

Municipality of Swakopmund

AGENDA **PART 2** **ORDINARY** **COUNCIL MEETING** **ON** **THURSDAY** **03 SEPTEMBER 2026** **AT** **19:00**



CONTACT US:

Telephone: +264 64 410 4206

Email: akahuika@swkmun.com.na

Website: www.swkmun.com.na

11. **RECOMMENDATION OF THE MANAGEMENT COMMITTEE**11.1 **MANAGEMENT COMMITTEE MEETING(S) HELD IN AUGUST 2026**

ITEM NO	SUBJECT	REF NO	PAGE
11.1.17	Consolidation Of Erven 6092 And 6093 Swakopmund, Extension 20 Into New Consolidated Portion A	E 6092, E 6093	4
11.1.18	Subdivision Of Remainder Of Portion 1 Of Farm Swakopaue West No.186, Into Portions A, B And Remainder	REM PTN 1/F186	45
11.1.19	Consolidation Of Erven 6168 And 6169 Swakopmund, Extension 20 Into New Consolidated Portion C	E 6168, E 6169	69
11.1.20	Consolidation Of Erven 6117 And 6118, Swakopmund, Extension 20 Into New Consolidated Portion B	E 6117, E 6118	114
11.1.21	Application For Consolidation Of Erven 6109 And 6110, Swakopmund, Extension 20 Into New Consolidated Portion D	E 6109, E 6110	153
11.1.22	Approval Of Funds For Continuation Projects	3/1/1/1/1	180
11.1.23	Consolidation Of Erven 10827,10828, And 10829, Swakopmund, Extension 42 Into Consolidated Erf "X", Subdivision Into 19 Portions And Remainder And The Rezoning Of Portions 1-19 And Remainder From "General Residential 2" With A Density Of 1:250m ² To "Single Residential" With Density Of 1:300m ²	E 10827, E 10828, E 10829	181
11.1.24	Application For The Consolidation Of Erven 1217 And 1218, Tamariskia, Extension 3 Into Consolidated Erf X And Rezoning Of Consolidated Erf X From <i>Single Residential</i> With A Density Of 1: 600m ² To <i>General Residential 1</i> With A Density Of 1:250m ²	T 1217, T 1218	224
11.1.25	Application For The Rezoning Of Erf 400, Swakopmund From "General Business" With A Bulk Of 2.0 To "General Business" With A Bulk Of 4.0	E 400	270
11.1.26	Rezoning Of Erf 8925 Swakopmund From "General Business" With A Bulk Of 2.0 To "General Business" With A Bulk Of 4.0	E 8925	301
11.1.27	Application For The Rezoning Of Erf 3661 (A Portion Of Erf No. 313), Swakopmund, Extension 1 From "General Business" With A Bulk Of 2.0 To "General Business" With A Bulk Of 4.0	E 3661	362
11.1.28	Nomination Of The Chief Executive Officer, Mr Alfeus Benjamin To Serve On The International Scientific Advisory Committee Of The Swakopmund Research, Training And Conference Centre (International University Of Management)	13/4/2, 11/2/4/2	408
11.1.29	Report On The National Capacity Building Workshop On Sustainable Development Goals (SDGS) Localization And Voluntary Local Reviews (VLRs) For Central And Local Government	18/5/2	414

ITEM NO	SUBJECT	REF NO	PAGE
11.1.30	Acknowledgement Of The Temporary Appointment Of The Chief Executive Officer, Mr Alfeus Benjamin, As Chairperson Of The Namibia Sport Commission Board And Approval Of Special Leave	11/2/4/2	417
11.1.31	Audience: Mobile Telecommunications Company (Pty) Ltd (MTC) Presentation Of Mobile Application	12/2/1/2/2	421
11.1.32	Audience : Request For A Purchase Price Reduction Or Payment Plan Option For The Sale Of A Remainder/ Erf 9821, Swakopmund, Extension 38	E 9821	422
11.1.33	Rezoning Of Farm 265 (A Portion Of Portion B Of The Farm Swakopmund Town And Townlands No.41), Swakopmund From "Mariculture" To "General Business" With A Bulk Of 2.0	Farm 265	439
11.1.34	Rezoning Of Farm Hof Holstein No. 232 From "Special" For The Purpose Of A Butchery And Agriculture To "Agriculture" And Subdivision Of Portion 64 Of Farm 163, Swakopmund Into Portion "A" And Remainder Subsequent Consolidation Of Proposed Portion A With Farm Hof Holstein No.232 Into Consolidated Farm "Y" And Subdivision Of Consolidated Farm "Y" Into Twenty Five (25) Portions And Remainder (Street) And Subsequent Consolidation Of Portion "X" Of Subdivided Portion Y With The Remainder Of Portion 64 Of Farm 163 Swakopmund Into Consolidated Portion "Z"	Hof Holstein No.232 & PTN 64	470

11.1.17

CONSOLIDATION OF ERVEN 6092 AND 6093 SWAKOPMUND, EXTENSION 20 INTO NEW CONSOLIDATED PORTION A

(C/M 2026/09/03 - E 6092, E 6093)

Ordinary Management Committee Meeting of 19 August 2026, Addendum **8.13** page **146** 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 6092 and 6093 Swakopmund, Extension 20 into new consolidated Portion A in terms of Section 97 (1) (e) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018).

2. Introduction and Background

A consolidation application was received by the Town Planning Department from Stewart Planning Town & Regional Planners on behalf of the registered owner Masadi Property Holding Twenty-Three CC. The application is attached as **Annexure A**.

3. Ownership

Ownership of both Erven 6092 and 6093, Swakopmund Extension 20, vests in Masadi Property Holding Twenty-Three CC. However, Erf 6092, Swakopmund Extension 20, has not been registered as an individual erf yet. It remains incorporated under the parent title, Deed of Transfer No. T5803/2012. Erf 6093, Swakopmund Extension 20, is duly registered in terms of Certificate of Registered Title No. T6952/2012.

Stewart Planning – Town & Regional Planners have been duly authorised to undertake the statutory planning process by Mr. Cobus Lötter, the sole (100%) member of Masadi Property Holding Twenty-Three CC.

4. Locality, Zoning and Size

Erven 6092 and 6093 Swakopmund are in Extension 20 cornered by four streets namely Ocean View Avenue, Azores, Crab and Oyster Street. The properties are zoned "General Residential 2" with a density of 1:250m² and measure approximately 4476 m² and 3718 m² in extent respectively.



5. Access, parking and municipal services

Erven 6092 and 6093, Swakopmund Extension 20, are accessible via four streets, namely Ocean View Avenue, Azores Street, Crab Street, and Oyster Street. However, access to the erven for the proposed development will be obtained via Crab Street.

Parking for the proposed development will be provided in accordance with the requirements of the Swakopmund Zoning Scheme. The erven are already connected to the bulk services network; however, should any relocation, alteration, or upgrading of services be required, such costs shall be borne by the owner.

6. Public Notification

The neighbouring property owners have been consulted on the 26 May 2026 via email for comments to the consolidation. The last date of objection was the 17 June 2026. No objection was received by the end of objection period.

7. Proposal

It is the intention of the owners to consolidate Erven 6092 and 6093 Swakopmund Extension 20 into one General Residential Erf to allow the owner to develop sectional title housing units as part of the Hidden Hills Retirement Village. Swakopmund is a well-established retirement destination due to its coastal setting, quality of life, and developed infrastructure, resulting in sustained demand for secure retirement housing.

Swakopmund Extension 20 offers a tranquil, established residential environment suitable for such development. The inclusion of varied housing typologies supports diverse lifestyle and care needs, while the site's location within a gated estate enhances security and access to amenities. The consolidation is both necessary and appropriate, enabling efficient land use in line with the "General Residential 2" zoning provisions without increasing density or intensity. The proposal is indicated in the table below:

Proposed Portion number	Area (m²)	Zoning
<i>Erf 6092 Swakopmund Ext 20</i>	<i>4 476</i>	<i>General Residential 2</i>
<i>Erf 6093 Swakopmund Ext 20</i>	<i>3 718</i>	<i>General Residential 2</i>
<i>Consolidated Portion A</i>	<i>8 194</i>	<i>General Residential 2</i>

8. Evaluation

The proposed consolidation of Erven 6092 and 6093 Swakopmund, Extension 20 into a single erf (Portion A) is both justified and desirable from a planning and development perspective. The application seeks to enable the coordinated development of sectional title dwelling units as part of the Hidden Hills Retirement Village, in response to the growing demand for secure and appropriate retirement housing in Swakopmund.

Both erven are already zoned "General Residential 2," and the consolidation does not introduce any change in land use rights, density, or development intensity. Instead, it facilitates a more efficient and coherent site layout, allowing for integrated planning, improved internal circulation, and optimal utilisation of the land within the parameters of the approved zoning scheme.

The proposal aligns with the established residential character of Swakopmund Extension 20, which offers a quiet and suitable environment for retirement living. The development of sectional title units will contribute to a broader mix of housing typologies within the area, supporting diverse lifestyle needs and promoting inclusive residential opportunities, particularly for retirees seeking secure, low-maintenance accommodation.

Furthermore, the site's incorporation into the planned gated Hidden Hills Estate enhances safety, access control, and overall residential amenity, while remaining well-located in relation to essential services and facilities within Swakopmund. Importantly, the Erven are already serviced, and the consolidation will not place additional strain on existing bulk infrastructure. Any required service adjustments will be undertaken at the cost of the owner.

Considering the above, the consolidation represents a logical and appropriate planning intervention that promotes efficient land use, supports the provision of needed retirement housing, and remains fully compliant with the Swakopmund Zoning Scheme.

9. Title Deeds Conditions

The current title deed conditions registered against Erven 6092 and 6093, Swakopmund Extension 20 be cancelled and the following title deed conditions be registered against the newly created Consolidated Portion A:

- (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 (No.5 of 2018).*
- (ii) *The building value of the main building, including all outbuildings to be erected on the erf, shall be at least four (4) times the municipal valuation of the erf.*

Note should be taken that Condition (b), which proposes that the minimum building value of the main building, including outbuildings, be at least two times the municipal valuation of the erf, cannot be supported.

In terms of Clause 6.6 of the approved Swakopmund Zoning Scheme No. 71, which has received ministerial approval and is currently awaiting promulgation, all properties zoned General Residential are required to have a minimum building value of at least four (4) times the municipal valuation of the erf. The proposed condition is therefore inconsistent with the provisions of the approved scheme and would undermine the intended development standards applicable to General Residential properties. It is therefore recommended that Condition (b) be amended to read as follows:

"The building value of the main building, including all outbuildings to be erected on the erf, shall be at least four (4) times the municipal valuation of the erf."

This amendment will ensure consistency with the approved Swakopmund Zoning Scheme No. 71 and uphold the prescribed development standards for General Residential erven.

10. Conclusion

The proposal is consistent with the character of the surrounding area, makes use of existing infrastructure, and contributes positively to the diversification of housing options within Swakopmund. It further aligns with broader planning objectives of creating sustainable, inclusive, and well-integrated residential developments.

Therefore, the proposed consolidation of Erven 6092 and 6093 Swakopmund, Extension 20 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 consolidation of Erven 6092 and 6093 Swakopmund, Extension 20 into Consolidated Portion A be approved.**
 - (b) **That the current title deed conditions registered against Erven 6092 and 6093, Swakopmund Extension 20 be cancelled and the following title deed conditions be registered against the newly created Consolidated Portion A:**
 - (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 (No.5 of 2018).*
 - (ii) *The building value of the main building, including all outbuildings to be erected on the erf, shall be at least four (4) times the municipal valuation of the erf.*
 - (c) **That the on-site parking requirements be as per the Swakopmund Zoning Scheme.**
 - (d) **That the applicant obtains an Erf Number from the Surveyor General before certification of the consolidation plans by the Council's Town Planner.**
 - (e) **That the applicant provides proof that the consolidated erf has been surveyed and registered by the Deeds Registrar before submission of any development proposal (building plans and/or building line relaxations) for Council approval.**
 - (f) **That should any relocation, alteration, or upgrading of services be required because of the proposed development, be for the account of the owner and be installed in accordance with the specifications and to the satisfaction of the General Manager: Engineering, Urban Development and Environmental Management.**
 - (g) **That the applicant be informed of this decision and of the rights to appeal the Council decision (b) (ii) 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, 2018 (Act 5 of 2018).**
-

ANNEXURE A - APPLICATION FORM**STEWART PLANNING**

TOWN & REGIONAL PLANNERS

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

P.O. Box 2095
Tel: (064) 280 773
Email: mbute@sp.com.na

Reference: 6092.6093 S**Date:** 27 March 2026**PLANNING APPLICATION:**

CONSOLIDATION OF ERVEN 6092 AND 6093 SWAKOPMUND EXTENSION
20 INTO NEW CONSOLIDATED PORTION A.

Submission to:

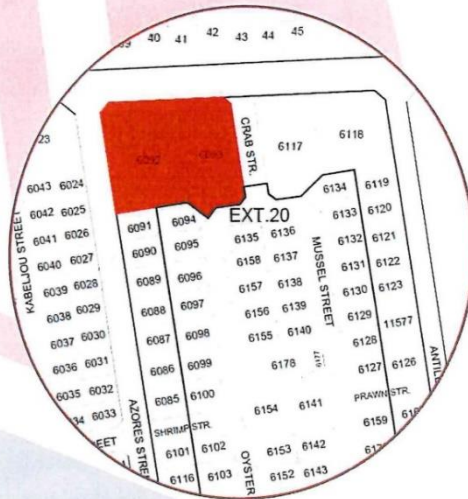
Chief Executive Officer
Municipal Council of Swakopmund
c/o Rakotoka Street and Daniel Komho Avenue
P O Box 53
Swakopmund

Prepared for:

Masadi Property Holdings 23 (Pty) Ltd.
P O Box 789
Walvis Bay

Prepared by:

Stewart Planning – Town & Regional Planners
First Floor 122 On Main
122 Sam Nujoma Avenue
PO Box 2095
Walvis Bay



Contact Information

The following contact information is provided should the reader of this report want to contact the relevant stakeholders involved in this project.

Local Authority

The Chief Executive Officer
Municipality of Swakopmund
P O Box 53 Swakopmund
13001

Mr. J. T. Heita
Town Planner
jheita@swkmun.com.na
+264 64 410 4403

Applicant

Masadi Property Holding Twenty Three (Pty) Ltd
P O Box 789
Walvis Bay

Mr. Cobus Lötter
Director
hrv@clarchitects.net

Consulting Town Planner:

Stewart Planning – Town & Regional Planners
PO Box 2095 Walvis Bay
13013

Ms. Mbute Shaningwa
mbute@sp.com.na
+264 64 280 773
+264 81 682 8484

C. Ownership and commissioning.

Erf 6092 Swakopmund Extension 20 is not yet individually registered and forms part of a parent property. The parent title is Portion 111 (a portion of Portion B) of the Farm Swakopmund Town and Townlands No.41.

Erf 6093 Swakopmund Extension 20 is registered as per the Certificate of Registered Title No. T6952/2017.

The properties are both registered in the name Masadi Property Holding Twenty Three (Pty) Ltd (Reg. No. 2012/0898), previously a Close Corporation (CC/2006/0347). The parent title deed and certificate of registered title are attached as **Annexure G**.

Mr. Cobus Lötter is 100% owner of *Masadi Property Holding Twenty Three (Pty) Ltd* and has authorised Stewart Planning through a Special Power of Attorney (**Annexure D**) to submit this application on his behalf.

D. Land parcel information.

i. Locality, Zoning, and size.

Hidden Hills is located in Swakopmund Extension 20 which is a northern residential neighbourhood located west of the Pro-Ed private school as shown in Figure 2 below.



Figure 2: Locality of Erven 6092 & 6093 Swakopmund Extension 20.

The site is located at the northwestern end of the Hidden Hills Estates and is at the corner of well-developed streets, namely Ocean View Avenue, Azores, Crab Street and Mussel/Oyster Street, making it highly accessible. The locality plan is attached as **Annexure 2**. Although the site is situated just outside the walled off part of the estate, the owner intends to make alterations in order to incorporate the sectional title units within the existing estate walls.

The site comprising of Erven 6092 and 6093 Swakopmund Extension 20 is currently zoned "General Residential 2" with a density of one dwelling per 250m² and measures 4 476m² and

There are no detailed site development plans available at this stage, however the conceptual layout (Figure 1) on page 4 of this report illustrates the envisioned *Hidden Hills Retirement Village* estate, including the sectional title component. The conceptual layout depicts ± 24 dwelling units on the proposed Portion A which equates to an actual density of 1:341, thus complying with the sites current zoning and density. The development will complement the existing vision of a serene, safe and supportive environment for retirement living.

All future development on the site will be fully in accordance with the Swakopmund Zoning Scheme's development parameters for the "General Residential 2" zoning such as coverage, density, bulk, height, building lines and parking as set out below:

- Coverage: Maximum 60%
- Density: No density in the "General Residential 2" zone may exceed the densities specified in Table C1 of the Swakopmund Zoning Scheme, the current density of 1:250 complies with the specified densities.
- Height: Maximum height of 30 metres.
- Building lines: 3 metres from any street boundary; 3 metres from any rear boundary; 3 metres from any side boundary; and 5 metres in the case of a garage from any street boundary or half the height of the building, whichever is greater.
- Parking: As determined by Council.

The consolidation is a necessary preparatory step to enable cohesive and efficient development of the sectional title housing units as per the conceptual plan, which cannot be practically achieved across two separate erven. The proposed consolidation is as outlined below:

i. Proposed Consolidation.

The intention is to consolidate Erven 6092 and 6093 Swakopmund Extension 20 to assemble a single site for the development of Sectional Title housing units. Details of the proposed consolidation is depicted in Figure 5 below and attached as **Annexure B**.



Figure 5: Details of proposed consolidation of Erven 6092 and 6093 Swakopmund Extension 20.

Once consolidated, the site will measure approximately 8 194m² in extent which is sufficient space for the intended development. The Consolidation Plan is attached as **Annexure B**.

services and amenities within Swakopmund. Its incorporation into the existing gated estate further enhances safety, access control, and overall residential amenity.

The consolidation of Erven 6092 and 6093 into a single developable site is therefore both needed and desirable, as it allows for better utilisation of land within an approved township without increasing the density or intensity. The development potential remains consistent with the "General Residential 2" zoning parameters.

In summary, the proposed application responds directly to:

- The increasing demand for secure and well-located retirement housing;
- The need for smaller, more manageable housing options within the retirement living market;
- The importance of creating integrated, safe, and community oriented living environments; and
- The efficient use of land within an established urban area.

Furthermore, the proposed development is compatible and complementary with the land use and layout design of the surrounding area.

ii. Applicable policy/legislation

a. Swakopmund Zoning Scheme.

The proposed consolidation will bring the proposed development in accordance with the zoning scheme.

b. Swakopmund Urban Structure Plan 2020-2040.

The proposed development is in accordance with the Swakopmund Structure Plan of 2020 – 2040 as it will help curb urban sprawl and create a more vibrant community.

The main idea of the approved urban structure plan is to contain urban sprawl and the adverse spatial and socio-economic effects associated with it. In order to curb urban sprawl, Swakopmund should strive for a more compact urban form which can be achieved through the promotion of densification, intensification, and urban fill.

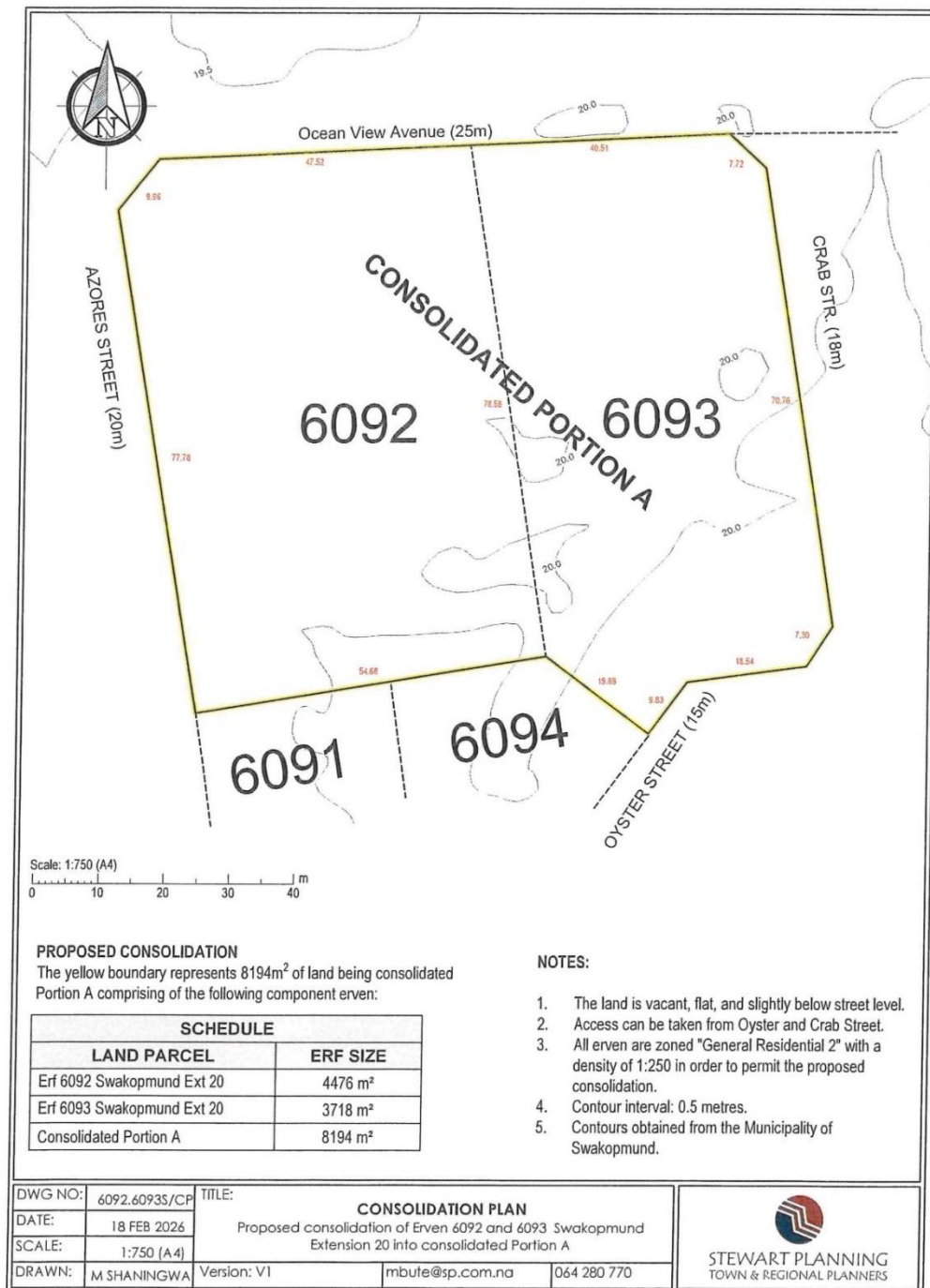
The proposed consolidation will assemble two "General Residential 2" zoned erven into a single erf for the development of sectional housing units. The site falls in residential zone H₂, this residential zone is characterised as an existing low and medium density residential zone and encourages the creation of vibrant spaces of social integration such as infill placemaking elements, shop houses etc. The proposed development and the retirement village as a whole will create a vibrant social space for the retirement community at a medium density and aligns with the spatial guidelines of zone H₂.

Additionally, mixed housing typologies are identified as a spatial strategy for the future Swakopmund, the implementation thereof will naturally occur as townships grow and become more developed. This application supplies a mixture of housing typologies to the retirement community in Swakopmund and general aligns with the Swakopmund Urban Structure Plan.

c. Urban and Regional Planning Act of 2018

The proposed consolidation will be implemented in accordance with the provisions of the Urban and Regional Planning Act, Act No.5 of 2018.





