches,
	chairs, 10 cases of Coke

#### 5. Financial Report

This was the first edition of the event and although there were undertakings from sponsors, none realized.

##### 5.1 **Income**

<u>Source</u>	<u>Amount</u>
(i) <b>Vendor stall fees@N\$500.00</b> (4 x N\$500.00)	<b>N\$2 000.00</b>

(ii) Additional income was generated from the **sale of branded apparel**

Cash transactions	N\$978.00
Credit card transactions	N\$2 255.00

<b>Total Income</b>	<b>N\$3 233.00</b>
<b>Grant total of income generated</b>	<b><u>N\$5 233.00</u></b>

##### 5.2 **Expenditure**

Geku Security	Fireworks	N\$92 000.00
Corporate Event Gear	Sound, stage & lights	N\$119 494.55
Ukombozi Trading	DJs & music	N\$14 000.00
Elite Services	Toilets	N\$23 494.50
Party Kidz	Jumping castles	N\$1 000.00
T&M Investment	Drone & photography	N\$15 000.00
Coca-Cola Bottling	Beverages	N\$12 667.26
Julie's Catering	Lunch packs	N\$2 800.00
Triple One Security	Guards & patrol	N\$12 732.72
<b>Total Expenditure</b>		<b><u>N\$293 189.03</u></b>

#### 6. Food and Beverage Stalls

As per Council resolution above (i), provision was made for **15x Vendors** to exhibit and sell food and non-alcoholic beverages at an application fee of **N\$500.00** per stand. In hindsight the fee was too high considering the limited activities, the time available to trade and the fact that it was the first time. From the observations on the day the site shows great potential as a temporary market and will be very attractive should more stalls be permitted for a longer period.

The details of the four vendors are tabled below:

<b>Company name</b>	<b>Vendor's name</b>	<b>Receipt number</b>	<b>Total paid</b>
<i>Podo Trading</i>	<i>Irene Gebhardt</i> <i>N\$500.00</i>	<i>354289</i>	
<i>M &amp; P Kitchen</i>	<i>Monica Ntomura</i> <i>N\$500.00</i>	<i>354458</i>	
<i>Eberiezer Trading</i>	<i>Elizabeth Jedge</i> <i>N\$500.00</i>	<i>452269</i>	
<i>Taste the Countdown</i>	<i>Elzaan Shongolo</i> <i>N\$500.00</i>	<i>448277</i>	
			<b><u>N\$2 000.00</u></b>

There was good public interest in the stalls, however to create a festive atmosphere more stalls are required. It is also recommended that the stalls be permitted to operate for the period from **15 December until 4 January.**

#### 7. Fireworks

The event falls within the holiday period and is limited to one day in the year. Across the globe it is a family tradition for families to stay awake and to welcome new year. Most major cities have fireworks displays to welcome in the new year. Considering that; Swakopmund is positioning itself as the premier holiday destination, is in competition with the other coastal towns for business from tourists, local and abroad, and is dependent on the visitors, it is not unreasonable to permit holidaymakers and residents leeway to celebrate the arrival of the new year until 01h00 on New Year's Day.

A fireworks display lasting between 10 and 15 minutes provides the maximum Wow! factor and the minimum noise and disturbance. To avoid unnecessary disturbances attendees must vacate the area peacefully by 01H00 on 1 January 2026. Although there were a few negative comments on social media aimed at the fireworks display beforehand the event demonstrated that when done professionally in a controlled environment, fireworks are safe and provide a lot of entertainment for all.

Mr George Kühn, the owner of Messrs GEKU Security Services and Explosives Technician CC, is a registered Pyrotechnician in Namibia, and presently the only person in Namibia authorized to dispose Maritime Safety Pyrotechnics.

They are responsible for all public fireworks displays in the Republic of Namibia. In Windhoek, fireworks are fired from the roof of the Main Municipality building in Independence Avenue and at various stadiums and the Windhoek Show Grounds. They attended to fireworks displays in Oshakati, Windhoek and Rehoboth during 2025.

8. **New Year Celebration Organizing Committee:**

The Organising Committee will source sponsorships and partnerships in order to utilise the beach space more effectively and create value for attendees.