CONDITIONS TO BE REGISTERED

It is recommended that the following conditions be registered against consolidated **Portion A** (a consolidation of Erven 6092 and 6093, Swakopmund Extension 20) in favour of the Swakopmund Council:

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

SPECIAL POWER OF ATTORNEY

I, the undersigned,

Johannes Cornelius Jacobus Lötter

ID No: 64011810010

(authorised to sign on behalf of Masadi Property Holding Twenty Three (Pty)Ltd)



do hereby nominate, constitute and appoint

Stewart Town Planning CC

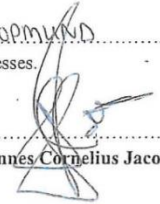
P.O. Box 2095 Walvis Bay

with full power of substitution to be my true and lawful Agent and Attorney for me and in my name, place and stead, to make the necessary application to the Local Authority and/or the Authorised Planning Authority and/or the Urban and Regional Planning Board, Ministry of Urban and Rural Development for the following:

- Consolidation of Erven 6092 and 6093 Swakopmund Extension 20 into new consolidated Portion A.
- Consolidation of Erven 6117 and 6118 Swakopmund Extension 20 into new consolidated Portion B.
- Consolidation of Erven 6168 and 6169 Swakopmund Extension 20 into new consolidated Portion C.
- Consolidation of Erven 6109 and 6110 Swakopmund Extension 20 into new consolidated Portion D.

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

Signed at SWAKOPMUND on 25 FEBRUARY 2026 in the presence of the undersigned witnesses.

Signature: 
Johannes Cornelius Jacobus Lötter

Witness 1

Name: Gerlinde Houses

Signature: 

Witness 2

Name: Felicia Hepate

Signature: 

REPUBLIC OF NAMIBIA

BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY - BIPA

COMPANIES ACT 2004

(Sections 224(2), 284, 328(1), 331(1) and 333(1)) (Regulation 46(1))

CONTENTS OF REGISTER OF DIRECTORS, AUDITORS AND OFFICERS

Business and Intellectual
Property Authority -
Business Registration office
PO Box 185
WINDHOEK
NAMIBIA
Tel: +264 61 2994400
Email: info@bipa.na

Registration Number of Company

2012/0898

NS 20.00 fee payable in
terms of the Act and as
set out in the regulations

Name and postal address of Company MASADI PROPERTY HOLDING TWENTY THREE (PTY) LTD (P O BOX 7201, SWAKOPMUND,
NAMIBIA)

Return of particulars as at 13/10/2025

I, MRS S M MANS REPRESENTING WBM CHARTERED ACCOUNTANTS

(in the capacity of director/officer)

state that, the written consent of the directors or officers whose names appear in this return have been obtained on a duly completed
form CM 27, the directors or officers are not disqualified from acting as directors or officers.

Signed

Date 13/10/2025

A. Directors

KEY TO PERSONAL PARTICULARS REQUIRED

PERSONAL PARTICULARS

1. Surname	SKOPPELITUS												
2. Full forenames	DILLON AYRTON STEFANO												
3. Former surname and forenames													
4. Identity number or, if not, available, date of birth and Passport number	Year	Month	Day										
	9	7	0	6	1	6	0	0	2	1	7		
5. (a) Date of appointment	08/09/2020												
(b) Designation	DIRECTOR												
6. Residential address	128 PETER MUESHIHANGE STREET WALVIS BAY NAMIBIA												
7. Business address	ERF 364, 18 JOHN NEWMAN ROAD WALVIS BAY NAMIBIA												
8. Postal address	P O BOX 2378 WALVIS BAY NAMIBIA												
9. Email address	dillon.ds779@gmail.com												
10. Contact number	+264 64 209075												
11. Nationality (If not Namibian)	NAMIBIA												
12. Occupation	HYDRAULIC TECHNICIAN												
13. Resident in Namibia (Yes or No)	YES												
14. Nature of change in 1 to 5 above and date	RESIGNED 01/09/2025												

Registration Number of Company
2012/0898

B. AUDITOR

1. Name WBM CHARTERED ACCOUNTANTS

2. Date of appointment 21/11/2017

3. Nature of change in 1 and 2 above and date.
NO CHANGE

Perforated

(To be completed by company)

Return of particulars of company's register of directors, auditors & officers

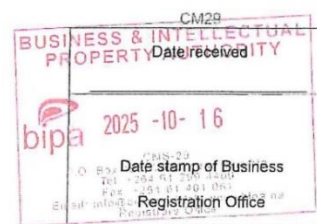
Dated 13/10/2025

Name of company MASADI PROPERTY HOLDING TWENTY THREE (PTY) LTD

Postal address PO BOX 14, WALVIS BAY, NAMIBIA

Email address info@wbm.com.na

CM29 PAGE 3



COMPANY RESOLUTION**ROUND ROBIN RESOLUTION OF THE DIRECTOR(S) OF
MASADI PROPERTY HOLDING TWENTY THREE (PTY) LTD
REGISTRATION NUMBER: 2012/0898****Johannes Cornelius Jacobus Lötter (ID No: 64011810010)**

(authorised to sign on behalf of Masadi Property Holding Twenty Three (Pty) Ltd)

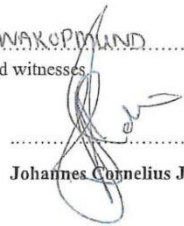
in my capacity as Director of Masadi Property Holding Twenty Three (Pty) Ltd and owner of Erven 6092, 6093, 6109, 6110, 6117, 6118, 6168 and 6169 Swakopmund Extension 20 (Hidden Hills) do hereby nominate, constitute and appoint

Stewart Town Planning CC
PO Box 2095 Walvis Bay

with the power of substitution, to be my lawful Attorney and Agent in my name, place and stead, to make the necessary application to the Local Authority and/or Authorised Planning Authority and/or the Urban and Regional Planning Board, Ministry of Urban and Rural Development for the

- Consolidation of Erven 6092 and 6093 Swakopmund Extension 20 into new consolidated Portion A.
- Consolidation of Erven 6117 and 6118 Swakopmund Extension 20 into new consolidated Portion B.
- Consolidation of Erven 6168 and 6169 Swakopmund Extension 20 into new consolidated Portion C.
- Consolidation of Erven 6109 and 6110 Swakopmund Extension 20 into new consolidated Portion D.

Signed at SWAKOPMUND on 25 FEBRUARY 2026 in the presence of
the undersigned witnesses

Signature: 
Johannes Cornelius Jacobus Lötter

Witness 1

Witness 2

Name: Gerdineke HausesName: Felicia HeputeSignature: Signature: 

By Notarial Deed No. R 793 / 2012 dated 19/09/2012
 the within-mentioned property is subject to conditions

In favour of Municipal Council of Swakopmund
 and in consideration of the sum of 100 000 000 Namibian Dollars
 and in pursuance of the said Deed, a conveyance of a hereto annexed
 plan of the said property is hereby made.

2014-10-29

Prepared by me


 CONVEYANCER
 STOLZE H D

COPY ISSUED - DATE 2014-10-29
 ATTESTATION No. VA 392/2014



DEED OF TRANSFER

I 5803 2012

Be it hereby made known :

THAT HELMUT DEVILLIERS STOLZE

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

MUNICIPAL COUNCIL OF SWAKOPMUND

Dated 19th day of SEPTEMBER 2012, and signed at SWAKOPMUND

2.

And the said Appearer declared that his Principal truly and lawfully sold the within mentioned property on **30TH SEPTEMBER 2011**

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



MASADI PROPERTY HOLDING TWENTY THREE CC
REGISTRATION NUMBER CC/2006/0347

Its Successors-in-Title or Assigns

CERTAIN	PORTION 111 (A PORTION OF PORTION B) OF FARM OF SWAKOPMUND TOWN AND TOWNLANDS NO. 41
SITUATE	IN THE MUNICIPALITY OF SWAKOPMUND REGISTRATION- DIVISION "G" ERONGO REGION
MEASURING	10,0121 (ONE NIL COMMA NIL ONE TWO ONE) HECTARES AS INDICATED ON DIAGRAM NO. A 209/2011
HELD	BY CERTIFICATE OF REGISTERED TITLE NO T 580 /2012
SUBJECT	TO THE CONDITIONS IMPOSED IN TERMS OF SECTION 21 OF THE TOWNSHIPS AND DIVISION OF LAND ORDINANCE 1963 (ORDINANCE 11 OF 1963), AND CREATED IN BY CERTIFICATE FO REGISTERED TITLE NO T 580 /2012, NAMELY:

IN FAVOUR OF THE LOCAL AUTHORITY

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

Handwritten signature or mark.

Handwritten signature or mark.

Handwritten signature or mark.

3.

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

Its Successors- in- Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, The State, however, reserving its rights, and finally acknowledge that the purchase price is N\$ 5 171 985.00.

Signed at WINDHOEK, on **29 OCT 2012**, together with the Appearer, and confirmed with my seal of office


SIGNATURE OF APPEARER

In my Presence,


REGISTRAR OF DEEDS

Transfer Duty Receipt No. 103284511 for N\$ 625 810.19 was issued by the Receiver of Revenue, Windhoek on 16 August 2012.

(Checked) 1. H. M. T. L. I. F. A. 2. H. M. T. L. I. F. A.

I, the undersigned, HELMUT DE VILLIERS STOLZE, Conveyancer, do hereby certify in terms of Section 78 of the Local Authority Act, Act No 23/1992, that all rates, fees or charges and moneys due to the local authority council in respect of any service, amenity or facility supplied to such property in terms of this Act, inclusive of any availability charge and minimum charge provided for in section 30 (1)(u) has been paid up to and include the date of registration hereof.


CONVEYANCER

Page 1 of 2
2017-10-18 1018 5819 12017
MORTGAGE
for R\$ 4 750 000 -00
an additional amount not exceeding R\$ 950 000-00
DEEDS OFFICE
WINDHOEK
REGISTRAR OF DEEDS
Dep



T 6952 12017

Prepared by me

CONVEYANCER
KOTZE W C

CERTIFICATE OF REGISTERED TITLE

(Issued under section 43 of the Deeds Registries Act, 1937 (Act 47 of 1937).)

WHEREAS

MASADI PROPERTY HOLDING TWENTY THREE (PROPRIETARY) LIMITED
(Company Number: 2012/0898)

has applied for the issue to it of a Certificate of Registered Title under Section 43 of the Deeds Registries Act, 1937 in respect of the undermentioned land, being a portion of the land registered in its name under **Certificate of Registered Title No. T5803/2012**

- 2 -

NOW, THEREFORE, in pursuance of the provisions of the said Act, I, the Registrar of Deeds at Windhoek do hereby certify that the said

MASADI PROPERTY HOLDING TWENTY THREE (PROPRIETARY) LIMITED
(Company Number: 2012/0898)

Its Successors in Title or Assigns, is the registered owner of:

1. CERTAIN: ERF NO. 6093 SWAKOPMUND (EXTENSION NO. 20)

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

MEASURING: 3 718 (THREE THOUSAND SEVEN HUNDRED AND EIGHTEEN)
SQUARE METRES as indicated on General Plan S.G No. A242/2013 and
held by Certificate of Registered Title No. T5803/2012

SUBJECT to the following conditions imposed in terms of Government Notice No. 242/2013, 2
namely:

IN FAVOUR OF THE LOCAL AUTHORITY:

1. 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 Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954).
2. The building value of the main building, including the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf.

2. CERTAIN: ERF NO. 6117 SWAKOPMUND (EXTENSION NO. 20)

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

MEASURING: 3 234 (THREE THOUSAND TWO HUNDRED AND THIRTY FOUR)
SQUARE METRES as indicated on General Plan S.G No. A242/2013 and
held by Certificate of Registered Title No. T5803/2012

SUBJECT to the conditions imposed in terms of Government Notice No. 242/2014, as will more fully appear under paragraph 1 above.

- 3 -

AND that by virtue of these presents the said

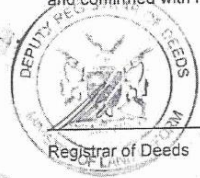
MASADI PROPERTY HOLDING TWENTY THREE (PROPRIETARY) LIMITED
(Company Number: 2012/0898)

its Successors in Title or Assigns,

now is and henceforth shall be entitled thereto, conformably to local custom, the State however,
reserving its rights.

Signed at Windhoek on 2017 -10- 16

and confirmed with my seal of office.



w

64



STEWART PLANNING

TOWN & REGIONAL PLANNERS

First Floor CLA Building
84 Theo Ben Gurion Street
Walvis Bay

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

Our reference: 6092.6093 S

06 July 2026

Chief Executive Officer
Swakopmund Municipality
PO Box 53, Swakopmund

RE: PROOF OF GIVING NOTICE: CONSOLIDATION OF ERVEN 6092 AND 6093 SWAKOPMUND EXTENSION 20

Dear Sir/Madam,

Reference is made to our consolidation application for Erven 6092 and 6093 Swakopmund Extension 20, dated 30 March 2026. The application was advertised in terms of Section 107(1) of the Urban and Regional Planning Act (Act No.5 of 2018) and the Regulations as published in the Government Gazette No.7327 of 03 September 2020 (hereinafter referred to as "the Act").

Proof of Notice

As per the requirements for giving notice for consolidation applications, the proposed was advertised in the following manner:

- Regulation 10(4): Written notice to neighbouring landowners**

Written notice was sent to neighbouring landowners via email on 26 May 2026 as shown in Figure 1 below.



The deadline to submit written comments or objections to the application ended at **17:00, on 17 June 2026:**

- I can confirm that the application did not receive any objection and/or comments.
- We ask the Council to confirm whether they have received any written comments, representations or objections to the application, and to forward a copy to our office for our record keeping, thank you.

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;

Attachments

Please find attached to this report the following:

Annexure A1: Copy of neighbours contact information dated **21 April 2026** and proof of email notification dated **26 May 2026**.

Annexure B1: Responses from Neighbours.

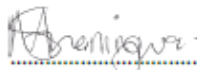
Annexure C1: Sworn Declaration of Oath.

Conclusion

Taking into consideration the above and that the applicant received no objections. I request that the proposed consolidation meet your favourable consideration and recommendation for Council approval.

In the meanwhile, please do not hesitate to contact me for any further information. I look forward to hearing from you.

Yours faithfully,



Mbute Shaningwa
Town and Regional Planning Officer



STEWART PLANNING
TOWN & REGIONAL PLANNERS
Tel: +264 64 280 770 | Email: mbute@sp.com.na



STEWART PLANNING

TOWN & REGIONAL PLANNERS

SAMPLE

First Floor CLA Building
84 Theo Ben Gurion Street
Walvis Bay

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

Reference: 6092.6093_SWK Ext.20

26 May 2026

NOTICE TO NEIGHBOURS: PROPOSED CONSOLIDATION OF ERVEN 6092 AND 6093 SWAKOPMUND EXTENSION 20 (HIDDEN HILLS ESTATE)

Take note that Stewart Planning – Town & Regional Planners intends to apply, on behalf of the owner of Erven 6092 and 6093 Swakopmund Extension 20 for the consolidation of Erven 6092 and 6093 Swakopmund Extension 20 into Portion A.

Erven 6092 and 6093 are situated within the Hidden Hills retirement village estate in Swakopmund Extension 20. The Erven are located at the corner of Ocean View Avenue and Azores Street, towards the northwestern end of the Hidden Hills estate. The purpose of the application is to assemble a site large enough to develop sectional title housing options as part of the retirement village.

The full application lies open for inspection, during normal office hours, at the Town Planning Department of the Swakopmund Municipality, on the corner of Rakotoka and Daniel Kamho Street Swakopmund, or can be requested from Ms. Mbute Shaningwa: mbute@sp.com.na

Take note that any person that has comments or objections to the application may lodge such comments or objections, together with the grounds thereof, in writing with the Chief Executive Officer of the Swakopmund Municipality and with Stewart Planning within fourteen (14) days of the last publication of this notice to the address provided below. Written objections or comments must be submitted before or at 17:00 Wednesday, 17 June 2026.

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

Applicant
Stewart Planning
Town & Regional Planners
P.O. Box 2095, Walvis Bay
Tel: 064 280 770
Email: mbute@sp.com.na

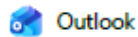
If you have any questions regarding the proposed subdivision and consolidation, please do not hesitate to contact our office.

Yours faithfully,

Mbute Shaningwa
Town Planning Officer

 **STEWART PLANNING**
TOWN & REGIONAL PLANNERS

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



Neighbours Notification: Proposed consolidation of Erven 6092 and 6093 Swakopmund Extension 20 into new consolidated Portion A.

From Mbute Shaningwa <mbute@sp.com.na>

Date Tue 5/26/2026 12:37 PM

Bcc pierre@stillhouseatlantic.com <pierre@stillhouseatlantic.com>; lukess@icloud.com <lukess@icloud.com>; kooss@sun.ac.za <kooss@sun.ac.za>; barendgel93@gmail.com <barendgel93@gmail.com>; hein.koch86@gmail.com <hein.koch86@gmail.com>; lion.pieter@outlook.com <lion.pieter@outlook.com>

3 attachments (1 MB)

6092.6093 S_Notice letters to neighbours.pdf; 6092.6093_Comment Form.pdf; 6092.6093 S_Locality Plan.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 for the following:

- Consolidation of Erven 6092 and 6093 Swakopmund Extension 20 into new consolidated Portion A.

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:

1. Neighbour's notice letter
2. Comment form
3. Locality plan

Should you have any comments or objections, please complete the comment 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, 17 June 2026.

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

Kind regards

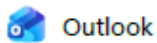
Mbute Shaningwa

Town Planning Officer



122 Sam Nujoma Avenue | First Floor, 122 On Main | PO Box 2095 Walvis Bay

Tel: (064) 280 770 | Email: mbute@sp.com.na | Website: www.sp.com.na | Cell: +264 816 828 484



Re: Neighbours Notification: Proposed consolidation of Erven 6092 and 6093 Swakopmund Extension 20 into new consolidated Portion A.

From Mbute Shaningwa <mbute@sp.com.na>
Date Tue 6/2/2026 8:18 AM
To Pieter Reyneke <lion.pieter@outlook.com>
Cc Louis <louis@rscgroup.co.za>

Good morning,

Thank you for letting me know, I will forward the information to Mr. Sacks .

Kind regards,
Mbute Shaningwa
Town Planning Officer

122 Sam Nujoma Avenue | First Floor, 122 On Main | PO Box 2095 Walvis Bay
Tel: (064) 280 770 | Email: mbute@sp.com.na | Website:
www.sp.com.nawww.sp.com.na

From: Pieter Reyneke <lion.pieter@outlook.com>
Sent: Monday, June 1, 2026 6:39 PM
To: Mbute Shaningwa <mbute@sp.com.na>
Cc: Louis <louis@rscgroup.co.za>
Subject: FW: Neighbours Notification: Proposed consolidation of Erven 6092 and 6093 Swakopmund Extension 20 into new consolidated Portion A.

Good Morning,

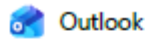
Please note that the owner of erf **6023** is Mr Sacks in cc.

Kind regards,

Pieter Reyneke
Mobile: +264(0)81 5724123 | Email: lion.pieter@outlook.com



LION PROPERTY
CONSULTING (Pty) Ltd



Delivered: Neighbours Notification: Proposed consolidation of Erven 6092 and 6093 Swakopmund Extension 20 into new consolidated Portion A.

From postmaster@outlook.com <postmaster@outlook.com>
Date Tue 5/26/2026 12:39 PM
To lion.pieter@outlook.com <lion.pieter@outlook.com>

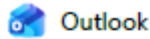
1 attachment (35 KB)

Neighbours Notification: Proposed consolidation of Erven 6092 and 6093 Swakopmund Extension 20 into new consolidated Portion A. ;

Your message has been delivered to the following recipients:

lion.pieter@outlook.com

Subject: Neighbours Notification: Proposed consolidation of Erven 6092 and 6093 Swakopmund Extension 20 into new consolidated Portion A.



Delivered: Neighbours Notification: Proposed consolidation of Erven 6092 and 6093 Swakopmund Extension 20 into new consolidated Portion A.

From postmaster@rscgroup.co.za <postmaster@rscgroup.co.za>
Date Tue 6/2/2026 8:26 AM
To louis@rscgroup.co.za <louis@rscgroup.co.za>

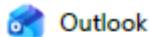
1 attachment (46 KB)

Neighbours Notification: Proposed consolidation of Erven 6092 and 6093 Swakopmund Extension 20 into new consolidated Portion A. ;

Your message has been delivered to the following recipients:

louis@rscgroup.co.za (louis@rscgroup.co.za)

Subject: Neighbours Notification: Proposed consolidation of Erven 6092 and 6093 Swakopmund Extension 20 into new consolidated Portion A.



Delivered: Neighbours Notification: Proposed consolidation of Erven 6092 and 6093 Swakopmund Extension 20 into new consolidated Portion A.

From postmaster@rscgroup.co.za <postmaster@rscgroup.co.za>

Date Tue 6/2/2026 8:26 AM

To louis@rscgroup.co.za <louis@rscgroup.co.za>

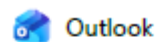
 1 attachment (46 KB)

Neighbours Notification: Proposed consolidation of Erven 6092 and 6093 Swakopmund Extension 20 into new consolidated Portion A. ;

Your message has been delivered to the following recipients:

louis@rscgroup.co.za (louis@rscgroup.co.za)

Subject: Neighbours Notification: Proposed consolidation of Erven 6092 and 6093 Swakopmund Extension 20 into new consolidated Portion A.



Read: Neighbours Notification: Proposed consolidation of Erven 6092 and 6093 Swakopmund Extension 20 into new consolidated Portion A.

From Louis <Louis@rscgroup.co.za>

Date Tue 6/2/2026 3:33 PM

To Mbuta Shaningwa <mbuta@sp.com.na>

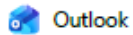
Your message

To: Louis

Subject: Neighbours Notification: Proposed consolidation of Erven 6092 and 6093 Swakopmund Extension 20 into new consolidated Portion A.

Sent: Tuesday, June 2, 2026 8:26:06 AM (UTC+02:00) Harare, Pretoria

was read on Tuesday, June 2, 2026 3:33:16 PM (UTC+02:00) Harare, Pretoria.



Relayed: Neighbours Notification: Proposed consolidation of Erven 6092 and 6093 Swakopmund Extension 20 into new consolidated Portion A.

From Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@sp.com.na>

Date Tue 5/26/2026 4:10 PM

To barendgel93@gmail.com <barendgel93@gmail.com>; hein.koch86@gmail.com <hein.koch86@gmail.com>

 1 attachment (24 KB)

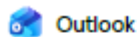
Neighbours Notification: Proposed consolidation of Erven 6092 and 6093 Swakopmund Extension 20 into new consolidated Portion A. ;

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

barendgel93@gmail.com (barendgel93@gmail.com)

hein.koch86@gmail.com (hein.koch86@gmail.com)

Subject: Neighbours Notification: Proposed consolidation of Erven 6092 and 6093 Swakopmund Extension 20 into new consolidated Portion A.



Re: Neighbours Notification: Proposed consolidation of Erven 6092 and 6093 Swakopmund Extension 20 into new consolidated Portion A.

From: Mbute Shaningwa <mbute@sp.com.na>
 Date: Wed 5/27/2026 3:44 PM
 To: Sandy le Roux <joslen@iway.na>

Dear Sandra,

Your no objection form is well recieved with thanks.

Have an enjoyable rest of your day.

Kind regards,
 Mbute shaningwa
 Town Planning Officer

122 Sam Nujoma Avenue | First Floor, 122 On Main | PO Box 2095 Walvis Bay
 Tel: (064) 280 770 | Email: mbute@sp.com.na | Website: www.sp.com.na

From: Sandy le Roux <joslen@iway.na>
 Sent: Wednesday, May 27, 2026 3:26 PM
 To: Mbute Shaningwa <mbute@sp.com.na>
 Subject: Re: Neighbours Notification: Proposed consolidation of Erven 6092 and 6093 Swakopmund Extension 20 into new consolidated Portion A.

Dear Mbute Shaningwa

Please find our 'no objection' form attached.

Kind regards
 Sandra le Roux

081 252 8876

On 27 May 2026, at 08:19, Mbute Shaningwa <mbute@sp.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 for the following:

- Consolidation of Erven 6092 and 6093 Swakopmund Extension 20 into new consolidated Portion A.

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 Erf 6094 Swakopmund Ext. 20, we hereby notify you of the above-mentioned application.

Kindly find attached the following for your reference:

1. Neighbour's notice letter
2. Comment form
3. Locality plan

Should you have any comments or objections, please complete the comment 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 Wednesday, 17 June 2026.