9. **Conclusion:**

The Swakopmund Municipality New Year Celebration 2025 was a highly successful inaugural signature event. It achieved the objective of creating a safe, family-friendly, and inclusive environment for the community. Swakopmund presented an excellent opportunity to enhance community spirit, support local businesses, and provided a safe and enjoyable celebration for residents and visitors.

The event has successfully positioned itself as a flagship community celebration for Swakopmund and sets a strong foundation for future annual New Year festivities.

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

- (a) **That Council takes note of the report on the Swakopmund New Year's Celebration 2025/26 hosted at the Northern Beach Recreational area on 31 December 2025.**
- (b) **That the New Year Celebration event be approved as an annual event on the following conditions:**
  - (i) ***That fireworks (pyrotechnics) be permitted at the New year's event on condition that it is supervised and operated by a qualified professional.***
  - (ii) ***That the area used for placing the fireworks and the minimum safe distance be cordoned off and strict access control be exercised.***
  - (iii) ***That a qualified service providers for technical equipment and entertainment be appointed for the event.***
  - (iv) ***That the beach be used to accommodate markets, picnics and sporting activities with sufficient access from 15 December until 4 January.***
  - (v) ***That vendors be invited to apply for stands and sell a variety of products and services at the daily market from 15 December 4 January.***
  - (vi) ***That only zero-alcohol beverages be sold or consumed at the event and that the use of hubbly-bubbly or smoking of harmful substances are not permitted.***
  - (vii) ***That sufficient bins be availed by the Health Services Department.***
  - (viii) ***That sufficient mobile ablution facilities be available at the event.***
  - (ix) ***That arrangements be made with the Municipal Traffic Division, Namibian Police, Special Reserve Force, Namibian Navy,***

**securities companies and First Aid and Emergency responders to provide safety and security services at the event.**

- (c) **That the following officials be the New Year Celebration Organizing Committee:**

<b>Manager: Corporate Services</b>	- <b>Mr A Plaatjie</b>
<b>Marketing &amp; Communications Officers</b>	- <b>Ms A Gebhardt &amp;</b>
<b>Assistant</b>	
<b>Public Relations Officers</b>	- <b>Ms L Mupupa</b>
<b>Sports &amp; Recreational Officer</b>	- <b>Mr B Oaseb</b>
<b>Co-Ordinating Assistant</b>	- <b>Ms L Kotze</b>

- (d) **That the Organizing Committee be permitted to source partnerships and sponsorship for the event.**

- (e) **That the following standards be applicable:**

(i) **That Council be indemnified against any claims that may arise from using the area.**

(ii) **That the area be restored to its original condition and to the satisfaction of the General Manager: Economic Development Services.**

(iii) **That the sound be restricted to the immediate surrounding area.**

(iv) **That the area be vacated by 01H00 am on 1 January and no one be allowed to overnight.**

- (f) **That the General Manager: Finance makes annual budgetary provision of N\$300 000.00 for the event.**
-





11.1.24 **BASIC CONDITIONS AND EXPRESSION OF INTEREST (EOI) FOR THE SWAKOPMUND INTERNATIONAL CONVENTION CENTRE**  
(C/M 2026/06/02 - 17/1/4/2/1/07)

**Ordinary Management Committee Meeting of 19 May 2026**, Addendum **10.6** page **07** refers.

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

1. **INTRODUCTION**

This submission seeks to inform council for the preliminary conditions and the draft Expression of Interest (EOI) regarding the establishment of an International Convention Centre in Swakopmund.

This project aligns with the Municipality's strategic objective to diversify the local economy and establish the town as a premier destination for international business tourism and exhibitions.

2. **PROJECT RATIONALE AND SITE IDENTIFICATION**

According to the Structure Plan 2020-2040, the Municipality has identified a strategic precinct of approximately 5 to 10 hectares earmarked for large-scale mixed-use and tourism infrastructure. This site is deemed essential for the long-term economic growth of both Swakopmund and the broader Erongo Region.

3. **PROPOSED BASIC CONDITIONS FOR THE EOI**

To ensure the project meets international standards while maintaining municipal fiscal responsibility, the following conditions are proposed for the EOI summarised below but detailed in the attached document.

- *Development scope proposals must include a main plenary hall with a minimum capacity of 1000 delegates and multiple breakaway seminar rooms.*
- *Operational mandate of the selected entity will be the responsibility of the establishment, management, operation, and maintenance of the said facility.*
- *As the Municipality has not yet conducted viability or sustainability studies, prospective developers are required to include comprehensive economic and sustainability assessments within their submissions.*
- *Submissions will only be accepted from entities that are suitably qualified, experienced, and financially capable.*

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

**RECOMMENDED:**

- (a) **That Council take note of the basic conditions (on file) to allow for the formal invitation of development proposals when the site is ready and approved.**
- (b) **That the expression of interest should make provision for Council to acquire at least a 10% equity in the proposed development without Council being subjected to any financial obligations.**

Public Information

## INVITATION TO SUBMIT PROPOSALS

for the

**Establishment, Management, Operation and Maintenance of an**

**INTERNATIONAL CONVENTION CENTRE**

The Municipality of Swakopmund hereby invites suitably qualified, experienced and financially capable entities to submit formal development proposals for the establishment, management, operation and maintenance of an International Convention Centre within the municipal area.

This initiative forms part of the Municipality's strategic objective to diversify the local economy, stimulate tourism and investment, and position Swakopmund as a premier destination for international business tourism, conferences, exhibitions and events.

### **1. Background and Rationale**

The Municipality of Swakopmund's Structure Plan 2020-2040 identifies a strategic precinct suitable for large-scale mixed-use and tourism infrastructure development, measuring approximately 5 to 10 hectares. The development of an International Convention Centre on this site is considered essential to the long-term economic growth of the town and the broader Erongo Region. No viability or sustainability studies have been conducted at this stage; it is expected that prospective developers will include such assessments as part of their proposals.

### **2. Scope of Development**

Proposals must encompass, at a minimum, the following components:

- A main plenary conference hall with a seating capacity of no fewer than 1000 delegates;
- Multiple breakaway/seminar rooms of varying capacities;
- An exhibition hall suitable for trade expos and international shows;
- High-speed telecommunications and audiovisual infrastructure;
- Catering and hospitality facilities, including kitchen and banqueting areas;
- Adequate parking facilities and access roads;

- Integration or linkage with accommodation facilities (on-site or adjacent); and
- Environmentally sustainable design elements, including energy efficiency and water conservation measures.

### **3. Requirements for Submission**

To be considered, all proposals must demonstrate compliance with the following mandatory requirements.

- 3.1** The proposing entity must be a duly registered legal person (company, close corporation, trust, or consortium) in good standing.
- 3.2** The entity must provide verifiable proof of at least ten (10) years of experience in the development, management and operation of large-scale hospitality, tourism, convention or events facilities.
- 3.3** Adequate proof of financial capacity to fund the full development, including letters of support from recognised financial institutions, audited financial statements for the preceding three (3) financial years, and, where applicable, proof of access to development finance.
- 3.4** The developer shall assume full risk and bear all costs associated with the development, including but not limited to design, construction, infrastructure provision, statutory compliance and operational setup.
- 3.5** A comprehensive and realistic development timeframe must be provided, specifying:  
(a) the anticipated date of commencement of construction following conclusion of a development agreement; and (b) the anticipated date of completion and opening.
- 3.6** The identified land parcel is not yet subdivided or registered as a separate cadastral unit. The successful developer will be required to attend to all necessary statutory and land administration procedures at their own cost. This process may take up to eighteen (18) months from the date of allocation.
- 3.7** Only written proposals that comprehensively address all of the above requirements will be considered. Incomplete submissions will be disqualified.
- 3.8** Proposers are encouraged to include comments on their preferred site location within the identified precinct, proposed footprint size, proposed public private partnership or land tenure arrangements, and any ancillary development proposed.

### **4. Submission Instructions**

All proposals must be submitted as follows:

- Submitted in a sealed envelope on official company letterhead, with all supporting documentation attached;
- The envelope must be clearly marked: "**DEVELOPMENT PROPOSAL - INTERNATIONAL CONVENTION CENTRE**";
- Deposited in the designated tender/submissions box located at the Municipal Head Office, Ground Floor, Swakopmund;

Submitted on or before **Friday, [DATE] at 12:00 (noon)**. No late submissions will be accepted under any circumstances.