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

Kind regards

Mbule Shaningwa

Town Planning Officer

<Outlook-bfixy4us.png>

122 Sam Nujoma Avenue | First Floor, 122 On Main | PO Box 2095 Walvis Bay

Tel: (064) 280 770 | Email: mbule@sp.com.na | Website: www.sp.com.na | Cell: +264 816 828 484

<6092.6093 S_Notice letters to neighbours..pdf> <6092.6093_Comment Form.pdf> <6092.6093 S_Locality Plan..pdf>



STEWART PLANNING
TOWN & REGIONAL PLANNERS

OBJECTION FORM

**CONSOLIDATION OF ERVEN 6092 AND 6093 SWAKOPMUND EXTENSION 20
(HIDDEN HILLS ESTATE)**

Name: Pierre + Sandra le Roux
Address: P.O. Box 495, Swakopmund
Telephone: 0811292224 / 0812528876

I, the owner of Erf/Erven 6094 Swk. Ext. 20

Do not object to

☒

Please tick where applicable, for example:

Object to

☐
☒

The consolidation of Erven 6092 & 6093 Swakopmund Ext. 20 (Hidden Hills)

If objecting, please state your reason(s):

Signature: *le Roux*

Date: 27 May 2026

Kindly take note that comments should reach me by 17 June 2026.



SWORN DECLARATION UNDER OATH ON THE SERVICE OF NOTICES AND DOCUMENTS AS PER STIPULATIONS OF SECTION 121 OF THE URBAN AND REGIONAL PLANNING ACT, 2018, (ACT 5 OF 2018) AND REGULATION 10 OF ITS REGULATIONS.

I, Mbute Shaningwa
 ID Number 98022700248, the applicant,
 representative of the planning firm: Stewart Planning
 and consultant for the application for the

Consolidation of Erven 6092 and 6093 Swakopmund Extension 20 into
new consolidated Portion A.

hereby declare under oath in the presence of a commissioner of oath that I have complied with the provisions of the Urban and Regional Planning Act, 2018, obtained the clearance to advertise as provided for under Section 99 or 107 of the Act, and exhausted all options for the service of notice and documents as provided under Section 121(1), (2) and (3) of the Act and Regulation 10 of its regulations.

I know, understand the contents and take full responsibility of any misrepresentation of this declaration, and conscientiously bound by the contents of this oath / solemn affirmation.

This sworn declaration is made on this 03 day of July, 2026,
 at Walvis Bay.

Applicant signature:

Shaningwa

I certify that the applicant has acknowledged that he or she knows and understand the contents of the statement, which was sworn / solemnly affirmed, before me and he or she placed his or her signature thereon in my presence on this date 03 day of July, 2026.

Name of the Commissioner of oaths: Rhivemo H. Williams

Profession / qualification:

Legal Practitioner

Commissioner of Oaths / Police Officer / Justice of the Peace / Minister of Religion / Medical Practitioner / Bank Accountant

Place:

Official stamp:

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

Walvis Bay

NB: Commissioners of Oaths are available at any Police Station, Post Office, Bank or Attorney's Office. No certificate will be accepted without the proper certification by a recognized Commissioner of Oaths.

Page 1 of 2

2017-10-18 10B 58/9 12017

for Rs. 4 950 000 -00

an additional amount not exceeding 950 000-00

DEEDS OFFICE
VRIENHOUT

REGISTRAR OF DEEDS

Dep



T 6952 12017

CERTIFICATE OF REGISTERED TITLE

(Issued under section 43 of the Deeds Registries Act, 1937 (Act 47 of 1937).)

WHEREAS

MASADI PROPERTY HOLDING TWENTY THREE (PROPRIETARY) LIMITED
(Company Number: 2012/0898)

has applied for the issue to it of a Certificate of Registered Title under Section 43 of the Deeds Registries Act, 1937 in respect of the undermentioned land, being a portion of the land registered in its name under **Certificate of Registered Title No. T5803/2012**

Prepared by: [Signature]

CONVEYANCER
KOTZE W C

M

OK

#

- 2 -

NOW, THEREFORE, in pursuance of the provisions of the said Act, I, the Registrar of Deeds at Windhoek do hereby certify that the said

MASADI PROPERTY HOLDING TWENTY THREE (PROPRIETARY) LIMITED

(Company Number: 2012/0898)

Its Successors in Title or Assigns, is the registered owner of:

1. **CERTAIN:** ERF NO. 6093 SWAKOPMUND (EXTENSION NO. 20)

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

MEASURING: 3 718 (THREE THOUSAND SEVEN HUNDRED AND EIGHTEEN)
SQUARE METRES as indicated on General Plan S.G No. A242/2013 and
held by **Certificate of Registered Title No. T5803/2012**

SUBJECT to the following conditions imposed in terms of Government Notice No. 242/2013, 2
namely:

IN FAVOUR OF THE LOCAL AUTHORITY:

1. 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 Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954).
2. The building value of the main building, including the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf.

2. **CERTAIN:** ERF NO. 6117 SWAKOPMUND (EXTENSION NO. 20)

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

MEASURING: 3 234 (THREE THOUSAND TWO HUNDRED AND THIRTY FOUR)
SQUARE METRES as indicated on General Plan S.G No. A242/2013 and
held by **Certificate of Registered Title No. T5803/2012**

SUBJECT to the conditions imposed in terms of Government Notice No. 242/2014, as will more
fully appear under paragraph 1 above.

- 3 -

AND that by virtue of these presents the said

MASADI PROPERTY HOLDING TWENTY THREE (PROPRIETARY) LIMITED
(Company Number: 2012/0898)

its Successors in Title or Assigns,

now is and henceforth shall be entitled thereto, conformably to local custom, the State however,
reserving its rights.

Signed at Windhoek on 2017-10-16

and confirmed with my seal of office.



Registrar of Deeds

W

6

Prepared by me

CONVEYANCER
STOLZE H D

By Notarial Deed No. R 793 dated 19/09/2012 and Conventions

This certificate is subject to the conditions of the deed of conveyance.

In witness whereof, the undersigned, a duly qualified and licensed conveyancer, has hereunto signed his name and the seal of his office.

gms

2014-10-20

COPY ISSUED DATE 2014-10-03

APPLICATION No. VA 392/2014

8000000994675

DEED OF TRANSFER

T 5803 2012

Be it hereby made known :

THAT HELMUT DEVILLIERS STOLZE

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

MUNICIPAL COUNCIL OF SWAKOPMUND

Dated 19th day of SEPTEMBER 2012, and signed at SWAKOPMUND

2.

And the said Appearer declared that his Principal truly and lawfully sold the within mentioned property on 30TH SEPTEMBER 2011

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



MASADI PROPERTY HOLDING TWENTY THREE CC
REGISTRATION NUMBER CC/2006/0347

Its Successors-in-Title or Assigns

CERTAIN	PORTION 111 (A PORTION OF PORTION B) OF FARM OF SWAKOPMUND TOWN AND TOWNLANDS NO. 41
SITUATE	IN THE MUNICIPALITY OF SWAKOPMUND REGISTRATION- DIVISION "G" ERONGO REGION
MEASURING	10,0121 (ONE NIL COMMA NIL ONE TWO ONE) HECTARES AS INDICATED ON DIAGRAM NO. A 209/2011
HELD	BY CERTIFICATE OF REGISTERED TITLE NO T 586 /2012
SUBJECT	TO THE CONDITIONS IMPOSED IN TERMS OF SECTION 21 OF THE TOWNSHIPS AND DIVISION OF LAND ORDINANCE 1963 (ORDINANCE 11 OF 1963), AND CREATED IN BY CERTIFICATE FO REGISTERED TITLE NO T 586 /2012, NAMELY:

IN FAVOUR OF THE LOCAL AUTHORITY

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

HM

N
N

3.

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

Its Successors- in- Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, The State, however, reserving its rights, and finally acknowledge that the purchase price is N\$ 5 171 985.00.

29 OCT 2012

Signed at WINDHOEK, on _____, together with
the Appearer, and confirmed with my seal of office

SIGNATURE OF APPEARER

In my Presence,

REGISTRAR OF DEEDS

Transfer Duty Receipt No. 103284511 for N\$ 625 810.19 was issued by the Receiver of Revenue, Windhoek on 16 August 2012.

(Checked) 1. _____ 2. _____

I, the undersigned, HELMUT DE VILLIERS STOLZE, Conveyancer, do hereby certify in terms of Section 78 of the Local Authority Act, Act No 23/1992, that all rates, fees or charges and moneys due to the local authority council in respect of any service, amenity or facility supplied to such property in terms of this Act, inclusive of any availability charge and minimum charge provided for in section 30 (1)(u) has been paid up to and include the date of registration hereof.

CONVEYANCER

⑧ Endorsement in terms of Section 29(1) act 61/1973

The withinmentioned Hanforce Close Corporation has in terms of the above mentioned act been converted into a Private Company and is now as Masadi Property Holding Twenty Three (Proprietary) Limited Company NO 2012/0898.
Consent Filed with BC 4039/2014

2014-08-10
Date

W.T.S. Eiseb
Registrar of Deeds
Windhoek

C 4039 2014.

ENDORSEMENT IN TERMS OF SECTION 46(3) OF ACT 47 OF 1937

The land herein described has been laid out into 94 erven
Numbered 6085 to 6177 and 6178
(Public Open Space and remainder
street

and streets in accordance with General Plan S.G. No A 242/2013
2013/07/26 approved by the Surveyor-General on the
and booked in a separate Register under
the name of: Avakopond extension 20
2014-08-10
WINDHOEK
W.T.S. Eiseb
Registrar of Deeds

COPY ISSUED DATE 2014-08-10
APPLICATION NO VA 481/2017

1. erf 6093 = 3718 m²
2. erf 6113 = 3234 m²

CERTIFICATE of registered TITLE
No. T6952/2017 Issued in terms of
Section 43 act 47/1937
In respect of Above mentioned
erven
Remainder 9, 3, 69 m²
2014-08-10
W.T.S. Eiseb
REGISTRAR OF DEEDS
WINDHOEK

11.1.18

SUBDIVISION OF REMAINDER OF PORTION 1 OF FARM SWAKOPAUE WEST NO.186, INTO PORTIONS A, B AND REMAINDER

(C/M 2026/09/03 - REM PTN 1/F186)

Ordinary Management Committee Meeting of 19 August 2026, Addendum **8.11** page **77** refers.

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

1. Purpose

The purpose of this submission is for Council to consider an application for the subdivision of Remainder of Portion 1 of Farm 186, Swakopmund into Portions A, B and Remainder in terms of Section 97 (1) (e) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018).

2. Introduction and Background

Application for subdivision of Remainder of Portion 1 of Farm Swakopau West No.186 into Portions A, B and Remainder was received by the Town Planning Department from A R van der Westhuizen Town Planning Town & Properties applying on behalf of the registered owner, Kathrin Schaefer-Stiege. The application is attached as **Annexure A**.

3. Ownership

Ownership of Remainder of Portion 1 of Farm Swakopau West No.186, is held in the Deed of Transfer T 8387/2019 and vests in Kathrin Schaefer-Stiege. Proof of ownership has been attached together with the application.

4. Zoning, Locality and Size

Remainder of Portion 1 of Farm Swakopau West No.186, is zoned "Agriculture" as indicated in Figure 1 below. The portion is situated within the Smallholdings, also well known as Swakop River Plots. It measures 10,8308m² (10.8308) hectares in extent. There are currently three dwellings, staff quarters and associated buildings on the premises.

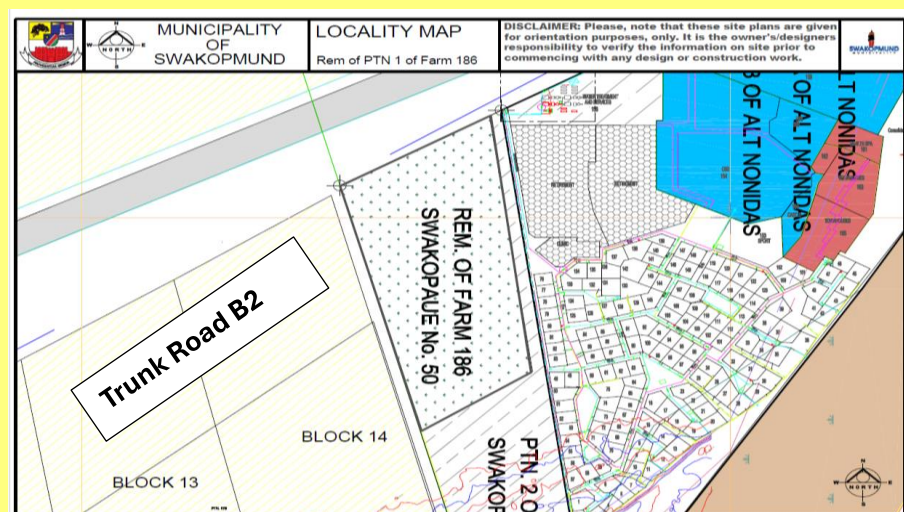


Figure 1: Rem of Portion 1 of Farm 186, Smallholdings Locality and zoning

5. Access and municipal services

Access to the Remainder of Portion 1 of Farm 186 is currently provided through an internal road network serving the Swakopmund River smallholdings, with access from the Nonidas turn-off.

The proposed Portion A will be accessed by means of a 10-metre-wide panhandle located along the Eastern boundary of the property. Similarly, the proposed Portion B will obtain access through a separate 10-metre-wide panhandle located along the western boundary, as illustrated in Figure 2 below.

Portion 1 of Farm 186 is already connected to the existing municipal service networks, in terms of water, and the existing municipal services will be maintained. Sewerage is dealt with by means of septic tank system as is the norm in the area. Any further extension or upgrading of services due to this subdivision, should be done to the satisfaction of the General Manager: Engineering, Urban Development and Environmental Management, at the cost of the applicant (landowner).

The impact of septic tanks on the environment, should more plots be subdivided, must be anticipated and accounted for. It is therefore suggested that the General Manager: Engineering, Urban Development and Environmental Management undertake an audit of septic tanks in the area, assess and come up with mitigation measures in anticipation of more future subdivisions.

6. Public Consultation

In terms of the Urban and Regional Planning Regulations Section 10 (4) for subdivision, only the affected neighbouring property owners must be notified. No publication of notices in newspapers and government gazette is required. The neighbouring properties are all owned by the Swakopmund Municipality and were notified through various notices of the applicant's intents. In addition, site notices were displayed on the subject property and on the Municipal Notice Board.

The closing date for the submission of objections was 26 March 2026. No objections were received during the prescribed objection period.

7. Proposal

The property owner proposes to subdivide the Remainder of Portion 1 of Farm Swakopaue West No. 186 into Portion A, B, and Remainder to enable the disposal and transfer of the newly created portions to interested purchasers who have already concluded agreements with the registered owner. The table below illustrates the subdivision proposal:

Proposed Portion Number	Sizes (Ha)	Zoning
<i>Portion A</i>	<i>3.6250</i>	<i>Agriculture</i>
<i>Portion B</i>	<i>3.6108</i>	<i>Agriculture</i>
<i>Remainder of Portion 1</i>	<i>3.5950</i>	<i>Agriculture</i>
Total	10.8308	

Table 1: Proposed Subdivision

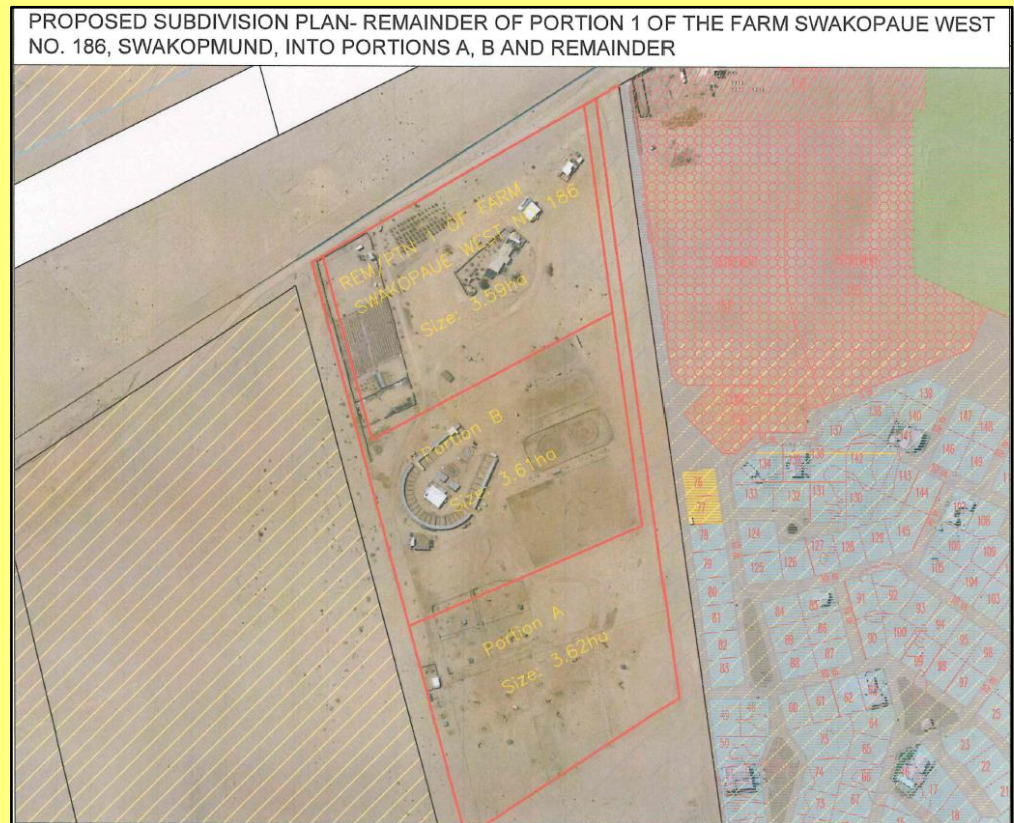


Figure 2: Proposed Subdivision Map

8. Evaluation

The property is currently developed with a single dwelling house and associated staff quarters. In addition, it contains a grape vineyard, horse-riding trails, and duck-rearing facilities, all of which contribute to its existing agricultural use.

In terms of the Swakopmund Structure Plan 2020-2040, the Remainder of Portion 1 of Farm 186 falls within Zone A, which is designated for low-density residential development along the river. However, given that the property is situated within an established smallholding area where agriculture is the predominant land use, a mix of compatible agricultural and related land uses may be accommodated.

Most of the smallholdings along the riverbank are already occupied and support a variety of agricultural activities, including the cultivation of olives, grapes, and asparagus. Tourism and leisure-related activities are also well established within the area. Furthermore, the Remainder of Portion 1 of Farm 186 is located in close proximity to Zone C, where subdivision of land is permitted to a minimum erf size of 3.5 hectares. This indicates that smallholdings within this area should not be subdivided into parcels smaller than 3.5 hectares.

According to Section 3.8.8 of the Swakopmund Structure Plan 2020-2040, the Swakop River upstream from its mouth is a popular area for a wide range of recreational activities, including horse and camel riding, mountain biking, hiking, off-road driving, and camping. As the river forms a natural boundary to the dune belt to the south, it also functions as an important transition zone and provides access to recreational activities within the dune belt.

The Structure Plan further stipulates that no structures associated with township development may be constructed within the river channel. With the exception of the Desert Breeze development, township development along the riverbank is also restricted. Consequently, an undeveloped buffer strip has been maintained between the river and the existing built-up area, extending upstream to the point where the C28 road crosses the Swakop River.

Based on the existing land use, surrounding development pattern, and the provisions of the Swakopmund Structure Plan 2020–2040, the property is well suited to continue with agricultural, tourism, and low-intensity recreational activities. Any future development should remain consistent with the environmental sensitivity of the river corridor and comply with the applicable planning and subdivision requirements set out in the Structure Plan.

The proposed subdivision fully complies with the provisions of both the Swakopmund Zoning Scheme and the Swakopmund Structure Plan 2020 – 2040 and does not introduce land uses incompatible with the existing environment. The previous municipal policy requirement of a minimum 10-hectare portion size has been superseded by the provisions of the Structure Plan 2020-2024; and the proposed development is deemed policy-compliant. The proposed development also complies with the Municipal Property Policy, including payment of the 7.5% endowment fee levy.

9. Proposed Future Usage

Although the property is currently zoned "Agriculture", the proposed and well-motivated future land use is for tourism-related activities. Considering the property's location, existing improvements, surrounding land uses, and the objectives of the Swakopmund Structure Plan 2020-2040, tourism represents a compatible and appropriate future use.

The proposed tourism use is consistent with the recreational and leisure activities already established within the Swakop River corridor and complements the agricultural character of the surrounding smallholdings. Subject to compliance with the applicable planning, environmental, and statutory requirements, therefore, from a planning perspective there are no objections to the proposed future use for tourism purposes.

Furthermore, the property owner has obtained the necessary consent to operate tourism facilities in accordance with the land use table B of the Swakopmund zoning Scheme. However, this consent applies only to the Remainder of Portion 1 of Farm 186 and does not automatically extend to any newly created portions resulting from the proposed subdivision.

Accordingly, the newly created portions shall continue to be used for agricultural purposes in accordance with their existing zone. Should the owners of any of these portions wish to undertake tourism-related activities in the future, separate applications for "consent uses" must be submitted to Council for consideration and approval in terms of the applicable provisions of the Swakopmund Zoning Scheme.

(a) Access

The unsubdivided Remainder of Portion 1 of Farm 186 currently obtains access through an internal road network serving the

Swakopmund River smallholdings, with access from the Nonidas turn-off.

The two proposed new portions will obtain access from an existing un-proclaimed road maintained by the Municipality. Access to each proposed portion will be provided by means of a panhandle. The maintenance and upkeep of these panhandled accesses shall be the responsibility of the respective prospective property owners.

This type of subdivision is likely to become more common now that the Urban Structure Plan permits these changes. Additional accesses will mean additional usage of these gravel roads. Maintenance costs will rise and there will be a growing demand for better constructed roads. There is no provision yet for such investment and it is questionable that the Municipality be solely responsible for this investment and not the property developers who will be the beneficiaries. The endowment fee of 7.5% of the land value which Council can charge, will support upgrading of water connections and road maintenance.

10. Title Deeds Conditions

That the following conditions should be registered against the title of the newly created Portions A, B and Remainder of Remainder of Portion 1 of Farm No. 186, Swakopmund:

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

11. Conclusion

The proposed subdivision of Remainder of Portion 1 of Farm 186, Swakopmund into Portion A, B and Remainder is in line with the Swakopmund Structure Plan 2020-2040, and it is not foreseen to have any significant negative impacts on the area provided that the conditions relating to density and access are accepted by the applicant. It can therefore be supported.

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

RECOMMENDED:

- (a) **That the subdivision of Remainder of Portion 1 of Farm Swakopau West No.186, into Portions A, B and Remainder be approved as per the table below:**

Portion Number	Size in Ha	Zoning
Portion A	3.6 ha	Agriculture
Portion B	3.6 ha	Agriculture
Rem/PTN 1	3.5 ha	Agriculture
Total	10.8308 ha	

- (b) That the area of all proposed Portions A, B and Remainder of Portion 1 be not less than 3.5 Ha in extent as per stipulations of Zone C - Urban Agriculture of the Swakopmund Structure plan 2020-2024.
 - (c) That the primary land use of the proposed subdivided Portions A and B shall remain "Agriculture", in accordance with Table B of the Swakopmund Zoning Scheme.
 - (d) That the conditions registered against Portion 1 of Farm Swakopaue West No. 186, Swakopmund be cancelled and the following conditions be registered against Portions A, B and the Remainder of Portion 1, in favour of the Local Authority:
 - (i) *That the portion 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 portion shall be at least two times the municipal valuation of the portion.*
 - (e) That the applicant obtains a Portion Numbers from the Surveyor General before certification of the subdivisional plans by the Council's Town Planner.
 - (f) That upon presentation of portion numbers obtain from the Office of the Surveyor General by the applicant to the Town Planning Department, the Town Planner issue the subdivision certificate and certify the subdivision plan.
 - (g) That Portion A and B be subject to a compensation fee in respect of an endowment fee of 7.5% of the land value (market values as determined by Council valuer).
 - (h) That no building plans be approved until proof of payment of the compensation fee for the newly created portions has been received by Council.
 - (i) That the applicant provides proof that the subdivision of Remainder of Portion 1 of Farm Swakopaue West No.186, Swakopmund into Portions A, B and Remainder has been surveyed and approved by the Surveyor General and registered by the Deeds Registrar before submission of any development proposal (building plans and/or building line relaxations) for Council approval.
 - (j) That the cost of upgrading and all additional infrastructure leading to and required at the portions as a result of the proposed subdivision and subsequent development of land parcels be for the account of the applicant and in accordance with the specifications of the General Manager: Engineering Urban Development and Environmental Management.
 - (k) That the General Manager: Engineering, Urban Development and Environmental Management undertake an audit of septic tanks on the Swakopmund smallholdings, assess their impact on environment and determine mitigation measures in anticipation of future subdivisions.
-

ANNEXURE A - APPLICATION36
89Rem Ptn 1 / Farm Swakopauwe
West 186
G2 (19)

PO BOX 1598
SWAKOPMUND, NAMIBIA
+264 81 122 4661
+264 81 122 4661
andrew@vdwtp.com

Chief Executive Officer
Municipality of Swakopmund
PO Box 53
Swakopmund
Namibia



20 April 2026

Dear Sir,

SUBDIVISION OF THE REMAINDER OF PORTION 1 OF THE FARM SWAKOPAUE WEST NO.186, INTO PORTIONS "A", "B" AND REMAINDER.