### **5. Evaluation Criteria**

Proposals will be evaluated, inter alia, on the following criteria:

- Demonstrated relevant experience and track record of the proposing entity;
- Financial capacity and robustness of the funding plan;
- Quality, comprehensiveness and feasibility of the development concept;
- Proposed economic and social benefits to the local community, including employment creation and local procurement commitments;
- Environmental sustainability credentials and green building standards proposed; and
- Proposed land tenure model and financial return to the Municipality.

### **6. Disclaimer**

This invitation is issued solely to assess the level of market interest and to invite development proposals for the establishment of an International Convention Centre. The Municipality of Swakopmund does not bind itself to accept any proposal received and reserves the right to withdraw this invitation, to negotiate with any party, or to request additional information at any stage of the process, without incurring any liability. No preferential treatment or reservation of land will be accorded to any party prior to the conclusion of a formal development agreement. The statutory processes of establishing the relevant land portions may take up to eighteen (18) months to finalise.

Further information, including maps of the proposed site, is available at [www.swakopmund.com.na](http://www.swakopmund.com.na) and on the Municipality's official Facebook page.

**Enquiries:**           Stephny Bruwer  
                                  sbruwer@swkmun.com.na  
                                  064 410 4212

**A Benjamin**  
Chief Executive Officer  
Municipality of Swakopmund

Notice No: \_\_\_/2026

11.1.25 **BASIC CONDITIONS AND DRAFT EOI FOR THE ESTABLISHMENT OF A PRIVATE HOSPITAL**  
(C/M 2026/06/02 - 17/1/4/2/1/13)

**Ordinary Management Committee Meeting of 19 May 2026**, Addendum **10.7** page **12** refers.

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

**1. INTRODUCTION**

This submission seeks to inform council for the basic conditions and the draft Expression of Interest (EOI) for the establishment, management, operation, and maintenance of a Private Hospital in Swakopmund. This project is designed to address the critical deficit in specialist medical services and provide world-class healthcare infrastructure for the residents of Swakopmund and the broader Erongo Region.

**2. DISCUSSION**

The establishment of a private hospital is a high-priority objective for the Municipality:

- *Healthcare Access: Current facilities in Swakopmund are well-equipped but inadequate for existing demand, with the nearest comparable private hospitals located in Walvis Bay and Windhoek.*
- *Economic Drivers: Demand for healthcare is expected to rise significantly due to the economic boom associated with oil and gas activities.*
- *Planning Compliance: The Swakopmund Structure Plan 2020-2040 has already identified strategic land parcels suitable for health and social services infrastructure.*
- *Public Benefit: The facility aims to attract specialist services and reduce the overall burden on public health facilities.*

**3. PROPOSED BASIC CONDITIONS FOR THE EOI**

To ensure the delivery of high-quality healthcare while mitigating municipal risk, the following conditions are proposed:

*Submissions will only be accepted from entities that are suitably qualified, experienced, and financially capable.*

As the Municipality has not conducted any formal viability or sustainability studies, prospective developers must provide their own comprehensive feasibility assessments, market analyses, and clinical service plans. The selected partner will be fully responsible for the establishment, management, operation, and maintenance of the hospital.

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

**RECOMMENDED:**

- (a) **That Council takes note of the basic conditions (on file) and the draft Expression of Interest (on file) to allow for the formal invitation of proposals.**

- (b) **That this initiative will secure the necessary private-sector investment to bridge the current gap in secondary and specialist healthcare services.**
  - (c) **That the project be approved in principle, subject to the subdivision and consolidation of a new portion to Council as per order of the High Court.**
  - (d) **That the expression of interest should make provision for Council to acquire at least a 10% equity in the proposed development without Council being subjected to any financial obligations.**
-

**INVITATION TO SUBMIT PROPOSALS**

for the **Establishment, Management, Operation and Maintenance of a**

**PRIVATE HOSPITAL**

The Municipality of Swakopmund hereby invites suitably qualified, experienced and financially capable entities to submit formal development proposals for the establishment, management, operation and maintenance of a Private Hospital within the municipal area. This initiative forms part of the Municipality's strategic objective to improve access to quality healthcare for residents of Swakopmund, the Erongo Region and surrounding communities, to attract specialist medical services to the town, and to reduce the burden on public health facilities through the provision of world-class private healthcare infrastructure.