Van Der Westhuizen Town Planning & Properties cc has been appointed by the registered owner of Remainder of Portion 1 of the Farm Swakopauwe West No.186, Swakopmund, to undertake all necessary statutory steps for the:

- **SUBDIVISION OF THE REMAINDER OF PORTION 1 OF THE FARM SWAKOPAUE WEST NO.186, INTO PORTIONS "A", "B" AND REMAINDER.**

Application is herewith made in terms of the Urban and Regional Planning Act of 2018 for the subdivision of Remainder of Portion 1 of the Farm Swakopauwe West No.186, Swakopmund, into Portions "A", "B" and Remainder.

1. BACKGROUND

Our client obtained the property in the year 2000 and has been continuously occupied and used the premises in terms of the Agricultural zoning. With the approval and adoption of the Swakopmund Structure Plan, the area of concern has obtained the right to apply to Council for the Subdivision of the Plot into multiple portions. The portion of land is situated in an area earmarked for low density residential development for future planning purposes meaning the owner can even apply for township establishment on the said property.

2. LOCALITY

Remainder of Portion 1 of the Farm Swakopauwe West No.186, Swakopmund, is located in approximately 500m west of the Nonidas Turnoff from the B2 Trunk Road leading to Windhoek (Annexure A).

3. OWNERSHIP

Remainder of Portion 1 of the Farm Swakopauwe West No.186, vests with Kathrin Stige by means of Deed of Transfer 1750/2000 as attached at (**Annexure B**) to this document. Power of Attorney for the proposed intentions were also given by the owner and is attached as (**Annexure C**).

4. INTENTION OF CLIENT AND PROPOSED SUBDIVISION

It is the intention of our client to have Remainder of Portion 1 of the Farm Swakopauwe West No.186, subdivided into Portions A, B and Remainder (**Annexure D**). Proposed Portions A and B will be sold to interested parties that have already entered into agreement with the owner.

According to the Deed of Transfer (**Annexure B**) the property being subdivided measures approximately 10.8ha in extent and is suitable for the intended subdivision.

The intended use of the new portions created by the subdivision will remain both agricultural and residential by nature. The intended subdivision is in line with the requirements of both the Swakopmund Structure Plan as approved and adopted by the Municipality of Swakopmund, and the Swakopmund Town Planning Scheme No. 12.

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

Proposed Portions	Portion Sizes in ha
Remainder of Portion 1	3.5950 ha
Portion A	3.6250 ha
Portion B	3.6108 ha
Total ha	10.8308 ha

5. ACCESS

Access to the property is currently obtained from the internal road network of the Swakopmund river plots situated at the Nonidas Turnoff. Access to proposed "Portion A" will be by means of a 10-meter-wide panhandle running along the Eastern side. Access to proposed "Portion B" will also be by means of a 10-meter-wide panhandle running along the Western side. The access for the Remainder of Portion 1 will remain unchanged. If in future any party 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.

6. INFRASTRUCTURE SERVICES

Portion 1 is currently connected to the Municipal water supply and enjoying electricity from Erongo RED. Once the subdivision is concluded Portion A and B will secure their own electrical and water supply connections at the concerned institutions. Sewer is currently accommodated for by means of a septic tank system, as is the norm for the area.

7. PUBLIC PARTICIPATION

Neighbouring properties all belong to the Municipality of Swakopmund; thus it was not required to notify any neighbouring properties of our client's intent. A Site notice was placed on the erf and the Municipal Notice Board for public comments (**Annexure E**). Closing date for comments or objections to the proposed subdivision was on 26 March 2026. No Objections were received against the proposed intentions of our client.

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 nature of circumstances makes it very hard for some of the plots to be fully utilized for agricultural purposes and as such smaller portions have become more affordable and financially viable.

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 THE REMAINDER OF PORTION 1 OF THE FARM SWAKOPAUE WEST NO.186, INTO PORTIONS "A", "B" AND REMAINDER.**

CONDITIONS TO BE REGISTERED**REMAINDER OF PORTION 1 OF THE FARM SWAKOPAUE WEST NO.186**

1. That the conditions registered against the Remainder of Portion 1 of the Farm Swakopau West No.186, Swakopmund be retained.

That the following conditions be registered against the newly created Portions A & B:

IN FAVOUR OF THE LOCAL AUTHORITY

1. The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018).

2. The building value of the main building, excluding the outbuilding to be erected on the erf, shall be at least two times the municipal valuation of the erf.

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

Yours Faithfully,

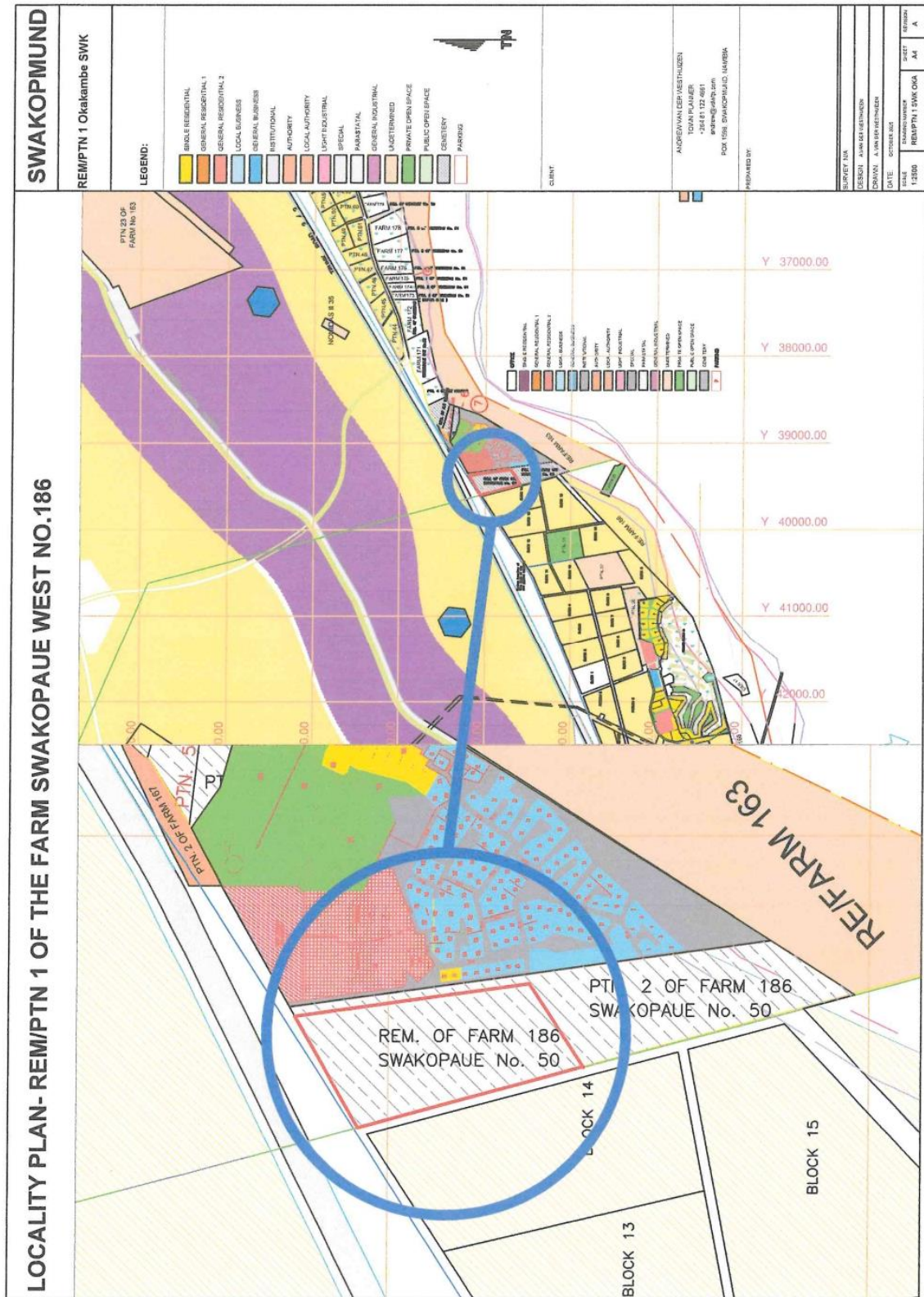


A R VAN DER WESTHUIZEN

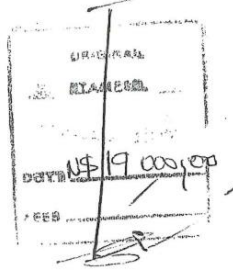
LIST OF ANNEXURES

Annexure A:	Locality Plan
Annexure B:	Deed of Transfer
Annexure C:	Power of Attorney
Annexure D:	Subdivision Plan
Annexure E:	Site and Municipal Notices

ANNEXURE A



ANNEXURE B



Prepared by me

CONVEYANCER
BEZUIDENHOUT C


DEED OF TRANSFER

T 8387 / 2019

BE IT HEREBY MADE KNOWN:

THAT CLIFFORD BEZUIDENHOUT

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

VERA LEECH

Identity Number 491129 00192

Married to MICHAEL DAVID LEECH, which marriage is governed by the Laws of the Republic of Zimbabwe

dated the 6 day of NOVEMBER 2019 and signed at SWAKOPMUND,

(16.

2

AND the said appearer declared that his said Principal had truly and lawfully sold on 30 SEPTEMBER 2019

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

KATHRIN SCHAEFER-STIEGE

Born on 21 February 1969
Unmarried

Her Heirs, Executors, Administrators or Assigns,

CERTAIN REMAINDER OF PORTION 1 OF THE FARM SWAKOPAUE WEST NO 186

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

EXTENT 10,8308 (Ten Comma Eight Three Nil Eight) HECTARES

FIRST registered by Certificate of Registered Title No T 5622/2003 with Diagram No A.312/2003 relating thereto

AND HELD BY DEED OF TRANSFER NO T 4510/2005

SUBJECT to the following conditions created in the said Certificate of Registered Title No T 5622/2003 and imposed in terms of Section 21 of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963) as amended, namely:

IN FAVOUR OF THE LOCAL AUTHORITY

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

BM
Azw
(16)

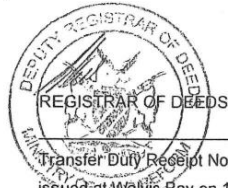
WHEREFORE the appearer, renouncing all the rights and title which the TRANSFEROR heretofore had to the premises, did, in consequence also acknowledge her to be entirely dispossessed of, and disentitled to the same and that, by virtue of these presents, the said TRANSFEREE, Her Heirs, Executors, Administrators, or Assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights; and finally, acknowledging that the purchase price is the sum of N\$2 500 000,00.

2019 -12- 09

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

SIGNATURE OF APPEARER

In my presence,



Transfer Duty Receipt No 0400005435
issued at Walvis Bay on 11-11-2019 for N\$94 000,00

CHECKED:

1. *[Signature]* 2. *[Signature]*

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

CONVEYANCER

BM

AN

18

ANNEXURE C

SPECIAL POWER OF ATTORNEY

I/We, the undersigned,

KATHRIN SCHAEFER-STIEGE (ID: 690221 1008 7)

In my/our capacity as:

REGISTERED OWNER OF REMAINDER OF PORTION 1 OF THE FARM SWAKOPAUE NO.186

do hereby nominate, constitute and appoint,

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

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

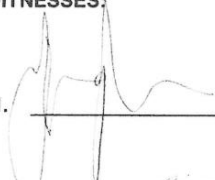
- **SUBDIVISION OF THE REMAINDER OF PORTION 1 OF THE FARM SWAKOPAUE NO.186, INTO PORTIONS "A", "B" AND REMAINDER..**

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

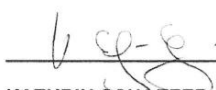
SIGNED at Swakopmund this 12 day of April 2026

In the presence of the undersigned witnesses.

WITNESSES:

1. 

2. 


KATHRIN SCHAEFER-STIEGE

ANNEXURE D



ANNEXURE E

NOTICE OF INTENTION:

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018): SUBDIVISION OF THE REMAINDER OF PORTION 1 OF THE FARM SWAKOPAU WEST NO.156, INTO PORTIONS "A", "B" AND REMAINDER.

Notice is hereby given in terms of Urban and Regional Planning Act of 2018 (Act 5 of 2018): that Van Der Westhuizen Town Planning and Properties CC, on behalf of our Client/s, the registered owners of the Remainder of Portion 1 of the Farm Swakopauw West No 185, into Portions "A", "B" and Remainder, Kathrin Schaefer-Stöge, intends to apply to the Swakopmund Municipality for the following

SUBDIVISION OF THE REMAINDER OF PORTION 1 OF THE FARM SWAKOPAUE NO.186, INTO PORTIONS "A", "B" AND REMAINDER.

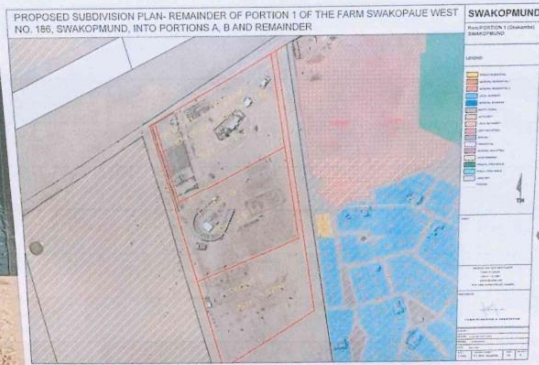
Remainder of Portion 1 of the Farm Swakopmund West No 186 current measures approximately 10.8308ha in extent and is located in close proximity, west, of the Noridas Turn Off. Currently the portion accommodates numerous structures used for residential purposes and farming related activities. It is the intention to subdivide this land into Portion A (± 6.29ha), Portion B (± 3.61ha) and Remainder (± 0.93ha), in line with the provision of the Structure Plan of Swakopmund. It is thus required and necessary to formally apply to the Local Authority for the proposed subdivision as per the attached plan.

Please further take note that -

- any person having objections to the proposed Subdivision or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing to the Municipality and the applicant within 14 days of the last publication of this notice

Please be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objection or comment must therefore be submitted by no later than 17:00 on 26 March 2026.

Applicant: Van Der Westhuizen Town Planning & Properties cc
Contact Persons: A van der Westhuizen
Cell: 0811224661
Email: andrew@vdtwp.com
P.O. Box 1599, Swakopmund, Namibia



11.1.19

CONSOLIDATION OF ERVEN 6168 AND 6169 SWAKOPMUND, EXTENSION 20 INTO NEW CONSOLIDATED PORTION C

(C/M 2026/09/03 - E 6168, E 6169)

Ordinary Management Committee Meeting of 19 August 2026, Addendum **8.12** page **101** 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 6168 and 6169 Swakopmund, Extension 20 into new consolidated Portion C in terms of Section 97 (1) (e) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018).

2. Introduction and Background

A consolidation application was received by the Town Planning Department from Stewart Planning – Town & Regional Planners on behalf of the registered owners Masadi Property Holding Twenty-Three CC. The application is attached as **Annexure A**.

3. Ownership

Ownership of both Erven 6168 and 6169, Swakopmund Extension 20, vests in Masadi Property Holding Twenty-Three CC. The Erven are a portion of the parent property and are not separately registered yet and therefore remain incorporated under the Deed of Transfer No. T5803/2012.

Stewart Planning – Town & Regional Planners have been duly authorised to undertake the statutory planning process by Mr. Cobus Lötter, the sole (100%) member of Masadi Property Holding Twenty-Three CC.

4. Locality, Zoning and Size

Erven 6168 and 6169 Swakopmund are in Extension 20 cornered by four streets namely Baobab Avenue, Clam, Mussel and Antilles Street. The properties are zoned "General Residential 2" with a density of 1:250m² and measure approximately 3111 m² and 3650 m² in extent respectively.



5. Access, parking and municipal services

Erven 6168 and 6169, Swakopmund Extension 20, are surrounded by four streets, which are Baobab Avenue, Clam, Mussel and Antilles Street. Access to the erven for the proposed development will be obtained via the designated access point(s).

Parking for the proposed development will be provided in accordance with the requirements of the Swakopmund Zoning Scheme. The erven are already connected to the bulk services network; however, should any relocation, alteration, or upgrading of services be required, such costs shall be borne by the owner.

6. Public Notification

The neighbouring property owners have been consulted on the 26 May 2026 via email and in person on the 27 May 2026 for comments to the consolidation. The last date of objection was the 17 June 2026. No objection was received by the end of objection period.

7. Proposal

The owners intend to consolidate Erven 6168 and 6169 Swakopmund Extension 20 into one General Residential Erf to allow the owner to develop sectional title housing units as part of the Hidden Hills Retirement Village. Swakopmund is a well-established retirement destination due to its coastal setting, quality of life, and developed infrastructure, creating a sustained demand for secure retirement housing.

For this kind of development, Swakopmund Extension 20 provides a peaceful, well-established residential environment. The site's location within a gated estate improves security and access to amenities, and the inclusion of a variety of housing typologies supports a range of lifestyle and care needs. In accordance with the "General Residential 2" zoning regulations, the consolidation is both necessary and reasonable, allowing for effective land use without raising density or intensity.

The proposal is indicated in the table below:

Proposed Portion number	Area (m²)	Zoning
<i>Erf 6068 Swakopmund Ext 20</i>	3111	<i>General Residential 2</i>
<i>Erf 6069 Swakopmund Ext 20</i>	3650	<i>General Residential 2</i>
<i>Consolidated Portion C</i>	6761	<i>General Residential 2</i>

8. Evaluation

From a planning and development standpoint, it is both desired and reasonable to consolidate Erven 6168 and 6169 Swakopmund, Extension 20 into a single erf (Portion C). In response to the increasing need for safe and suitable retirement housing in Swakopmund, the application aims to facilitate the coordinated development of sectional title dwelling units as part of the Hidden Hills Retirement Village.

Since both erven are already zoned as "General Residential 2," there will be no changes to land use rights, density, or development intensity as a result of the consolidation. Rather, it makes the site layout more effective and cohesive, enabling integrated planning, better internal circulation, and the best use of the property within the bounds of the approved zoning scheme.

The proposal fits well with Swakopmund Extension 20's established residential character, which provides a peaceful and ideal setting for retirement. Particularly for retirees looking for safe, low-maintenance homes, the construction of sectional title units will serve a wider variety of lifestyle needs and promote inclusive residential opportunities.

Furthermore, the site's incorporation into the planned gated Hidden Hills Estate enhances safety, access control, and overall residential amenity, while remaining well-located in relation to essential services and facilities within Swakopmund. Importantly, the consolidation won't put further load on the current bulk infrastructure because the erven are already serviced. Any necessary service adjustments will be made at the owner's expense.

Considering the above, the consolidation represents a logical and appropriate planning intervention that promotes efficient land use, supports the provision of needed retirement housing, and remains fully compliant with the Swakopmund Zoning Scheme.

9. Title Deeds Conditions

The current title deed conditions registered against Erven 6168 and 6169, Swakopmund Extension 20 be cancelled and the following title deed conditions be registered against the newly created Consolidated Portion C:

- (iii) *The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to the provisions of the Swakopmund Zoning Scheme, prepared and approved in terms of the Urban and Regional Planning Act, 2018 (No.5 of 2018).*
- (iv) *The building value of the main building, including all outbuildings to be erected on the erf, shall be at least four (4) times the municipal valuation of the erf.*

Note should be taken that Condition (b), which proposes that the minimum building value of the main building, including outbuildings, be at least two times the municipal valuation of the erf, cannot be supported.

In terms of Clause 6.6 of the approved Swakopmund Zoning Scheme No. 71, which has received ministerial approval and is currently awaiting promulgation, all properties zoned General Residential are required to have a minimum building value of at least four (4) times the municipal valuation of the erf. The proposed condition is therefore inconsistent with the provisions of the approved scheme and would undermine the intended development standards applicable to General Residential properties.

It is therefore recommended that Condition (b) be amended to read as follows:

"The building value of the main building, including all outbuildings to be erected on the erf, shall be at least four (4) times the municipal valuation of the erf."

This amendment will ensure consistency with the approved Swakopmund Zoning Scheme No. 71 and uphold the prescribed development standards for General Residential erven.

10. Conclusion

The proposal makes use of the current infrastructure, blends in with the neighbourhood's character, and enhances Swakopmund's housing alternatives. It also supports more general planning goals of developing residential communities that are inclusive, sustainable, and well-integrated. Therefore, the proposed consolidation of Erven 6168 and 6169 Swakopmund, Extension 20 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 consolidation of Erven 6168 and 6169 Swakopmund, Extension 20 be approved.
 - (b) That the current title deed conditions registered against Erven 6168 and 6169, Swakopmund Extension 20 be cancelled and the following title deed conditions be registered against the newly created Consolidated Portion C:
 - (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 (No.5 of 2018).*
 - (ii) *The building value of the main building, including all outbuildings to be erected on the erf, shall be at least four (4) times the municipal valuation of the erf.*
 - (c) That the on-site parking requirements be as per the Swakopmund Zoning Scheme.
 - (d) That the applicant obtains an Erf Number from the Surveyor General before certification of the consolidation plans by the Council's Town Planner.
 - (e) That the applicant provides proof that the consolidated erf has been surveyed and registered by the Deeds Registrar before submission of any development proposal (building plans and/or building line relaxations) for Council approval.
 - (f) That should any relocation, alteration, or upgrading of services be required because of the proposed development, be for the account of the owner and be installed in accordance with the specifications and to the satisfaction of the General Manager: Engineering, Urban Development and Environmental Management.
 - (g) That the applicant be informed of this decision and of the rights to appeal the Council decision (b) (ii) 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, 2018 (Act 5 of 2018).
-

ANNEXURE A - APPLICATION FORM**STEWART PLANNING**

TOWN & REGIONAL PLANNERS

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

P.O. Box 2095
Tel: (064) 280 773
Email: mbute@sp.com.na

Reference: 6168.6169 S**Date:** 27 March 2026**PLANNING APPLICATION:**

**CONSOLIDATION OF ERVEN 6168 AND 6169 SWAKOPMUND EXTENSION
20 INTO NEW CONSOLIDATED PORTION C.**

Submission to:

Chief Executive Officer
Municipal Council of Swakopmund
c/o Rakotoka Street and Daniel Komho Avenue
P O Box 53
Swakopmund

Prepared for:

Masadi Property Holdings 23 (Pty) Ltd.
P O Box 789
Walvis Bay

Prepared by:

Stewart Planning – Town & Regional Planners
First Floor 122 On Main
122 Sam Nujoma Avenue
PO Box 2095
Walvis Bay



Contents

A.	Background	4
B.	Introduction	4
C.	Ownership and commissioning.....	5
D.	Land parcel information.....	5
i.	Locality, Zoning, and size	5
ii.	Property Description.....	6
E.	Development Proposal.....	6
i.	Proposed Consolidation.....	7
a.	Access and Parking.....	8
b.	Service and infrastructure enhancements.....	8
F.	Motivation.....	8
i.	Demand, need and desirability.....	8
ii.	Applicable policy/legislation.....	9
a.	Swakopmund Zoning Scheme.....	9
b.	Swakopmund Urban Structure Plan 2020-2040.....	9
c.	Urban and Regional Planning Act of 2018.....	9
G.	Conditions to be registered.....	10
H.	Conclusion	10
I.	Recommendations.....	10

Annexures

- Annexure B: Locality and detailed sketch plan.
- Annexure C: Conditions to be registered.
- Annexure D: Special Power of Attorney.
- Annexure E: Copy of Founding Statement.
- Annexure F: Copy of Company Resolution.
- Annexure G: Copy of Parent Title Deed and Notarial Deed

Contact Information

The following contact information is provided should the reader of this report want to contact the relevant stakeholders involved in this project.