**1. Background and Rationale**

The Municipality of Swakopmund's Structure Plan 2020–2040 identifies strategic land parcels suitable for health and social services infrastructure. The establishment of a private hospital is considered a high-priority developmental objective, given the significant gap in specialist and secondary healthcare services currently available to the residents of the Erongo Region. The nearest comparable private hospital facilities are located in Walvis Bay and Windhoek, creating a critical access deficit for the communities of Swakopmund and surrounding areas as the facilities in Swakopmund are well equipped but inadequate for the demand that exists and is expected to rise due to the oil and gas boom in economic activity.

No viability or sustainability studies have been conducted by the Municipality at this stage. Prospective developers are expected to include comprehensive feasibility assessments, market analyses and clinical service plans as part of their proposals.

**2. Scope of Development**

Proposals must encompass, at a minimum, the following components:

- A fully equipped inpatient facility with a minimum of 50 licensed beds, with provision for future expansion;
- A 24-hour emergency and casualty unit;
- Surgical theatre facilities, including at minimum two fully equipped operating theatres;
- An intensive care unit (ICU) and high-care ward;
- Diagnostic imaging services, including X-ray, ultrasound and CT scanning capabilities;
- A pathology and laboratory services unit;
- Specialist outpatient consulting rooms and procedure suites;
- A licensed pharmacy;
- Maternity and neonatal care facilities;
- Adequate staff accommodation or housing provision for medical and nursing personnel;

- Parking, access roads and patient transport infrastructure; and
- Environmentally sustainable design, including medical waste management systems, water conservation and energy efficiency measures compliant with applicable Namibian health and environmental regulations.

### **3. Requirements for Submission**

To be considered, all proposals must demonstrate compliance with the following mandatory requirements:

- 3.1** The proposing entity must be a duly registered legal person (company, close corporation, trust, consortium or public-private partnership vehicle) in good standing under the laws of Namibia.
- 3.2** The entity must provide verifiable proof of at least ten (10) years of experience in the establishment, accreditation, management and operation of private hospital or comparable acute care healthcare facilities.
- 3.3** The proposal must demonstrate that the hospital will be operated in compliance with all applicable Namibian health legislation, including the Hospitals and Health Facilities Act and all licensing requirements of the Ministry of Health and Social Services (MoHSS). Proof of prior engagement with MoHSS regarding the proposed facility will be an advantage.
- 3.4** Adequate proof of financial capacity to fund the full development must be provided, including letters of support from recognised financial institutions, audited financial statements for the preceding three (3) financial years, and, where applicable, proof of access to development or healthcare infrastructure finance.
- 3.5** The developer shall assume full risk and bear all costs associated with the development, including but not limited to design, construction, equipping, staffing, statutory licensing, infrastructure provision and operational setup.
- 3.6** A comprehensive and realistic development timeframe must be provided, specifying: (a) the anticipated date of commencement of construction following conclusion of a development agreement; (b) the anticipated date of completion and commissioning; and (c) a phased rollout plan if the full scope will not be operational from opening.
- 3.7** The identified land parcel is not yet subdivided or registered as a separate cadastral unit. The successful developer will be required to attend to all necessary statutory and land administration procedures at their own cost. This process may take up to eighteen (18) months from the date of allocation.
- 3.8** Only written proposals that comprehensively address all of the above requirements will be considered. Incomplete submissions will be disqualified.
- 3.9** Proposers are encouraged to include comments on: their proposed clinical service profile; the proposed medical aid and patient funding model; community access and indigent patient provisions; employment and training of local healthcare workers; and

any proposed public-private partnership or land tenure arrangements with the Municipality.