Local Authority

The Chief Executive Officer
Municipality of Swakopmund
P O Box 53 Swakopmund
13001

Mr. J. T. Heita
Town Planner
jheita@swkmun.com.na
+264 64 410 4403

Applicant

Masadi Property Holding Twenty Three (Pty) Ltd
P O Box 789
Walvis Bay

Mr. Cobus Lötter
Director
hrv@clarchitects.net

Consulting Town Planner:

Stewart Planning – Town & Regional Planners
PO Box 2095 Walvis Bay
13013

Ms. Mbute Shaningwa
mbute@sp.com.na
+264 64 280 773
+264 81 682 8484

A. Background

The Hidden Hills estate is situated in Swakopmund Extension 20 and is surrounded by an existing wall and entrance gate which were approved by the Swakopmund Municipality in May 2015. The development was initially spearheaded by Mr Skoppelitus and registered in the name of Masadi Property Holding Twenty Three (Pty) Ltd (the holding company). Some of the "Single Residential" erven outside the estate have been developed, however, all the erven inside the estate have remained undeveloped to date and are still owned by the holding company.

Due to the growing demand for premium retirement living in Swakopmund, Mr. Cobus Lötter bought the holding company with the outlook of converting the estate into a new retirement village. It will be owned by the residents living in Hidden Hills.



Figure 1: Site development conceptual plan for the Hidden Hills Retirement Village.

The Hidden Hills retirement village is designed to provide diverse housing options comprising of single detached houses and sectional title units. Therefore, the owner intends to consolidate Erven 6168 and 6169 Swakopmund to assemble a single site for the provision of sectional title units.

B. Introduction.

This application to consolidate Erven 6168 and 6169 Swakopmund Extension 20 into new consolidated Portion C is submitted in terms of Section 97(1)e of the Urban and Regional Planning Act, 2018.

The purpose of the consolidation is to create a single site that can accommodate a sectional title housing component as part of the broader Hidden Hills Retirement Village.

C. Ownership and commissioning.

Erven 6168 and 6169 Swakopmund Extension 20 are not yet individually registered and form part of a parent property. The parent title is Portion 111 (a portion of Portion B) of the Farm Swakopmund Town and Townlands No.41.

The property is registered in the name Masadi Property Holding Twenty Three (Pty) Ltd (Reg. No. 2012/0898), previously a Close Corporation (CC/2006/0347). The parent title deed and certificate of registered title are attached as **Annexure G**.

Mr. Cobus Lötter is 100% owner of *Masadi Property Holding Twenty Three (Pty) Ltd* and has authorised Stewart Planning through a Special Power of Attorney (**Annexure D**) to submit this application on his behalf.

D. Land parcel information.

i. Locality, Zoning, and size.

Hidden Hills is located in Swakopmund Extension 20 which is a northern residential neighbourhood located west of the Pro-Ed private school as shown in Figure 2 below.

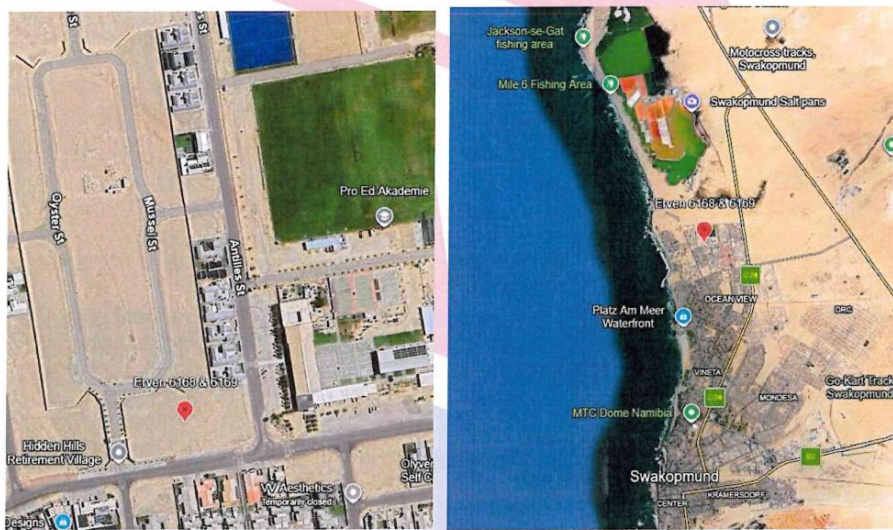
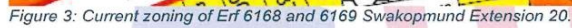


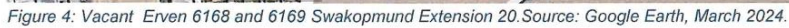
Figure 2: Locality of Erven 6168 & 6169 Swakopmund Extension 20.

The site is located at the northeastern end of the Hidden Hills Estates and is at the corner of well-developed streets, namely Baobab Avenue, Antilles and Clam Street, making it highly accessible. The locality plan is attached as **Annexure 2**. Although the site is situated just outside the walled off part of the estate, the owner intends to make alterations in order to incorporate the sectional title units within the existing estate walls.

The site comprising of Erven 6168 and 6169 Swakopmund Extension 20 is currently zoned "General Residential 2" with a density of one dwelling per 250m² and measures 3 111m² and 3 650m², in extent, respectively. Figure 3 on the next page shows the current zoning and location of the site.



Erven 6168 and 6169 Swakopmund Extension 20 are vacant and undeveloped. The site is relatively flat and level with the surrounding streets.



E. Development Proposal.

6

There are no detailed site development plans available at this stage, however the conceptual layout (Figure 1) on page 4 of this report illustrates the envisioned *Hidden Hills Retirement Village* estate, including the sectional title component. The conceptual layout depicts ± 18 dwelling units on the proposed Portion C which equates to an actual density of 1:338, thus complying with the sites current zoning and density. The development will complement the existing vision of a serene, safe and supportive environment for retirement living.

All future development on the site will be fully in accordance with the Swakopmund Zoning Scheme's development parameters for the "General Residential 2" zoning such as coverage, density, bulk, height, building lines and parking as set out below:

- Coverage: Maximum 60%
- Density: No density in the "General Residential 2" zone may exceed the densities specified in Table C1 of the Swakopmund Zoning Scheme, the current density of 1:250 complies with the specified densities.
- Height: Maximum height of 30 metres.
- Building lines: 3 metres from any street boundary; 3 metres from any rear boundary; 3 metres from any side boundary; and 5 metres in the case of a garage from any street boundary or half the height of the building, whichever is greater.
- Parking: As determined by Council.

The consolidation is a necessary preparatory step to enable cohesive and efficient development of the sectional title housing units as per the conceptual plan, which cannot be practically achieved across two separate erven. The proposed consolidation is as outlined below:

i. Proposed Consolidation.

The intention is to consolidate Erven 6168 and 6169 Swakopmund Extension 20 to assemble a single site for the development of Sectional Title housing units. Details of the proposed consolidation is depicted in Figure 5 below and attached as **Annexure B**.

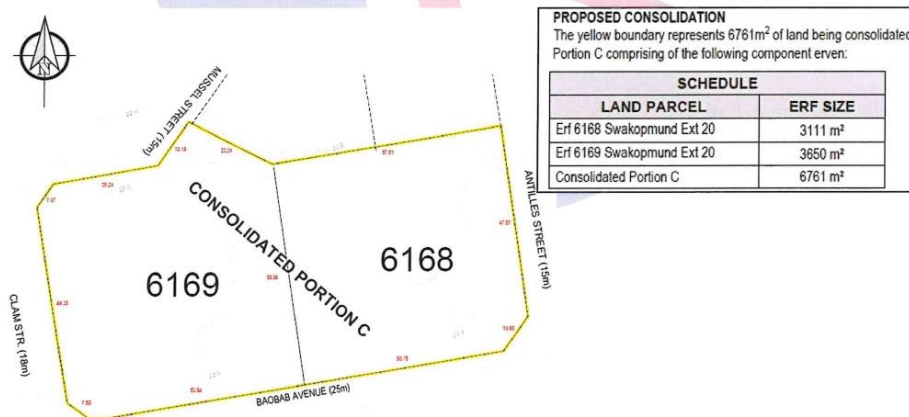


Figure 5: Details of proposed consolidation of Erven 6168 and 6169 Swakopmund Extension 20.

Once consolidated, the site will measure approximately 6 761m² in extent which is sufficient space for the intended development. The Consolidation Plan is attached as **Annexure B**.

a. Access and Parking

The erven are accessible from Crab Street (18m) and Mussel Street (15m) which are well-developed with interlocks and mountable kerbs, the intended incorporation of the site into the estate wall will make it inaccessible via Antilles Street (18m) and Baobab Avenue (25m). The Hidden hills main entrance is situated on Clam Street, it is a controlled access point which is accessible to the municipality.

All parking for the proposed development will be provided on-site in accordance with the requirement of the Swakopmund Zoning Scheme. Access to the sectional title units and provision of parking will be evaluated with the submission of building plans.

In conclusion, safe and suitable access to Portion C can be achieved without causing traffic congestion or negatively impacting the future amenity of the area.

b. Service and infrastructure enhancements.

The site is located within an established township and is connected to the existing bulk and internal municipal services such as water and sewerage. In addition, the area has existing electrical infrastructure, including an existing Erongo RED substation which has been built on Erf 6177 (known as "Extension 20 Substation A") which serves the wider area.

Seeing as provision was already made for two general residential 2 erven in the original layout design, the intensity of development is not expected to be significantly different from what was anticipated during the layout and infrastructure design.

However, where needed any additions, alterations, and/or relocation of services will be at the cost of the owner to the satisfaction of the Swakopmund Municipality and/or Erongo RED.

F. Motivation.**i. Demand, need and desirability.**

Swakopmund has, over time, established itself as one of Namibia's most sought-after retirement destinations, largely due to its coastal setting, temperate climate, high quality of life, and well-established urban infrastructure. This has resulted in a steady and growing demand for secure, well located retirement living options that cater to a range of needs.

Swakopmund Extension 20 is a well-situated suburban township; the overall residential character of its surroundings creates a tranquil atmosphere that is ideal for retirement living. The proposed consolidated Portion C is situated towards the northwestern end of the Hidden Hills Estate (a proposed retirement village), and it is intended for the development of sectional title dwelling units.

These units will provide smaller, manageable, and secure housing options that are particularly suited to retirees seeking low maintenance living within a community setting.

Importantly, the inclusion of sectional title units alongside larger single detached single residential units promotes a diversity in housing typologies, allowing the development to cater to varying lifestyle preferences, financial capabilities, and levels of care required by residents. This is especially relevant in retirement developments, where flexibility and adaptability are key.

From a spatial perspective, the site is ideally located within an established residential area, offering a quiet and safe environment while still maintaining convenient access to essential

services and amenities within Swakopmund. Its incorporation into the existing gated estate further enhances safety, access control, and overall residential amenity.

The consolidation of Erven 6168 and 6169 into a single developable site is therefore both needed and desirable, as it allows for better utilisation of land within an approved township without increasing the density or intensity. The development potential remains consistent with the “General Residential 2” zoning parameters.

In summary, the proposed application responds directly to:

- The increasing demand for secure and well-located retirement housing;
- The need for smaller, more manageable housing options within the retirement living market;
- The importance of creating integrated, safe, and community oriented living environments; and
- The efficient use of land within an established urban area.

Furthermore, the proposed development is compatible and complementary with the land use and layout design of the surrounding area.

ii. Applicable policy/legislation

a. Swakopmund Zoning Scheme.

The proposed consolidation will bring the proposed development in accordance with the zoning scheme.

b. Swakopmund Urban Structure Plan 2020-2040.

The proposed development is in accordance with the Swakopmund Structure Plan of 2020 – 2040 as it will help curb urban sprawl and create a more vibrant community.

The main idea of the approved urban structure plan is to contain urban sprawl and the adverse spatial and socio-economic effects associated with it. In order to curb urban sprawl, Swakopmund should strive for a more compact urban form which can be achieved through the promotion of densification, intensification, and urban fill.

The proposed consolidation will assemble two “General Residential 2” zoned erven into a single erf for the development of sectional housing units. The site falls in residential zone H₂, this residential zone is characterised as an existing low and medium density residential zone and encourages the creation of vibrant spaces of social integration such as infill placemaking elements, shop houses etc. The proposed development and the retirement village as a whole will create a vibrant social space for the retirement community at a medium density and aligns with the spatial guidelines of zone H₂.

Additionally, mixed housing typologies are identified as a spatial strategy for the future Swakopmund, the implementation thereof will naturally occur as townships grow and become more developed. This application supplies a mixture of housing typologies to the retirement community in Swakopmund and generally aligns with the Swakopmund Urban Structure Plan.

c. Urban and Regional Planning Act of 2018

The proposed consolidation will be implemented in accordance with the provisions of the Urban and Regional Planning Act, Act No.5 of 2018.

G. Conditions to be registered

It is recommended that the following conditions be registered against the proposed consolidated Portion C:

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

H. Conclusion

The proposed consolidation of Erven 6168 and 6169 Swakopmund Extension 20 is a necessary step to facilitate the development of the much needed sectional title component within the Hidden Hills Retirement Village.

The proposed development fully complies with the Swakopmund Zoning Scheme, aligns with the spatial vision of the Swakopmund Structure Plan, and is in accordance with provisions of the Urban and Regional Planning Act.

Importantly, it will enable the delivery of safe, secure, and well-located retirement housing in a town with an increasing demand for such development.

The development is compatible with the surrounding land uses, will not negatively impact the character of the area and represents the efficient use of urban land within an established township.

I. Recommendations

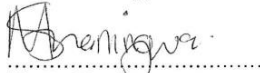
Given the need, desirability and relevant policy alignment, we hereby request your favourable consideration of the following recommendation:

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. 97(1)(e) for the **CONSOLIDATION** of Erven 6168 and 6169 Swakopmund Extension 20 into new consolidated Portion C.

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

Yours faithfully,



Mbute Shaningwa
Town and Regional Planning Officer

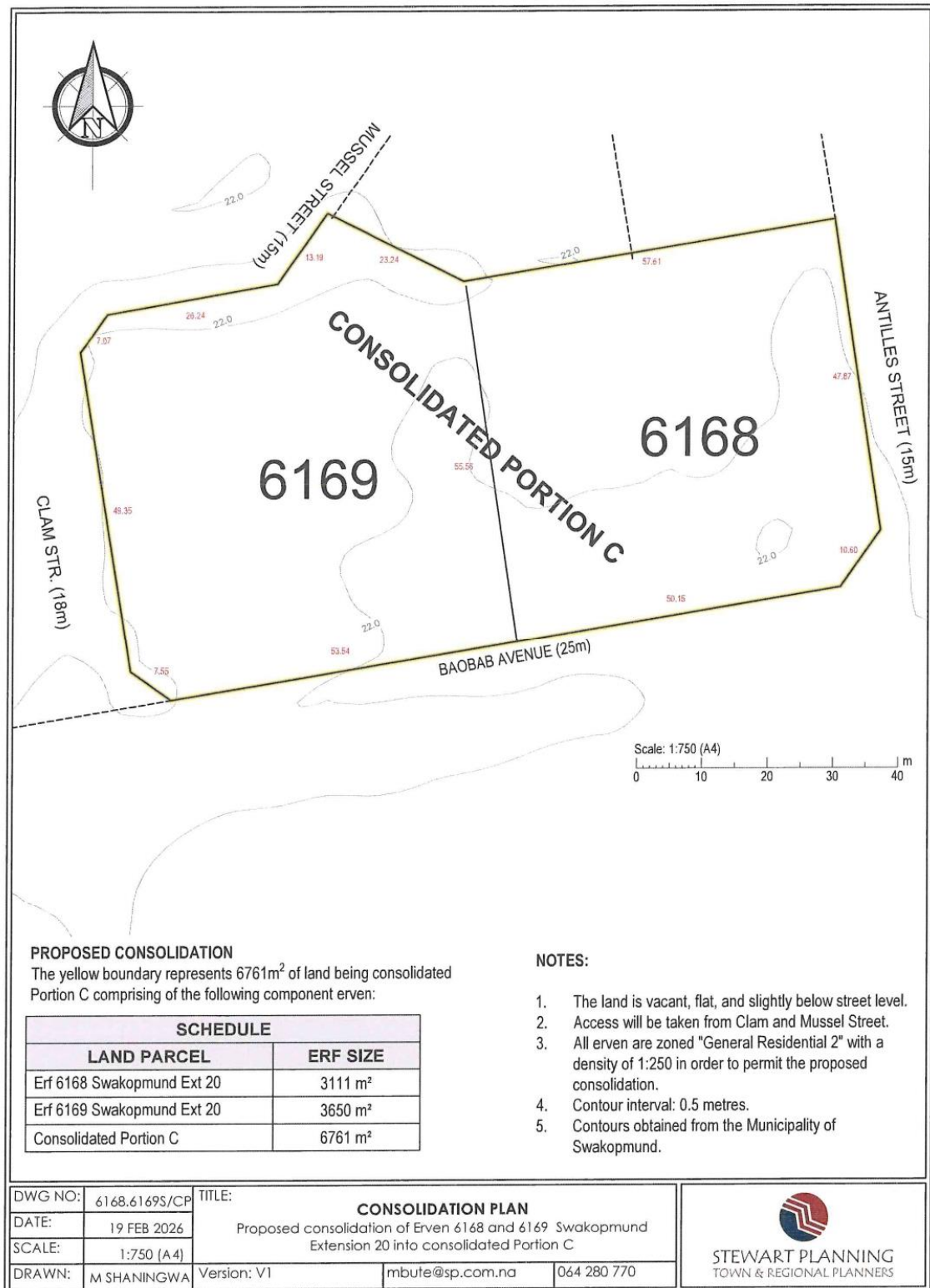
 **STEWART PLANNING**
TOWN & REGIONAL PLANNERS
Tel: +264 64 280 770 | Email: mbute@sp.com.na



Bruce Stewart
Registered Town & Regional Planner (NCTRP)

 **STEWART PLANNING**
TOWN & REGIONAL PLANNERS
Tel: +264 64 280 770 | Email: bruce@sp.com.na





CONDITIONS TO BE REGISTERED

It is recommended that the following conditions be registered against consolidated **Portion C** (a consolidation of Erven 6168 and 6169, Swakopmund Extension 20) in favour of the Swakopmund Council:

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

SPECIAL POWER OF ATTORNEY

I, the undersigned,

Johannes Cornelius Jacobus Lötter

ID No: 64011810010

(authorised to sign on behalf of Masadi Property Holding Twenty Three (Pty)Ltd)



do hereby nominate, constitute and appoint

Stewart Town Planning CC

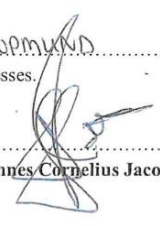
P.O. Box 2095 Walvis Bay

with full power of substitution to be my true and lawful Agent and Attorney for me and in my name, place and stead, to make the necessary application to the Local Authority and/or the Authorised Planning Authority and/or the Urban and Regional Planning Board, Ministry of Urban and Rural Development for the following:

- Consolidation of Erven 6092 and 6093 Swakopmund Extension 20 into new consolidated Portion A.
- Consolidation of Erven 6117 and 6118 Swakopmund Extension 20 into new consolidated Portion B.
- Consolidation of Erven 6168 and 6169 Swakopmund Extension 20 into new consolidated Portion C.
- Consolidation of Erven 6109 and 6110 Swakopmund Extension 20 into new consolidated Portion D.

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

Signed at SWAKOPMUND on 25 FEBRUARY 2026 in the presence of
the undersigned witnesses.

Signature: 
Johannes Cornelius Jacobus Lötter

Witness 1

Name: Gerdinde House

Signature: 

Witness 2

Name: Felicia Heput

Signature: 

REPUBLIC OF NAMIBIA

BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY - BIPA

COMPANIES ACT 2004

(Sections 224(2), 284, 328(1), 331(1) and 333(1)) (Regulation 46(1))

CONTENTS OF REGISTER OF DIRECTORS, AUDITORS AND OFFICERS

Business and Intellectual
Property Authority -
Business Registration office
PO Box 185
WINDHOEK
NAMIBIA
Tel: +264 61 2994400
Email: info@bipa.na

Registration Number of Company

2012/0898

NS 20,00 fee payable in
terms of the Act and as
set out in the regulations

Name and postal address of Company MASADI PROPERTY HOLDING TWENTY THREE (PTY) LTD (P O BOX 7201, SWAKOPMUND, NAMIBIA)

Return of particulars as at 13/10/2025

I, MRS S M MANS REPRESENTING WBM CHARTERED ACCOUNTANTS

(Signature of director/officer)

state that, the written consent of the directors or officers whose names appear in this return have been obtained on a duly completed form CM 27, the directors or officers are not disqualified and are not disqualified from acting as directors or officers.

Signed

Date 13/10/2025**A. Directors****KEY TO PERSONAL PARTICULARS REQUIRED****PERSONAL PARTICULARS**

1. Surname	SKOPPELITUS												
2. Full forenames	DILLON AYRTON STEFANO												
3. Former surname and forenames													
4. Identity number or, if not, available, date of birth and Passport number	Year	Month	Day										
	9	7	0	6	1	6	0	0	2	1	7		
5. (a) Date of appointment	08/09/2020												
(b) Designation	DIRECTOR												
6. Residential address	128 PETER MUESHIHANGE STREET WALVIS BAY NAMIBIA												
7. Business address	ERF 364, 18 JOHN NEWMAN ROAD WALVIS BAY NAMIBIA												
8. Postal address	P O BOX 2378 WALVIS BAY NAMIBIA												
9. Email address	dillon.ds779@gmail.com												
10. Contact number	+264 64 209075												
11. Nationality (If not Namibian)	NAMIBIA												
12. Occupation	HYDRAULIC TECHNICIAN												
13. Resident in Namibia (Yes or No)	YES												
14. Nature of change in 1 to 5 above and date	RESIGNED 01/09/2025												

FOR KEY TO PARTICULARS, SEE PAGE 1

Registration Number of Company
2012/0898

1.	SKOPPELITUS												
2.	LEIGH-JEAN STEFANO												
3.													
4.	Year	Month	Day										
	9	4	0	5	0	9	0	0	1	7	3		
5.(a)	08/09/2020												
(b)	DIRECTOR												
6.	F2. WATERFRONT ESTATE, VINETA, SWAKOPMUND NAMIBIA												
7.	ERF 364, 19 JOHN NEWMAN STREET, WALVIS BAY NAMIBIA												
8.	P O BOX 2378 WALVIS BAY NAMIBIA												
9.	lskoppelitus@gmail.com												
10.	081 639 1106												
11.	NAMIBIA												
12.	BUSINESSMAN												
13.	YES												
14.	RESIGNED 01/09/2025												

1.													
2.													
3.													
4.	Year	Month	Day										
5.(a)													
(b)													
6.													
7.													
8.													
9.													
10.													
11.													
12.													
13.													
14.													

1.	LÖTTER												
2.	JOHANNES CORNELIUS JACOBUS												
3.													
4.	Year	Month	Day										
	6	4	0	1	1	8	1	0	0	1	0		
5.(a)	01/09/2025												
(b)	DIRECTOR												
6.	HOUSE 115 LIBERTINA AMATHILA STREET SWAKOPMUND NAMIBIA												
7.	UNIT 3 LIBERTINA AMATHILA STREET SWAKOPMUND NAMIBIA												
8.	P O BOX 7201 SWAKOPMUND NAMIBIA												
9.	cobus@clarchitects.net												
10.	+264 81 124 9933												
11.	NAMIBIAN												
12.	ARCHITECT												
13.	YES												
14.	APPOINTED 01/09/2025												

1.													
2.													
3.													
4.	Year	Month	Day										
5.(a)													
(b)													
6.													
7.													
8.													
9.													
10.													
11.													
12.													
13.													
14.													

Registration Number of Company 2012/0898

B. AUDITOR

1. Name WBM CHARTERED ACCOUNTANTS

2. Date of appointment 21/11/2017

3. Nature of change in 1 and 2 above and date.
NO CHANGE**Perforated***(To be completed by company)*

Return of particulars of company's register of directors, auditors & officers

Dated 13/10/2025

Name of company MASADI PROPERTY HOLDING TWENTY THREE (PTY) LTD

Postal address PO BOX 14, WALVIS BAY, NAMIBIA

Email address info@wbm.com.na

CM29 PAGE 3



C. Officers and Local Managers

KEY TO PERSONAL PARTICULARS REQUIRED

PERSONAL PARTICULARS

Registration Number of Company
2012/0898

1. Surname	SKOPPELITUS												
2. Full forenames	LEIGH-JEAN STEFANO												
3. Former surname and forenames													
4. Identity number or, if not, available, date of birth and Passport number	Year	Month	Day										
	9	4	0	5	0	9	0	0	1	7	3		
5. (a) Date of appointment	08/09/2020												
(b) Designation	PUBLIC OFFICER												
6. Address of registered office, and registration number if officer is a corporate body													
7. Residential address	F2, WATERFRONT ESTATE, VINETA, SWAKOPMUND, NAMIBIA												
8. Business address	ERF 364, 19 JOHN NEWMAN STREET, WALVIS BAY, NAMIBIA												
9. Postal address	P O BOX 2378 WALVIS BAY NAMIBIA												
10. Email address	lj@hydromatic.com.na												
11. Contact number	081 639 1106												
12. Nationality (If not Namibian)	NAMIBIAN												
13. Occupation	BUSINESSMAN												
14. Resident in Namibia (Yes or No)	YES												
15. Nature of change in 1 to 6 above and date	RESIGNATION												01/09/2025

FOR KEY TO PARTICULARS, SEE ABOVE

1.	LÖTTER												
2.	JOHANNES CORNELIUS JACOBUS												
3.													
4	Year	Month	Day										
	6	4	0	1	1	8	1	0	0	1	0		
5.(a)	01/09/2025												
(b)	PUBLIC OFFICER												
6.													
7.	HOUSE 115 LIBERTINA AMATHILA STREET SWAKOPMUND NAMIBIA												
8.	UNIT 3 LIBERTINA AMATHILA STREET SWAKOPMUND NAMIBIA												
9.	P O BOX 7201 SWAKOPMUND NAMIBIA												
10.	cobus@clarchitects.net												
11.	+264 81 124 9933												
12.	NAMIBIAN												
13.	ARCHITECT												
14.	YES												
15.	APPOINTED												01/09/2025

By Notarial Deed No. R 793 / 2012 dated 04/09/2012
 the within mentioned property is subject to conditions

In favour of Municipal Council of Swakopmund
 in terms of the said Deed, a copy of which is herewith annexed
 and is referred to the said Deed for further details.

2014-10-20 *gms*

Prepared by me


 CONVEYANCER
 STOLZE H D

COPY ISSUED DATE 2014-10-20
 APPLICATION NO. VA 392/2014



DEED OF TRANSFER

I 5803 2012

Be it hereby made known :

THAT HELMUT DEVILLIERS STOLZE

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

MUNICIPAL COUNCIL OF SWAKOPMUND

Dated 19th day of SEPTEMBER 2012, and signed at SWAKOPMUND

2.

And the said Appearer declared that his Principal truly and lawfully sold the within mentioned property on **30TH SEPTEMBER 2011**

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



**MASADI PROPERTY HOLDING TWENTY THREE CC
REGISTRATION NUMBER CC/2006/0347**

Its Successors-in-Title or Assigns

CERTAIN	PORTION 111 (A PORTION OF PORTION B) OF FARM OF SWAKOPMUND TOWN AND TOWNLANDS NO. 41
SITUATE	IN THE MUNICIPALITY OF SWAKOPMUND REGISTRATION- DIVISION "G" ERONGO REGION
MEASURING	10,0121 (ONE NIL COMMA NIL ONE TWO ONE) HECTARES AS INDICATED ON DIAGRAM NO. A 209/2011
HELD	BY CERTIFICATE OF REGISTERED TITLE NO T. 580 /2012
SUBJECT	TO THE CONDITIONS IMPOSED IN TERMS OF SECTION 21 OF THE TOWNSHIPS AND DIVISION OF LAND ORDINANCE 1963 (ORDINANCE 11 OF 1963), AND CREATED IN BY CERTIFICATE FO REGISTERED TITLE NO T. 580 /2012, NAMELY:

IN FAVOUR OF THE LOCAL AUTHORITY

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

Handwritten signatures and initials: "Hm", "N", "W", "A".

3.

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

Its Successors- in- Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, The State, however, reserving its rights, and finally acknowledge that the purchase price is N\$ 5 171 985.00.

29 OCT 2012

Signed at WINDHOEK, on _____, together with
the Appearer, and confirmed with my seal of office

SIGNATURE OF APPEARER

In my Presence,



REGISTRAR OF DEEDS

Transfer Duty Receipt No. 103284511 for N\$ 625 810.19 was issued by the Receiver of Revenue, Windhoek on 16 August 2012.

(Checked) 1. HM de Villiers 2. St. van der Merwe

I, the undersigned, HELMUT DE VILLIERS STOLZE, Conveyancer, do hereby certify in terms of Section 78 of the Local Authority Act, Act No 23/1992, that all rates, fees or charges and moneys due to the local authority council in respect of any service, amenity or facility supplied to such property in terms of this Act, inclusive of any availability charge and minimum charge provided for in section 30 (1)(u) has been paid up to and include the date of registration hereof.

CONVEYANCER

⑧ Endorsement in terms of Section 29(d) act 61/1973

The withinmentioned TransForce Close Corporation has in terms of the abovementioned act been converted into a Private Company and is now as Masadi Property Holding Twenty Three (Proprietary) Limited Company NO 2012/0898. Consent Filed with BC 4038/2014

2014-08-10
Date

W.T.S. Eiseb
Registrar of Deeds
Windhoek

BC 4039 2014

ENDORSEMENT IN TERMS OF SECTION 48(3) OF ACT 47 OF 1937	
The land herein described has been laid out into <u>94 erven</u> <u>Numbered 6085 to 6177 and 6178</u> <u>(public open space and remainder</u> <u>street</u>	
and streets in accordance with General Plan S.G. No <u>A 242/2013</u> <u>2013/07/26</u> approved by the Surveyor-General on the	
and booked in a separate Register under	
the name of: <u>Awakopond extension 20</u>	
2014-08-10 WINDHOEK	W.T.S. Eiseb Registrar of Deeds

COPY ISSUED DATE	2014-08-10
APPLICATION NO	VA 481/2017

1. erf 6093 = 3718 m²
2. erf 6113 = 3234 m²

CERTIFICATE OF	<u>registered</u>	TITLE
No.	<u>T 6952/2017</u>	Issued in terms of
Section	<u>43 act 47/1937</u>	
In respect of	<u>above mentioned</u>	
	<u>erven</u>	
Remainder	<u>9, 3, 69 m²</u>	
2014-08-10		W.T.S. Eiseb REGISTRAR OF DEEDS WINDHOEK



STEWART PLANNING

TOWN & REGIONAL PLANNERS

First Floor CLA Building
84 Theo Ben Gurion Street
Walvis Bay

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

Our reference: 6168.6169 S

06 July 2026

Chief Executive Officer
Swakopmund Municipality
PO Box 53, Swakopmund

RE: PROOF OF GIVING NOTICE: CONSOLIDATION OF ERVEN 6168 AND 6169 SWAKOPMUND EXTENSION 20

Dear Sir/Madam,

Reference is made to our consolidation application for Erven 6168 and 6169 Swakopmund Extension 20, dated 27 March 2026. The application was advertised in terms of Section 107(1) of the Urban and Regional Planning Act (Act No.5 of 2018) and the Regulations as published in the Government Gazette No.7327 of 03 September 2020 (hereinafter referred to as "the Act").

Proof of Notice

As per the requirements for giving notice for consolidation applications, the proposed was advertised in the following manner:

- **Regulation 10(4): Written notice to neighbouring landowners**

Written notice was sent to neighbouring landowners via email on **26 May 2026** and via in person hand delivery on **27 May 2026**. The neighbours notified are shown in Figure 1 below.



Figure 1: Neighbouring landowners notified in terms of regulation 10(4)

The deadline to submit written comments or objections to the application ended at **17:00, on 17 June 2026**:

- I can confirm that the application did not receive any objection and/or comments.
- We ask the Council to confirm whether they have received any written comments, representations or objections to the application, and to forward a copy to our office for our record keeping, thank you.

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;

Attachments

Please find attached to this report the following:

Annexure A1: Copy of neighbours contact information dated **21 April 2026**, proof of email notification dated **26 May 2026** and proof of registered mail dated **27 May 2026**.

Annexure B1: Responses from Neighbours.

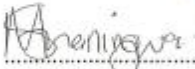
Annexure C1: Sworn Declaration of Oath.

Conclusion

Taking into consideration the above and that the applicant received no objections, I request that the proposed consolidation meet your favourable consideration and recommendation for Council approval.

In the meanwhile, please do not hesitate to contact me for any further information. I look forward to hearing from you.

Yours faithfully,



Mbute Shaningwa
Town and Regional Planning Officer

 **STEWART PLANNING**
TOWN & REGIONAL PLANNERS
Tel: +264 64 280 770 | Email: mbute@sp.com.na

SAMPLE



STEWART PLANNING

TOWN & REGIONAL PLANNERS

First Floor CLA Building
84 Theo Ben Gurion Street
Walvis Bay

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

Reference: 6168.6169_SWK Ext.20

26 May 2026

NOTICE TO NEIGHBOURS: PROPOSED CONSOLIDATION OF ERVEN 6168 AND 6169 SWAKOPMUND EXTENSION 20 (HIDDEN HILLS ESTATE)

Take note that Stewart Planning – Town & Regional Planners intends to apply, on behalf of the owner of Erven 6168 and 6169 Swakopmund Extension 20 for the consolidation of Erven 6168 and 6168 Swakopmund Extension 20 into Portion C.

Erven 6168 and 6169 are situated within the Hidden Hills retirement village estate in Swakopmund Extension 20. The erven are located at the corner of Boabab Avenue and Antilles Street, towards the southeastern end of the Hidden Hills estate. The purpose of the application is to assemble a site large enough to develop sectional title housing options as part of the retirement village.

The full application lies open for inspection, during normal office hours, at the Town Planning Department of the Swakopmund Municipality, on the corner of Rakotoka and Daniel Kamho Street Swakopmund, or can be requested from Ms. Mbute Shaningwa: mbute@sp.com.na

Take note that any person that has comments or objections to the application may lodge such comments or objections, together with the grounds thereof, in writing with the Chief Executive Officer of the Swakopmund Municipality and with Stewart Planning within fourteen (14) days of the last publication of this notice to the address provided below. Written objections or comments must be submitted before or at 17:00 Wednesday, 17 June 2026.

Local Authority:

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

Applicant

Stewart Planning
Town & Regional Planners
P.O. Box 2095, Walvis Bay
Tel: 064 280 770
Email: mbute@sp.com.na

If you have any questions regarding the proposed subdivision and consolidation, please do not hesitate to contact our office.

Yours faithfully,

Mbute Shaningwa
Town Planning Officer



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



Neighbours Notification: Proposed consolidation of Erven 6168 and 6169 Swakopmund Extension 20 into new consolidated Portion D.

From Mbute Shaningwa <mbute@sp.com.na>

Date Tue 5/26/2026 4:02 PM

Bcc woktrust@africa.com.na <woktrust@africa.com.na>; karinwipad@gmail.com <karinwipad@gmail.com>; horst@mutschlercs.com <horst@mutschlercs.com>; pro-edkantoor@iway.na <pro-edkantoor@iway.na>; lizka@vre.properties <lizka@vre.properties>; anton.kotze@cgnpc.com.na <anton.kotze@cgnpc.com.na>; bjk6704@gmail.com <bjk6704@gmail.com>; breidenhann@iway.na <breidenhann@iway.na>; lizasteyn7@gmail.com <lizasteyn7@gmail.com>

3 attachments (1 MB)

6168.6169 5_Notice letters to neighbours..pdf; 6168.6169_Comment Form.pdf; 6168.6169 5_Locality Plan.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 for the following:

- Consolidation of Erven 6168 and 6169 Swakopmund Extension 20 into new consolidated Portion D.

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:

1. Neighbour's notice letter
2. Comment form
3. Locality plan

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

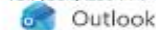
Please note that the deadline for submitting any comments or objections is 17:00 on Wednesday, 17 June 2026.

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

Kind regards,
Mbute Shaningwa
Town Planning Officer



122 Sam Nujoma Avenue | First Floor, 122 On Main | PO Box 2095 Walvis Bay
Tel: (064) 280 770 | Email: mbute@sp.com.na | Website: www.sp.com.na



Relayed: Neighbours Notification: Proposed consolidation of Erven 6168 and 6169 Swakopmund Extension 20 into new consolidated Portion D.

From Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@sp.com.na>

Date Tue 5/26/2026 4:36 PM

To woktrust@iafrica.com.na <woktrust@iafrica.com.na>

1 attachment (24 KB)

Neighbours Notification: Proposed consolidation of Erven 6168 and 6169 Swakopmund Extension 20 into new consolidated Portion D. ;

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

woktrust@iafrica.com.na (woktrust@iafrica.com.na)

Subject: Neighbours Notification: Proposed consolidation of Erven 6168 and 6169 Swakopmund Extension 20 into new consolidated Portion D.



Relayed: Neighbours Notification: Proposed consolidation of Erven 6168 and 6169 Swakopmund Extension 20 into new consolidated Portion D.

From Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@sp.com.na>
Date Tue 5/26/2026 4:02 PM
To horst@mutschlercs.com <horst@mutschlercs.com>

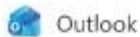
1 attachment (24 KB)

Neighbours Notification: Proposed consolidation of Erven 6168 and 6169 Swakopmund Extension 20 into new consolidated Portion D.;

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

horst@mutschlercs.com (horst@mutschlercs.com)

Subject: Neighbours Notification: Proposed consolidation of Erven 6168 and 6169 Swakopmund Extension 20 into new consolidated Portion D.



Relayed: Neighbours Notification: Proposed consolidation of Erven 6168 and 6169 Swakopmund Extension 20 into new consolidated Portion D.

From Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@sp.com.na>
Date Tue 5/26/2026 4:03 PM
To pro-edkantoor@iway.na <pro-edkantoor@iway.na>; bredenhann@iway.na <bredenhann@iway.na>

1 attachment (24 KB)

Neighbours Notification: Proposed consolidation of Erven 6168 and 6169 Swakopmund Extension 20 into new consolidated Portion D.;

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

pro-edkantoor@iway.na (pro-edkantoor@iway.na)

bredenhann@iway.na (bredenhann@iway.na)

Subject: Neighbours Notification: Proposed consolidation of Erven 6168 and 6169 Swakopmund Extension 20 into new consolidated Portion D.



Relayed: Neighbours Notification: Proposed consolidation of Erven 6168 and 6169 Swakopmund Extension 20 into new consolidated Portion D.

From Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@sp.com.na>

Date Tue 5/26/2026 4:03 PM

To lizka@vre.properties <lizka@vre.properties>

1 attachment (24 KB)

Neighbours Notification: Proposed consolidation of Erven 6168 and 6169 Swakopmund Extension 20 into new consolidated Portion D.;

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

lizka@vre.properties (lizka@vre.properties)

Subject: Neighbours Notification: Proposed consolidation of Erven 6168 and 6169 Swakopmund Extension 20 into new consolidated Portion D.



STEWART PLANNING
TOWN & REGIONAL PLANNERS

First Floor 122 on Main
122 Sam Nujoma Avenue
Walvis Bay

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

Reference: 6168.6169 S

27 May 2026

**PUBLIC CONSULTATION: Erven 6168 & 6169 Swakopmund Extension 20
PERSONAL HAND DELIVERY**

1. Erf 5183 Swakopmund Extension 20

I Seamba..... In my capacity as owner/occupant of Erf 5183 Swakopmund Extension 20

, hereby confirm receipt of a notice for the application to consolidate Erven 6168 and 6169 Swakopmund Extension 20 (Hidden Hills). Signed at Swakop on 27 May 2026.

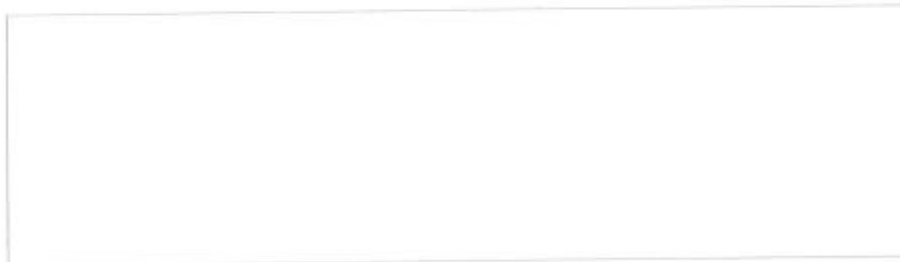
carebakeng



RE: Neighbours Notification: Proposed consolidation of Erven 6168, 6169, 6117 & 6118 Swakopmund Extension 20 into new consolidated Portion D.

From: pro-edkantoor@iway.na <pro-edkantoor@iway.na>
Date: Mon 6/8/2026 9:03 AM
To: Mbute Shaningwa <mbute@sp.com.na>

It's a pleasure, Mbute. Have a great week!



From: Mbute Shaningwa <mbute@sp.com.na>
Sent: Monday, June 8, 2026 8:36 AM
To: pro-edkantoor@iway.na
Cc: Stiaan <scb@africaonline.com.na>
Subject: Re: Neighbours Notification: Proposed consolidation of Erven 6168, 6169, 6117 & 6118 Swakopmund Extension 20 into new consolidated Portion D.

Dear Marna,

Thank you for your response and for the "no objection" form, they are well recieved.

Have an enjoyable rest of your morning.

Kind regards,
Mbute Shaningwa
Town Planning Officer

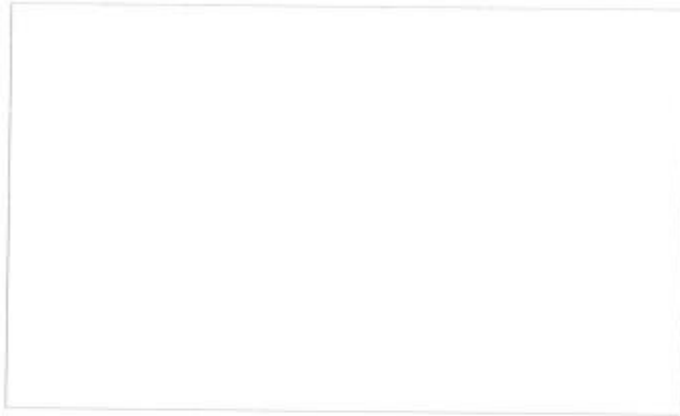
122 Sam Nujoma Avenue | First Floor, 122 On Main | PO Box 2095 Walvis Bay
Tel: (064) 280 770 | Email: mbute@sp.com.na | Website: www.sp.com.na | www.sp.com.na

From: pro-edkantoor@iway.na <pro-edkantoor@iway.na>
Sent: Friday, June 5, 2026 10:25 AM
To: Mbute Shaningwa <mbute@sp.com.na>
Cc: Stiaan <scb@africaonline.com.na>
Subject: RE: Neighbours Notification: Proposed consolidation of Erven 6168, 6169, 6117 & 6118 Swakopmund Extension 20 into new consolidated Portion D.

Good day Mr Mbute,

Please find attached the the comment forms as requested for **Erven 6168, 6169, 6117 & 6118.**

Kind regards
Marna



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

Sent: Tuesday, May 26, 2026 4:02 PM

Subject: Neighbours Notification: Proposed consolidation of Erven 6168 and 6169 Swakopmund Extension 20 into new consolidated Portion D.

Importance: High

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 for the following:

- Consolidation of Erven 6168 and 6169 Swakopmund Extension 20 into new consolidated Portion D.

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:

1. Neighbour's notice letter
2. Comment form
3. Locality plan

Should you have any comments or objections, please complete the comment 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 Wednesday, 17 June 2026.

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

Kind regards,
Mbute Shaningwa
Town Planning Officer



122 Sam Nujoma Avenue | First Floor, 122 On Main | PO Box 2095 Walvis Bay
Tel: (064) 280 770 | Email: mbute@sp.com.na | Website: www.sp.com.na | www.sp.com.na



STEWART PLANNING
TOWN & REGIONAL PLANNERS

COMMENT FORM

**CONSOLIDATION OF ERVEN 6168 AND 6169 SWAKOPMUND EXTENSION 20
(HIDDEN HILLS ESTATE)**

Name: Stiaan Bloets

Address: 100 Ed. Akademie Boabob Street

Telephone: 0814379563

Chairman of School.
I, the owner of ~~Erven~~ Erven.....

Do not object to ☒

Please tick where applicable, for example:

Object to ☐



The consolidation of Erven 6168 & 6169 Swakopmund Ext. 20 (Hidden Hills)

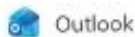
If objecting, please state your reason(s):

Signature: Stiaan

Date: 4/6/26

Kindly take note that comments should reach me by 17 June 2026.





Re: Neighbours Notification: Proposed consolidation of Erven 6168 and 6169 Swakopmund Extension 20 into new consolidated Portion D.

From: Mbute Shaningwa <mbute@sp.com.na>
 Date: Fri 5/29/2026 11:47 AM
 To: Kristian Woker <woktrust@africaonline.com.na>
 Cc: hrv@clarchitects.net <hrv@clarchitects.net>; woktrust@iafrica.com.na <woktrust@iafrica.com.na>

Dear Kristian,

Your non-objection form is well recieved with thanks.

We do not require anything further at this stage.

Hope you have an enjoyable rest of your day and weekend when it arrives.

Kind regards,
Mbute Shaningwa
 Town Planning Officer

122 Sam Nujoma Avenue | First Floor, 122 On Main | PO Box 2095 Walvis Bay
 Tel: (064) 280 770 | Email: mbute@sp.com.na | Website: www.sp.com.na

From: Kristian Woker <woktrust@africaonline.com.na>
 Sent: Friday, May 29, 2026 11:28 AM
 To: Mbute Shaningwa <mbute@sp.com.na>
 Cc: hrv@clarchitects.net <hrv@clarchitects.net>; woktrust@iafrica.com.na <woktrust@iafrica.com.na>
 Subject: RE: Neighbours Notification: Proposed consolidation of Erven 6168 and 6169 Swakopmund Extension 20 into new consolidated Portion D.

Dear Mrs. Shaningwa,

Many Thanks for your mail of 26 May 2026.

Please see attached **NON-OBJECTION**.

Please let us know, if you still need anything further from our side?

Kind Regards,

Kristian and Jackie Woker

From: Mbute Shaningwa <mbute@sp.com.na>
 Sent: Tuesday, 26 May 2026 16:36
 Subject: Neighbours Notification: Proposed consolidation of Erven 6168 and 6169 Swakopmund Extension 20 into new consolidated Portion D.
 Importance: High



STEWART PLANNING
TOWN & REGIONAL PLANNERS

COMMENT FORM

**CONSOLIDATION OF ERVEN 6168 AND 6169 SWAKOPMUND EXTENSION 20
(HIDDEN HILLS ESTATE)**

Name: Kristian and Jackie Woker

Address: P.O. Box 1661, Swakopmund

Telephone: 064 - 40 3981

I, the owner of **Erf/Erven** 6147

Do not object to ☒

Object to ☐

Please tick where applicable, for example:



The consolidation of **Erven 6168 & 6169 Swakopmund Ext. 20 (Hidden Hills)**

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

Empty box for stating reasons for objecting.

Signature:

Date: 29 May 2026

Kindly take note that comments should reach me by 17 June 2026.