#### **4. Submission Instructions**

All proposals must be submitted as follows:

- Submitted in a sealed envelope on official company letterhead, with all supporting documentation attached;
- The envelope must be clearly marked: **"DEVELOPMENT PROPOSAL - PRIVATE HOSPITAL"**;
- Deposited in the designated tender/submissions box located at the Municipal Head Office, Ground Floor, Swakopmund;

Submitted on or before **Friday, [DATE] at 12:00 (noon)**. No late submissions will be accepted under any circumstances.

#### **5. Evaluation Criteria**

Proposals will be evaluated, inter alia, on the following criteria:

- Demonstrated relevant experience and track record in private hospital development, accreditation and management;
- Quality and comprehensiveness of the proposed clinical service offering;
- Financial capacity, investment quantum and robustness of the long-term operational funding model;
- Commitment to community access, including provisions for medical aid and self-pay patients, and any indigent or reduced-tariff access arrangements;
- Employment creation, skills development and the proposed use of local healthcare professionals and suppliers;
- Environmental sustainability and compliance with Namibian health infrastructure standards; and
- Proposed land tenure model and financial return to the Municipality.

#### **6. Disclaimer**

This invitation is issued to invite development proposals for the establishment of a Private Hospital within the municipal area of Swakopmund. The Municipality of Swakopmund does not bind itself to accept any proposal received and reserves the right to withdraw this invitation, to negotiate with any party, or to request additional information at any stage of the process, without incurring any liability. No preferential treatment or reservation of land will be accorded to any party prior to the conclusion of a formal development agreement. The statutory processes of establishing the relevant land portions may take up to eighteen (18) months to finalise. For this specific portion subdivision process sanctioned by the High Court of Namibia.

Further information, including maps of the proposed site, is available at [www.swakopmun.com.na](http://www.swakopmun.com.na) and on the Municipality's official Facebook page.

**Enquiries:** Stephny Bruwer  
sbruwer@swkmun.com.na  
064 410 4212

**A Benjamin**

Chief Executive Officer  
Municipality of Swakopmund  
Notice No: \_\_\_/2026

11.1.26

**APPLICATION FOR THE DELETION OF RESTRICTIVE TITLE DEED CONDITION FOR ERF 543, SWAKOPMUND**

(C/M 2026/06/02 - E 543)

**Ordinary Management Committee Meeting of 19 May 2026**, Addendum **7.3** page **26** refers.

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

**1. Purpose**

The purpose of this submission is for Council to consider a request to delete restrictive title deed condition for Erf 543, Swakopmund in terms of Section 94 (1) (a) (ii) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018).

**2. Introduction and Background**

An application for the Deletion of Restrictive Title Deed Condition for Erf 543, Swakopmund was received by the Town Planning Department from Stewart Planning Town and Regional Planners, on behalf of the registered owner. The application is attached as **Annexure A**.

The business development by Shoprite, which is right behind Erf 543, Swakopmund took away the tranquil environment and as a result, caused all the property owners in the proximity to apply for the rezoning of their properties from single residential to general business. The property in question was rezoned from single residential to general business in 1996 and was included in Swakopmund Zoning Scheme No.7 as per the attached confirmation Letter **Annexure B**.

During the rezoning from single residential to general business, the restrictive title deed condition "B" was not deleted. Instead, it was carried over from the Title Deed No. 245/1950, MMJ Feldmann to the Title Deed No. 6796/2007, C Smith (current owner).

The restrictive title deed condition B reads: "**SUBJECT FURTHER** to the following condition in favour of the Council of the Municipality of Swakopmund and created in the said Deed of Transfer No. 245/1950 namely:

*The said erf shall be used for residential purposes only and not more than one dwelling house with the necessary outbuildings and appurtenances shall be erected thereon.*

**3. Zoning, Locality and Size**

Erf 543, Swakopmund is zoned general business with a bulk of 2.0. It is located at the corner of Daniel Tjongarero Avenue and Windhuker Street. The Erf measures approximately 1069m<sup>2</sup> in extent.