SWORN DECLARATION UNDER OATH ON THE SERVICE OF NOTICES AND DOCUMENTS AS PER STIPULATIONS OF SECTION 121 OF THE URBAN AND REGIONAL PLANNING ACT, 2018, (ACT 5 OF 2018) AND REGULATION 10 OF ITS REGULATIONS.

I, Mbute Shaningwa
 ID Number 96022700248, the applicant,
 representative of the planning firm: Stewart Planning
 and consultant for the application for the

Consolidation of Erven 6168 and 6169 Swakopmund Extension 20 into new consolidated Portion C.

hereby declare under oath in the presence of a commissioner of oath that I have complied with the provisions of the Urban and Regional Planning Act, 2018, obtained the clearance to advertise as provided for under Section 99 or 107 of the Act, and exhausted all options for the service of notice and documents as provided under Section 121(1), (2) and (3) of the Act and Regulation 10 of its regulations.

I know, understand the contents and take full responsibility of any misrepresentation of this declaration, and conscientiously bound by the contents of this oath / solemn affirmation.

This sworn declaration is made on this 03 day of July, 2026,
 at Walvis Bay.

Applicant signature:

Mbute Shaningwa

I certify that the applicant has acknowledged that he or she knows and understand the contents of the statement, which was sworn / solemnly affirmed, before me and he or she placed his or her signature thereon in my presence on this date 03 day of July, 2026.

Name of the Commissioner of oaths:

Rhiverno H. Williams
Legal Practitioner

Profession / qualification:

Commissioner of Oaths / Police Officer / Justice of the Peace / Minister of Religion / Medical Practitioner / Bank Accountant

Place:

Official

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

NB: Commissioners of Oaths are available at any Police Station, Post Office, Bank or Attorney's Office. No certificate will be accepted without the proper certification by a recognized Commissioner of Oaths.

Page 1 of 2
2017-10-18 1008 58/9 12017
for N. 4 950 000 -00
an additional amount not exceeding 950 000-00
DEEDS OFFICE
WYOMING
REGISTRAR OF DEEDS
Dep

Prepared by: [Signature]

CONVEYANCER
KOTZE W C

T 6952 12017

CERTIFICATE OF REGISTERED TITLE

(Issued under section 43 of the Deeds Registries Act, 1937 (Act 47 of 1937).)

WHEREAS

MASADI PROPERTY HOLDING TWENTY THREE (PROPRIETARY) LIMITED
(Company Number: 2012/0898)

has applied for the issue to it of a Certificate of Registered Title under Section 43 of the Deeds Registries Act, 1937 in respect of the undermentioned land, being a portion of the land registered in its name under **Certificate of Registered Title No. T5803/2012**

W

OK

10

- 2 -

NOW, THEREFORE, in pursuance of the provisions of the said Act, I, the Registrar of Deeds at Windhoek do hereby certify that the said

MASADI PROPERTY HOLDING TWENTY THREE (PROPRIETARY) LIMITED

(Company Number: 2012/0898)

Its Successors in Title or Assigns, is the registered owner of:

1. CERTAIN: ERF NO. 6093 SWAKOPMUND (EXTENSION NO. 20)

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

MEASURING: 3 718 (THREE THOUSAND SEVEN HUNDRED AND EIGHTEEN)
SQUARE METRES as indicated on General Plan S.G No. A242/2013 and
held by Certificate of Registered Title No. T5803/2012

SUBJECT to the following conditions imposed in terms of Government Notice No. 242/2013, 2
namely:

IN FAVOUR OF THE LOCAL AUTHORITY:

1. 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 Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954).
2. The building value of the main building, including the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf.

2. CERTAIN: ERF NO. 6117 SWAKOPMUND (EXTENSION NO. 20)

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

MEASURING: 3 234 (THREE THOUSAND TWO HUNDRED AND THIRTY FOUR)
SQUARE METRES as indicated on General Plan S.G No. A242/2013 and
held by Certificate of Registered Title No. T5803/2012

SUBJECT to the conditions imposed in terms of Government Notice No. 242/2014, as will more
fully appear under paragraph 1 above.

- 3 -

AND that by virtue of these presents the said

MASADI PROPERTY HOLDING TWENTY THREE (PROPRIETARY) LIMITED
(Company Number: 2012/0898)

its Successors in Title or Assigns,

now is and henceforth shall be entitled thereto, conformably to local custom, the State however,
reserving its rights.

Signed at Windhoek on 2017-10-16

and confirmed with my seal of office.



Registrar of Deeds

W

6

Prepared by me

CONVEYANCER
STOLZE H D

By Notarial Deed No. R 793 / 2012 dated 19/09/2012
the within-mentioned property is subject to conditions

Municipal Council of Swakopmund

2014-10-20

COPY ISSUED DATE 2014-10-03

APPLICATION NO. VA 392/2014

8000000984675

DEED OF TRANSFER

T 5803 2012

Be it hereby made known :

THAT HELMUT DEVILLIERS STOLZE

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

MUNICIPAL COUNCIL OF SWAKOPMUND

Dated 19th day of SEPTEMBER 2012, and signed at SWAKOPMUND

2.

And the said Appearer declared that his Principal truly and lawfully sold the within mentioned property on 30TH SEPTEMBER 2011

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



MASADI PROPERTY HOLDING TWENTY THREE CC
REGISTRATION NUMBER CC/2006/0347

Its Successors-in-Title or Assigns

CERTAIN	PORTION 111 (A PORTION OF PORTION B) OF FARM OF SWAKOPMUND TOWN AND TOWNLANDS NO. 41
SITUATE	IN THE MUNICIPALITY OF SWAKOPMUND REGISTRATION- DIVISION "G" ERONGO REGION
MEASURING	10,0121 (ONE NIL COMMA NIL ONE TWO ONE) HECTARES AS INDICATED ON DIAGRAM NO. A 209/2011
HELD	BY CERTIFICATE OF REGISTERED TITLE NO T 582 /2012
SUBJECT	TO THE CONDITIONS IMPOSED IN TERMS OF SECTION 21 OF THE TOWNSHIPS AND DIVISION OF LAND ORDINANCE 1963 (ORDINANCE 11 OF 1963), AND CREATED IN BY CERTIFICATE FO REGISTERED TITLE NO T 582 /2012, NAMELY:

IN FAVOUR OF THE LOCAL AUTHORITY

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

Hm

N

N

N

3.

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

Its Successors- in- Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, The State, however, reserving its rights, and finally acknowledge that the purchase price is N\$ 5 171 985.00.

29 OCT 2012

Signed at WINDHOEK, on _____, together with
the Appearer, and confirmed with my seal of office

SIGNATURE OF APPEARER

In my Presence,



REGISTRAR OF DEEDS

Transfer Duty Receipt No. 103284511 for N\$ 625 810.19 was issued by the Receiver of Revenue, Windhoek on 16 August 2012:

(Checked) 1. 1022011/12 2. 1022011/12

I, the undersigned, HELMUT DE VILLIERS STOLZE, Conveyancer, do hereby certify in terms of Section 78 of the Local Authority Act, Act No 23/1992, that all rates, fees or charges and moneys due to the local authority council in respect of any service, amenity or facility supplied to such property in terms of this Act, inclusive of any availability charge and minimum charge provided for in section 30 (1)(u) has been paid up to and include the date of registration hereof.

CONVEYANCER

8) Endorsement in terms of Section 29(1) Act 61/1973

The withinmentioned Hanforce Close Corporation has in terms of the above mentioned act been converted into a Private Company and is now as Masadi Property Holdings Twenty Three (Proprietary) Limited Company NO 2012/0893.
Consent Filed with BC 4039/2014

2014-06-10
Date

W.T.S. Kiech
Registrar of Deeds
Windhoek

C 4039 2014.

ENDORSEMENT IN TERMS OF SECTION 46(3) OF ACT 27 OF 1937

The land herein described has been laid out into 94 erven
Numbered 6085 to 6177 and 6178
(Public Open Space and remainder
street

and streets in accordance with General Plan S.G. No A 242/2013
2013/07/26 approved by the Surveyor-General on the
and booked in a separate Register under
the name of: Avakopmund extension 20
2013-08-10
WINDHOEK W.T.S. Kiech
Registrar of Deeds

COPY ISSUED DATE 2014-06-10
APPLICATION NO VA 481/2017

1. erf 6093 = 3718 m²
2. erf 6113 = 3234 m²

CERTIFICATE of registered TITLE
No. T6952/2017 Issued in terms of
Section 43 Act 47/1937
In respect of above mentioned
erven
Remainder 9, 3, 69 m²
2014-08-18 W.T.S. Kiech
REGISTRAR OF DEEDS
WINDHOEK

11.1.20

CONSOLIDATION OF ERVEN 6117 AND 6118, SWAKOPMUND, EXTENSION 20 INTO NEW CONSOLIDATED PORTION B

(C/M 2026/09/03 - E 6117, E 6118)

Ordinary Management Committee Meeting of 19 August 2026, Addendum **8.14** page **187** 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 6117 and 6118, Swakopmund, Extension 20 into new consolidated Portion B in terms of Section 97 (1) (e) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018).

2. Introduction and Background

A consolidation application was received by the Town Planning Department from Stewart Planning Town & Regional Planners on behalf of the registered owner Masadi Property Holding Twenty-Three CC. The application is attached as **Annexure A**.

3. Ownership

Ownership of Erven 6117 and 6118 Swakopmund Extension 20, vests in Masadi Property Holding Twenty-Three CC. However, Erf 6118, Swakopmund Extension 20, has not been registered as an individual erf yet. It remains incorporated under the parent title, Deed of Transfer No. T5803/2012. Erf 6117, Swakopmund, Extension 20, is duly registered in terms of Certificate of Registered Title No. T6952/2012.

Stewart Planning Town & Regional Planners have been duly authorised to undertake the statutory planning process by Mr. Cobus Lötter, the sole (100%) member of Masadi Property Holding Twenty-Three CC

4. Locality, Zoning and Size

Erven 6117 and 6118 Swakopmund are in Extension 20 cornered by four streets namely Ocean View Avenue, Mussel, Crab and Antilles Street. The properties are zoned "General Residential 2" with a density of 1:250m² and measure approximately 3 234 m² and 3 305 m² in extent respectively.



5. Access, parking and municipal services

Erven 6117 and 6118, Swakopmund Extension 20, are accessible from four streets, namely Ocean View Avenue, Mussel Street, Crab Street, and Antilles Street. Notwithstanding this, primary access to the erven for the proposed development will be taken from Crab Street.

Parking for the proposed development will be provided in full compliance with the requirements of the Swakopmund Zoning Scheme. The erven are already connected to the bulk services network; however, any costs associated with the relocation, alteration, or upgrading of services, should such be required, will be borne by the owner.

6. Public Notification

The neighbouring property owners have been consulted on the 26 May 2026 via email for comments to the consolidation. The last date of objection was the 17 June 2026. No objection was received by the end of objection period.

7. Proposal

It is the intention of the owners to consolidate Erven 6117 and 6118, Swakopmund Extension 20, into a single General Residential erf to facilitate the development of sectional title housing units as part of the Hidden Hills Retirement Village. Swakopmund is widely recognised as a well-established retirement destination, attributable to its coastal setting, high quality of life, and well-developed infrastructure. These attributes have resulted in a sustained demand for secure and purpose-designed retirement housing.

Swakopmund Extension 20 provides a tranquil and established residential environment that is well suited to such a development. The proposed inclusion of varied housing typologies will accommodate diverse lifestyle preferences and care needs, while the site's location within a gated estate enhances security and access to amenities. The proposed consolidation is both necessary and appropriate, as it enables more efficient land use in accordance with the provisions of the "General Residential 2" zoning, without resulting in an increase in density or intensity of development. The proposal is indicated in the table below:

Proposed Portion number	Area (m²)	Zoning
<i>Erf 6117 Swakopmund Ext 20</i>	3 234	<i>General Residential 2</i>
<i>Erf 6118 Swakopmund Ext 20</i>	3 305	<i>General Residential 2</i>
<i>Consolidated Portion B</i>	6 539	<i>General Residential 2</i>

8. Evaluation

The proposed consolidation of Erven 6117 and 6118, Swakopmund Extension 20, into a single erf (Portion B) is both justified and desirable from a planning and development perspective. The application seeks to facilitate the coordinated development of sectional title dwelling units as part of the Hidden Hills Retirement Village, in response to the growing demand for secure and appropriate retirement housing in Swakopmund.

Both erven are already zoned "General Residential 2," and the proposed consolidation does not introduce any change to land use rights, density, or development intensity. Rather, it enables a more efficient and cohesive site layout, supporting integrated planning, improved internal circulation, and

optimal utilisation of the land within the parameters of the existing zoning provisions.

The proposal is consistent with the established residential character of Swakopmund Extension 20, which offers a quiet and suitable environment for retirement living. The development of sectional title units will contribute to a broader mix of housing typologies in the area, thereby accommodating diverse lifestyle needs and promoting inclusive residential opportunities, particularly for retirees seeking secure, low-maintenance accommodation.

Furthermore, the incorporation of the site into the planned gated Hidden Hills Estate will enhance safety, access control, and overall residential amenity, while maintaining proximity to essential services and facilities within Swakopmund. Importantly, the erven are already serviced, and the proposed consolidation will not impose additional demand on existing bulk infrastructure. Any required relocation, upgrading, or adjustment of services will be undertaken at the owner's expense.

Considering the above, the proposed consolidation represents a logical and appropriate planning intervention that promotes efficient land use, supports the provision of much-needed retirement housing, and remains fully compliant with the Swakopmund Zoning Scheme.

9. Title Deeds Conditions

The current title deed conditions registered against Erven 6117 and 6118, Swakopmund Extension 20 be cancelled and the following title deed conditions be registered against the newly created Consolidated Portion B:

- (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 (No.5 of 2018).*
- (ii) *The building value of the main building, including all outbuildings to be erected on the erf, shall be at least four (4) times the municipal valuation of the erf.*

Note should be taken that Condition (b), which proposes that the minimum building value of the main building, including outbuildings, be at least two times the municipal valuation of the erf, cannot be supported.

In terms of Clause 6.6 of the approved Swakopmund Zoning Scheme No. 71, which has received ministerial approval and is currently awaiting promulgation, all properties zoned General Residential are required to have a minimum building value of at least four (4) times the municipal valuation of the erf. The proposed condition is therefore inconsistent with the provisions of the approved scheme and would undermine the intended development standards applicable to General Residential properties. It is therefore recommended that Condition (b) be amended to read as follows:

"The building value of the main building, including all outbuildings to be erected on the erf, shall be at least four (4) times the municipal valuation of the erf."

This amendment will ensure consistency with the approved Swakopmund Zoning Scheme No. 71 and uphold the prescribed development standards for General Residential erven.

10. Conclusion

The proposal is consistent with the character of the surrounding area, makes use of existing infrastructure, and contributes positively to the diversification of housing options within Swakopmund. It further aligns with broader planning objectives of creating sustainable, inclusive, and well-integrated residential developments.

Therefore, the proposed consolidation of Erven 6117 and 6118 Swakopmund, Extension 20 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 consolidation of Erven 6117 and 6118 Swakopmund, Extension 20 into Consolidated Portion B be approved.
 - (b) That the current title deed conditions registered against Erven 6117 and 6118, Swakopmund Extension 20 be cancelled and the following title deed conditions be registered against the newly created Consolidated Portion B:
 - (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 (No.5 of 2018).*
 - (ii) *The building value of the main building, including all outbuildings to be erected on the erf, shall be at least four (4) times the municipal valuation of the erf.*
 - (c) That the on-site parking requirements be as per the Swakopmund Zoning Scheme.
 - (d) That the applicant obtains an Erf number from the Surveyor General before certification of the consolidation plan by the Council's Town Planner.
 - (e) That the applicant provides proof that the consolidated erf has been surveyed and registered by the Deeds Registrar before submission of any development proposal (building plans and/or building line relaxations) for Council approval.
 - (f) That should any relocation, alteration, or upgrading of services be required because of the proposed development, be for the account of the owner and be installed in accordance with the specifications and to the satisfaction of the General Manager: Engineering, Urban Development and Environmental Management.
 - (g) That the applicant be informed of this decision and of the rights to appeal the Council decision (b) (ii) 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, 2018 (Act 5 of 2018).
-

ANNEXURE A – APPLICATION FORM**FORM A: CHECKLIST**LAND PARCEL NO. 6117 & 6118 Swakopmund Ext.20

This checklist should appear as the top page of any application

TOWN PLANNING APPLICATIONS SUBMITTED FOR CONSIDERATION BY THE SWAKOPMUND MUNICIPAL COUNCIL

NO.	DOCUMENT DESCRIPTION	ITEM NUMBER	ATTACHED (YES / NO OR N/A)
1.	Application by the consultant or land parcel owner	Attached as Annexure A	YES
2.	Site details a. Locality and detailed sketch plan (illustration of the whole Swakopmund Municipal boundary in relation to the concerned site). b. Land parcel number (s) allocation by the Office of the Surveyor General:	Attached as Annexure B –	YES
3.	Conditions to be registered (if applicable)	Attached as Annexure C	YES
4.	Special power of attorney, including revenue stamps with relevant initials.	Attached as Annexure D	YES
5.	Closure or environmental clearance certificate (if applicable)	–	N/A
6.	Previous Board approval (URPB)	–	N/A
7.	Roads Authority approval together with the sketch plan indicating access point (s)	–	N/A
8.	Legal entity ownership a. Copy of the Founding Statement (cc1/2) (if registered in the name of a Close Corporation), b. Copy of the Company Resolution (if registered in the name of a Company)	Attached as Annexure E Attached as Annexure F	YES
9.	Copy of the Title Deed or Certificate of Registered Title	Annexure G	YES
10.	Conditions of establishment attached to all copies.	–	N/A

Instruction: Support document and information must be attached to the application in the order as appears on the checklist.

Note: Any relevant additional document not listed on the checklist should be attached after item number 10. Four (4) original colour and an electronic version of the application should be submitted at the same time. Township establishment applications must be submitted with three (3) A0 colour layout plans and an even listing.





STEWART PLANNING

TOWN & REGIONAL PLANNERS

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

P.O. Box 2095
Tel: (064) 280 773
Email: mbute@sp.com.na

Reference: 6117.6118 S

Date: 27 March 2026

PLANNING APPLICATION:

CONSOLIDATION OF ERVEN 6117 AND 6118 SWAKOPMUND EXTENSION 20 INTO NEW CONSOLIDATED PORTION B.

Submission to:

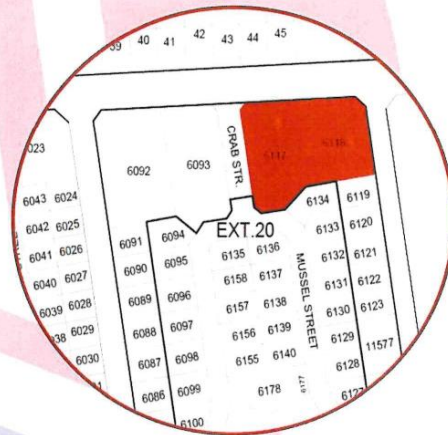
Chief Executive Officer
Municipal Council of Swakopmund
c/o Rakotoka Street and Daniel Komho Avenue
P O Box 53
Swakopmund

Prepared for:

Masadi Property Holdings 23 (Pty) Ltd.
P O Box 789
Walvis Bay

Prepared by:

Stewart Planning – Town & Regional Planners
First Floor 122 On Main
122 Sam Nujoma Avenue
PO Box 2095
Walvis Bay



Contents

A.	Background.....	4
B.	Introduction.....	4
C.	Ownership and commissioning.....	5
D.	Land parcel information.....	5
i.	Locality, Zoning, and size.....	5
ii.	Property Description.....	6
E.	Development Proposal.....	6
i.	Proposed Consolidation.....	7
a.	Access and Parking.....	8
b.	Service and infrastructure enhancements.....	8
F.	Motivation.....	8
i.	Demand, need and desirability.....	8
ii.	Applicable policy/legislation.....	9
a.	Swakopmund Zoning Scheme.....	9
b.	Swakopmund Urban Structure Plan 2020-2040.....	9
c.	Urban and Regional Planning Act of 2018.....	9
G.	Conditions to be registered.....	10
H.	Conclusion.....	10
I.	Recommendations.....	10

Annexures

- Annexure B: Locality and detailed sketch plan.
- Annexure C: Conditions to be registered.
- Annexure D: Special Power of Attorney.
- Annexure E: Copy of Founding Statement.
- Annexure F: Copy of Company Resolution.
- Annexure G: Copy of Parent Title Deed and Notarial Deed

Contact Information

The following contact information is provided should the reader of this report want to contact the relevant stakeholders involved in this project.

Local Authority

The Chief Executive Officer
Municipality of Swakopmund
P O Box 53 Swakopmund
13001

Mr. J. T. Heita
Town Planner
jheita@swkmun.com.na
+264 64 410 4403

Applicant

Masadi Property Holding Twenty Three (Pty) Ltd
P O Box 789
Walvis Bay

Mr. Cobus Lötter
Director
hrv@clarchitects.net

Consulting Town Planner:

Stewart Planning – Town & Regional Planners
PO Box 2095 Walvis Bay
13013

Ms. Mbute Shaningwa
mbute@sp.com.na
+264 64 280 773
+264 81 682 8484

A. Background

The Hidden Hills estate is situated in Swakopmund Extension 20 and is surrounded by an existing wall and entrance gate which were approved by the Swakopmund Municipality in May 2015. The development was initially spearheaded by Mr Skoppellitus and registered in the name of Masadi Property Holding Twenty Three (Pty) Ltd (the holding company). Some of the "Single Residential" erven outside the estate have been developed, however, all the erven inside the estate have remained undeveloped to date and are still owned by the holding company.

Due to the growing demand for premium retirement living in Swakopmund, Mr. Cobus Lötter bought the holding company with the outlook of converting the estate into a new retirement village. It will be owned by the residents living in Hidden Hills.



Figure 1: Site development conceptual plan for the Hidden Hills Retirement Village.

The Hidden Hills retirement village is designed to provide diverse housing options comprising of single detached houses and sectional title units. Therefore, the owner intends to consolidate Erven 6117 and 6118 Swakopmund Extension 20 to assemble a single site for the provision of sectional title units.

B. Introduction.

This application to consolidate Erven 6117 and 6118 Swakopmund Extension 20 into new consolidated Portion B is submitted in terms of Section 97(1)e of the Urban and Regional Planning Act, 2018.

The purpose of the consolidation is to create a single site that can accommodate a sectional title housing component as part of the broader Hidden Hills Retirement Village.

C. Ownership and commissioning.

Erven 6117 and 6118 Swakopmund Extension 20 are not yet individually registered and form part of a parent property. The parent title is Portion 111 (a portion of Portion B) of the Farm Swakopmund Town and Townlands No.41.

The property is registered in the name Masadi Property Holding Twenty Three (Pty) Ltd (Reg. No. 2012/0898), previously a Close Corporation (CC/2006/0347). The parent title deed and certificate of registered title are attached as **Annexure G**.

Mr. Cobus Lötter is 100% owner of *Masadi Property Holding Twenty Three (Pty) Ltd* and has authorised Stewart Planning through a Special Power of Attorney (**Annexure D**) to submit this application on his behalf.

D. Land parcel information.

i. Locality, Zoning, and size.

Hidden Hills is located in Swakopmund Extension 20 which is a northern residential neighbourhood located west of the Pro-Ed private school as shown in Figure 2 below.



Figure 2: Locality of Erven 6117 & 6118 Swakopmund Extension 20.

The site is located at the northwestern end of the Hidden Hills Estates and is at the corner of well-developed streets, namely Ocean View Avenue, Antilles, Crab Street and Mussel/Oyster Street, making it highly accessible. The locality plan is attached as **Annexure 2**. Although the site is situated just outside the walled off part of the estate, the owner intends to make alterations in order to incorporate the sectional title units within the existing estate walls.

The site comprising of Erven 6117 and 6118 Swakopmund Extension 20 is currently zoned "General Residential 2" with a density of one dwelling per 250m² and measures 3 234m² and 3 305m², in extent, respectively. Figure 3 on the next page shows the current zoning and location of the site.



Figure 3: Current zoning of Erf 6117 and 6118 Swakopmund Extension 20.

ii. Property Description.

Erven 6117 and 6118 Swakopmund Extension 20 are vacant and undeveloped. The site is relatively flat and level with the surrounding streets.