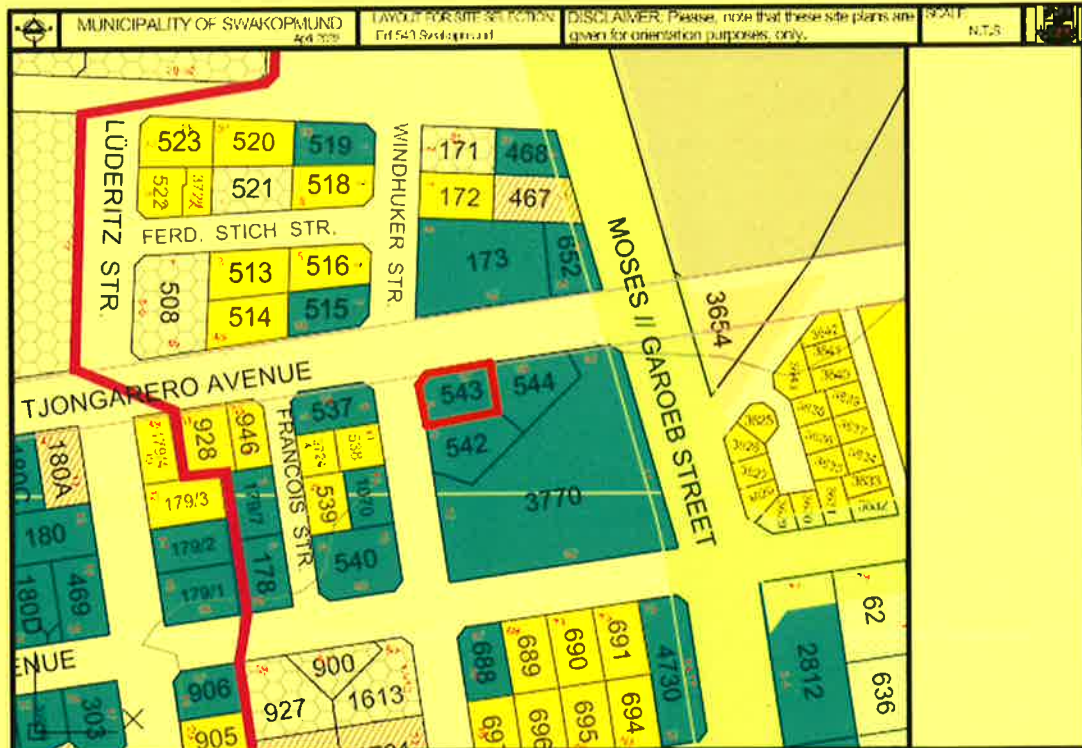


Figure 1: Locality and zoning plan for Erf 543, Swakopmund

#### 4. Ownership

The ownership of Erf 543, Swakopmund vests in Conrad Smith as indicated in the Deed of Transfer T 6796/2007.

#### 5. Proposal

The owner wishes to cancel the restrictive residential land use condition registered against Erf 543, Swakopmund in favour of the Council of the Municipality of Swakopmund. The applicant further indicated that the owner has plans to redevelop the erf for business purposes, however the restrictive condition makes it impossible as it stipulates that the land shall be used for residential purposes only and not more than one dwelling house with the necessary outbuilding and appurtenances shall be erected thereon.

#### 6. Evaluation

To remove the restrictive title deed condition that was imposed in favour of the Council of the Municipality of Swakopmund, and since it is a land use condition, it is necessary that approval be granted for the deletion by Council. Thereafter, the conveyancers will have to lodge an application with the Registrar of Deeds to remove the restrictive title deed condition.

The current restrictive title deed condition:

*The said erf shall be used for residential purposes only and not more than one dwelling house with the necessary outbuildings and appurtenances shall be erected thereon.*

The current restrictive title condition should be cancelled and replaced by the following standard conditions:

- 1) *The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to the provisions*

of the Swakopmund zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

- 2) *The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf.*

## **7. Conclusion**

The residential land use restrictive title deed condition imposed against Erf 543, Swakopmund is no longer relevant since the erf has been rezoned from single residential to general business and it can therefore be deleted.

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

### **RECOMMENDED:**

- (a) **That the title deed conditions registered against Erf 543, Swakopmund be cancelled.**
  - (b) **That the following conditions be registered against Erf 543, Swakopmund:**
    - (i) ***The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to the provisions of the Swakopmund zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).***
    - (ii) ***The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf.***
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