Figure 4: Vacant Erven 6117 and 6118 Swakopmund Extension 20. Source: Google Earth, March 2024.

There are no physical constraints on the site that will prohibit development. The land is subject to standard zoning scheme restrictions. There are no conditions which limit or restrict the proposed consolidation.

E. Development Proposal.

It is the intention of the owner to develop sectional title housing units on the proposed consolidated Portion B as part of the Hidden Hills Retirement Village.

There are no detailed site development plans available at this stage, however the conceptual layout (Figure 1) on page 4 of this report illustrates the envisioned *Hidden Hills Retirement Village* estate, including the sectional title component. The conceptual layout depicts ± 18

dwelling units on the proposed Portion B which equates to an actual density of 1:363, thus complying with the sites current zoning and density. The development will complement the existing vision of a serene, safe and supportive environment for retirement living.

All future development on the site will be fully in accordance with the Swakopmund Zoning Scheme's development parameters for the "General Residential 2" zoning such as coverage, density, bulk, height, building lines and parking as set out below:

- Coverage: Maximum 60%
- Density: No density in the "General Residential 2" zone may exceed the densities specified in Table C1 of the Swakopmund Zoning Scheme, the current density of 1:250 complies with the specified densities.
- Height: Maximum height of 30 metres.
- Building lines: 3 metres from any street boundary; 3 metres from any rear boundary; 3 metres from any side boundary; and 5 metres in the case of a garage from any street boundary or half the height of the building, whichever is greater.
- Parking: As determined by Council.

The consolidation is a necessary preparatory step to enable cohesive and efficient development of the sectional title housing units as per the conceptual plan, which cannot be practically achieved across two separate erven. The proposed consolidation is as outlined below:

i. Proposed Consolidation.

The intention is to consolidate Erven 6117 and 6118 Swakopmund Extension 20 to assemble a single site for the development of Sectional Title housing units. Details of the proposed consolidation is depicted in Figure 5 below and attached as **Annexure B**.

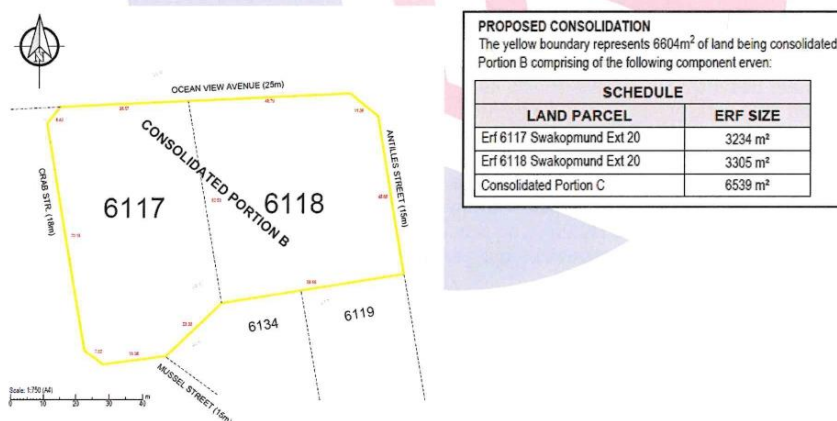


Figure 5: Details of proposed consolidation of Erven 6117 and 6118 Swakopmund Extension 20.

Once consolidated, the site will measure approximately 6 539m² in extent which is sufficient space for the intended development. The Consolidation Plan is attached as **Annexure B**.

a. Access and Parking

The erven are accessible from Crab Street (18m) which is well-developed with interlocks and mountable kerbs, the intended incorporation of the site into the estate wall will make it inaccessible via Antilles Street (18m) and Ocean View Avenue (25m). Crab Street links to the Hidden Hills main entrance on Clam Street to the south via Mussel and Oyster Street. It is a controlled access point which is accessible to the municipality.

All parking for the proposed development will be provided on-site in accordance with the requirement of the Swakopmund Zoning Scheme. Access to the sectional title units and provision of parking will be evaluated with the submission of building plans.

In conclusion, safe and suitable access to Portion B can be achieved without causing traffic congestion or negatively impacting the future amenity of the area.

b. Service and infrastructure enhancements.

The site is located within an established township and are connected to the existing bulk and internal municipal services such as water and sewerage. In addition, the area has existing electrical infrastructure, including an existing Erongo RED substation which has been built on Erf 6177 (known as "Extension 20 Substation A") which serves the wider area.

Seeing as provision was already made for two general residential 2 erven in the original layout design, the intensity of development is not expected to be significantly different from what was anticipated during the layout and infrastructure design.

However, where needed any additions, alterations, and/or relocation of services will be at the cost of the owner to the satisfaction of the Swakopmund Municipality and/or Erongo RED.

F. Motivation.

i. Demand, need and desirability.

Swakopmund has, over time, established itself as one of Namibia's most sought-after retirement destinations, largely due to its coastal setting, temperate climate, high quality of life, and well-established urban infrastructure. This has resulted in a steady and growing demand for secure, well located retirement living options that cater to a range of needs.

Swakopmund Extension 20 is a well-situated suburban township; the overall residential character of its surroundings creates a tranquil atmosphere that is ideal for retirement living. The proposed consolidated Portion B is situated towards the northwestern end of the Hidden Hills Estate (a proposed retirement village), and it is intended for the development of sectional title dwelling units.

These units will provide smaller, manageable, and secure housing options that are particularly suited to retirees seeking low maintenance living within a community setting.

Importantly, the inclusion of sectional title units alongside larger single detached single residential units promotes a diversity in housing typologies, allowing the development to cater to varying lifestyle preferences, financial capabilities, and levels of care requires by residents. This is especially relevant in retirement developments, where flexibility and adaptability are key.

From a spatial perspective, the site is ideally located within an established residential area, offering a quiet and safe environment while still maintaining convenient access to essential

services and amenities within Swakopmund. Its incorporation into the existing gated estate further enhances safety, access control, and overall residential amenity.

The consolidation of Erven 6117 and 6118 into a single developable site is therefore both needed and desirable, as it allows for better utilisation of land within an approved township without increasing the density or intensity. The development potential remains consistent with the "General Residential 2" zoning parameters.

In summary, the proposed application responds directly to:

- The increasing demand for secure and well-located retirement housing;
- The need for smaller, more manageable housing options within the retirement living market;
- The importance of creating integrated, safe, and community oriented living environments; and
- The efficient use of land within an established urban area.

Furthermore, the proposed development is compatible and complementary with the land use and layout design of the surrounding area.

ii. Applicable policy/legislation

a. Swakopmund Zoning Scheme.

The proposed consolidation will bring the proposed development in accordance with the zoning scheme.

b. Swakopmund Urban Structure Plan 2020-2040.

The proposed development is in accordance with the Swakopmund Structure Plan of 2020 – 2040 as it will help curb urban sprawl and create a more vibrant community.

The main idea of the approved urban structure plan is to contain urban sprawl and the adverse spatial and socio-economic effects associated with it. In order to curb urban sprawl, Swakopmund should strive for a more compact urban form which can be achieved through the promotion of densification, intensification, and urban fill.

The proposed consolidation will assemble two "General Residential 2" zoned erven into a single erf for the development of sectional housing units. The site falls in residential zone H₂, this residential zone is characterised as an existing low and medium density residential zone and encourages the creation of vibrant spaces of social integration such as infill placemaking elements, shop houses etc. The proposed development and the retirement village as a whole will create a vibrant social space for the retirement community at a medium density and aligns with the spatial guidelines of zone H₂.

Additionally, mixed housing typologies are identified as a spatial strategy for the future Swakopmund, the implementation thereof will naturally occur as townships grow and become more developed. This application supplies a mixture of housing typologies to the retirement community in Swakopmund and general aligns with the Swakopmund Urban Structure Plan.

c. Urban and Regional Planning Act of 2018

The proposed consolidation will be implemented in accordance with the provisions of the Urban and Regional Planning Act, Act No.5 of 2018.

G. Conditions to be registered

It is recommended that the following conditions be registered against the proposed consolidated Portion B:

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

H. Conclusion

The proposed consolidation of Erven 6117 and 6118 Swakopmund Extension 20 is a necessary step to facilitate the development of the much needed sectional title component within the Hidden Hills Retirement Village.

The proposed development fully complies with the Swakopmund Zoning Scheme, aligns with the spatial vision of the Swakopmund Structure Plan, and is in accordance with provisions of the Urban and Regional Planning Act.

Importantly, it will enable the delivery of safe, secure, and well-located retirement housing in a town with an increasing demand for such development.

The development is compatible with the surrounding land uses, will not negatively impact the character of the area and represents the efficient use of urban land within an established township.

I. Recommendations

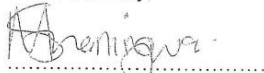
Given the need, desirability and relevant policy alignment, we hereby request your favourable consideration of the following recommendation:

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. 97(1)(e) for the **CONSOLIDATION** of Erven 6117 and 6118 Swakopmund Extension 20 into new consolidated Portion B.

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

Yours faithfully,



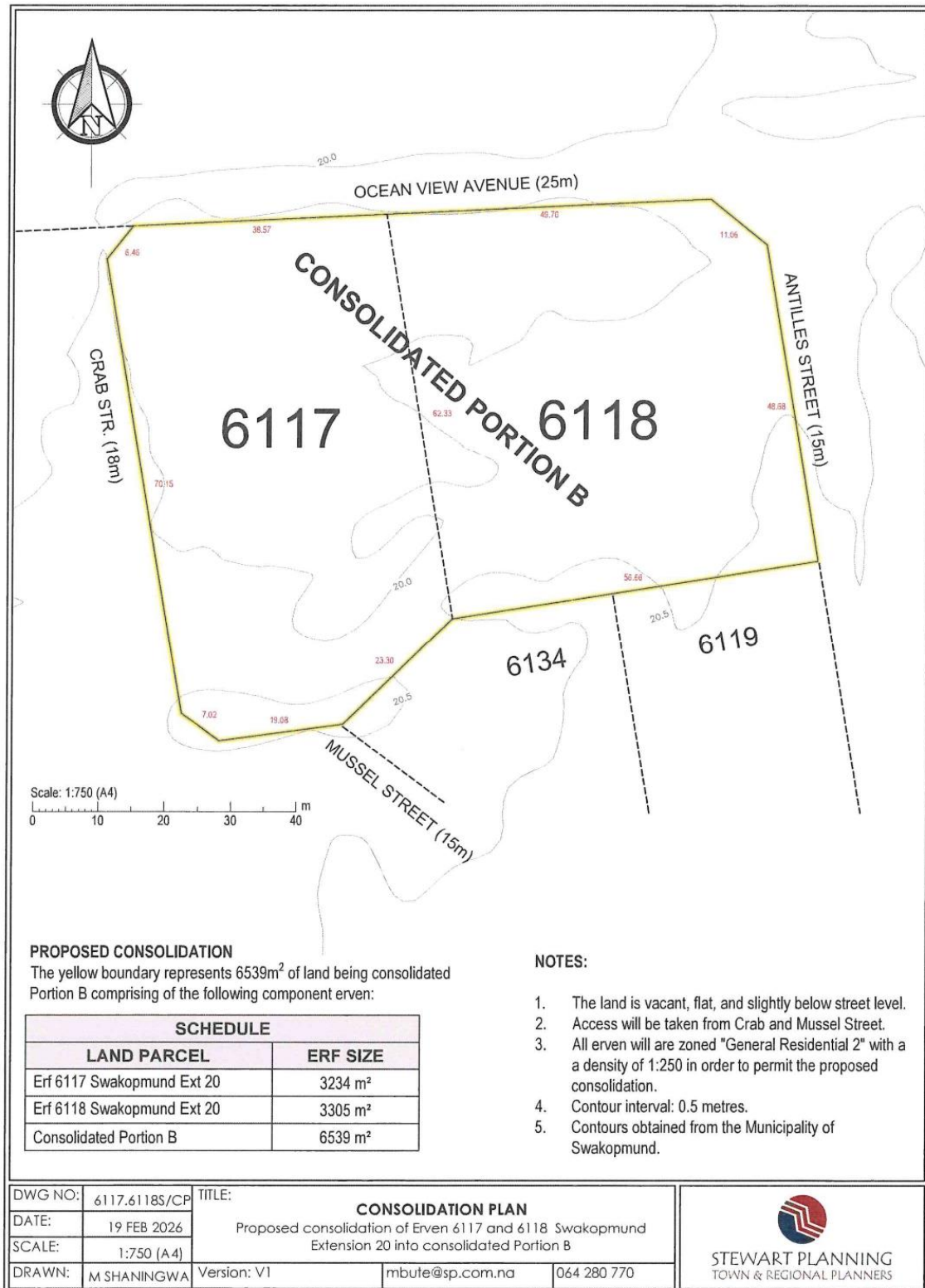
Mbute Shaningwa
Town and Regional Planning Officer

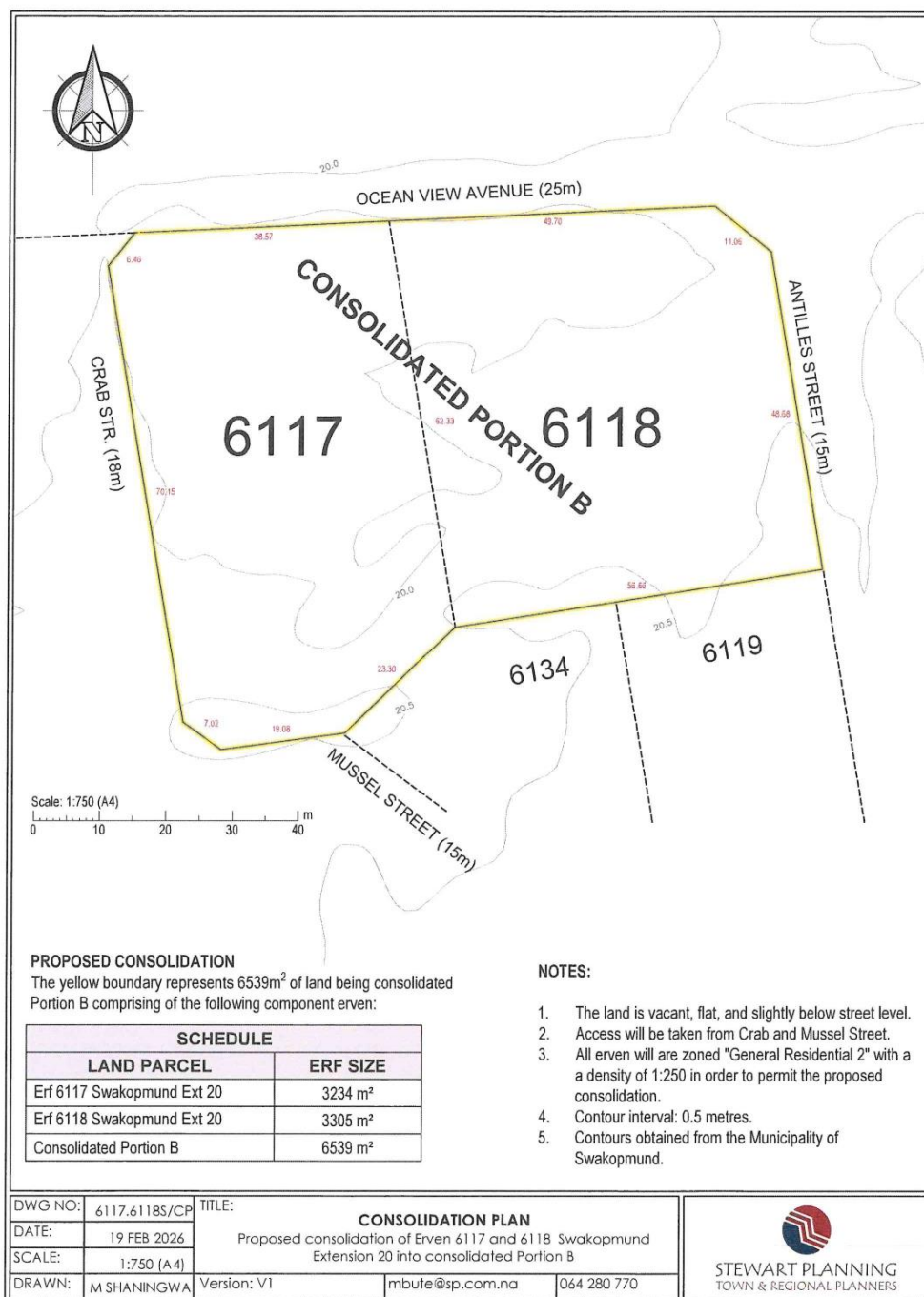
 **STEWART PLANNING**
TOWN & REGIONAL PLANNERS
Tel: +264 64 280 770 | Email: mbute@sp.com.na



Bruce Stewart
Registered Town & Regional Planner (NCTRP)

 **STEWART PLANNING**
TOWN & REGIONAL PLANNERS
Tel: +264 64 280 770 | Email: bruce@sp.com.na





CONDITIONS TO BE REGISTERED

It is recommended that the following conditions be registered against consolidated **Portion B** (a consolidation of Erven 6117 and 6118, Swakopmund Extension 20) in favour of the Swakopmund Council:

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

SPECIAL POWER OF ATTORNEY

I, the undersigned,

Johannes Cornelius Jacobus Lötter

ID No: 64011810010

(authorised to sign on behalf of Masadi Property Holding Twenty Three (Pty)Ltd)



do hereby nominate, constitute and appoint

Stewart Town Planning CC

P.O. Box 2095 Walvis Bay

with full power of substitution to be my true and lawful Agent and Attorney for me and in my name, place and stead, to make the necessary application to the Local Authority and/or the Authorised Planning Authority and/or the Urban and Regional Planning Board, Ministry of Urban and Rural Development for the following:

- **Consolidation of Erven 6092 and 6093 Swakopmund Extension 20 into new consolidated Portion A.**
- **Consolidation of Erven 6117 and 6118 Swakopmund Extension 20 into new consolidated Portion B.**
- **Consolidation of Erven 6168 and 6169 Swakopmund Extension 20 into new consolidated Portion C.**
- **Consolidation of Erven 6109 and 6110 Swakopmund Extension 20 into new consolidated Portion D.**

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

Signed at SWAKOPMUND on 25 FEBRUARY 2026 in the presence of the undersigned witnesses.

Signature:

Johannes Cornelius Jacobus Lötter

Witness 1

Name: Gerlinde Hauses

Signature: Hauses

Witness 2

Name: Felicia Hepate

Signature: Hepate

REPUBLIC OF NAMIBIA

BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY - BIPA

COMPANIES ACT 2004

(Sections 224(2), 284, 328(1), 331(1) and 333(1)) (Regulation 46(1))

CONTENTS OF REGISTER OF DIRECTORS, AUDITORS AND OFFICERS

Business and Intellectual
Property Authority -
Business Registration office
PO Box 185
WINDHOEK
NAMIBIA
Tel: +264 61 2994400
Email: info@bipa.na

Registration Number of Company

2012/0898

NS 20.00 fee payable in
terms of the Act and as
set out in the regulations

Name and postal address of Company MASADI PROPERTY HOLDING TWENTY THREE (PTY) LTD (P O BOX 7201, SWAKOPMUND, NAMIBIA)

Return of particulars as at 13/10/2025

I, MRS S M MANS REPRESENTING WBM CHARTERED ACCOUNTANTS

(in the name of director/officer)

state that, the written consent of the directors or officers whose names appear in this return have been obtained on a duly completed form CM 27, the directors or officers are not disqualified from acting as directors or officers.

Signed

Date 13/10/2025

A. Directors**KEY TO PERSONAL PARTICULARS REQUIRED****PERSONAL PARTICULARS**

1. Surname	SKOPPELITUS												
2. Full forenames	DILLON AYRTON STEFANO												
3. Former surname and forenames													
4. Identity number or, if not, available, date of birth and Passport number	Year	Month	Day										
	9	7	0	6	1	6	0	0	2	1	7		
5. (a) Date of appointment	08/09/2020												
(b) Designation	DIRECTOR												
6. Residential address	128 PETER MUESHIHANGE STREET WALVIS BAY NAMIBIA												
7. Business address	ERF 364, 18 JOHN NEWMAN ROAD WALVIS BAY NAMIBIA												
8. Postal address	P O BOX 2378 WALVIS BAY NAMIBIA												
9. Email address	dillon.ds779@gmail.com												
10. Contact number	+264 64 209075												
11. Nationality (If not Namibian)	NAMIBIA												
12. Occupation	HYDRAULIC TECHNICIAN												
13. Resident in Namibia (Yes or No)	YES												
14. Nature of change in 1 to 5 above and date	RESIGNED 01/09/2025												

FOR KEY TO PARTICULARS, SEE PAGE 1

Registration Number of Company
2012/0898

1.	SKOPPELITUS
2.	LEIGH-JEAN STEFANO
3.	
4.	Year Month Day 9 4 0 5 0 9 0 0 1 7 3
5.(a)	08/09/2020
b.	DIRECTOR
6.	F2, WATERFRONT ESTATE, VINETA, SWAKOPMUND NAMIBIA
7.	ERF 364, 19 JOHN NEWMAN STREET, WALVIS BAY NAMIBIA
8.	P O BOX 2378 WALVIS BAY NAMIBIA
9.	lskoppelitus@gmail.com
10.	081 639 1106
11.	NAMIBIA
12.	BUSINESSMAN
13.	YES
14.	RESIGNED 01/09/2025

1.	
2.	
3.	
4.	Year Month Day
5.(a)	
(b)	
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	

1.	LÖTTER
2.	JOHANNES CORNELIUS JACOBUS
3.	
4.	Year Month Day 6 4 0 1 1 8 1 0 0 1 0
5.(a)	01/09/2025
b.	DIRECTOR
6.	HOUSE 115 LIBERTINA AMATHILA STREET SWAKOPMUND NAMIBIA
7.	UNIT 3 LIBERTINA AMATHILA STREET SWAKOPMUND NAMIBIA
8.	P O BOX 7201 SWAKOPMUND NAMIBIA
9.	cobus@clarchitects.net
10.	+264 81 124 9933
11.	NAMIBIAN
12.	ARCHITECT
13.	YES
14.	APPOINTED 01/09/2025

1.	
2.	
3.	
4.	Year Month Day
5.(a)	
(b)	
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	

Registration Number of Company
2012/0898

B. AUDITOR

1. Name WBM CHARTERED ACCOUNTANTS

2. Date of appointment 21/11/2017

3. Nature of change in 1 and 2 above and date.
NO CHANGE

Perforated

(To be completed by company)

Return of particulars of company's register of directors, auditors & officers

Dated 13/10/2025

Name of company MASADI PROPERTY HOLDING TWENTY THREE (PTY) LTD

Postal address PO BOX 14, WALVIS BAY, NAMIBIA

Email address info@wbm.com.na

CM29 PAGE 3



C. Officers and Local Managers

KEY TO PERSONAL PARTICULARS REQUIRED

PERSONAL PARTICULARS

Registration Number of Company
2012/0898

1. Surname	SKOPPELITUS												
2. Full forenames	LEIGH-JEAN STEFANO												
3. Former surname and forenames													
4. Identity number or, if not, available, date of birth and Passport number	Year	Month	Day										
	9	4	0	5	0	9	0	0	1	7	3		
5. (a) Date of appointment	08/09/2020												
(b) Designation	PUBLICOFFICER												
6. Address of registered office, and registration number if officer is a corporate body													
7. Residential address	F2, WATERFRONT ESTATE, VINETA, SWAKOPMUND, NAMIBIA												
8. Business address	ERF 364, 19 JOHN NEWMAN STREET, WALVIS BAY, NAMIBIA												
9. Postal address	P O BOX 2378 WALVIS BAY NAMIBIA												
10. Email address	lj@hydromatic.com.na												
11. Contact number	081 639 1106												
12. Nationality (If not Namibian)	NAMIBIAN												
13. Occupation	BUSINESSMAN												
14. Resident in Namibia (Yes or No)	YES												
15. Nature of change in 1 to 6 above and date	RESIGNATION 01/09/2025												

FOR KEY TO PARTICULARS, SEE ABOVE

1.	LÖTTER												
2.	JOHANNES CORNELIUS JACOBUS												
3.													
4. Year	Month	Day											
6	4	0	1	1	8	1	0	0	1	0			
5. (a)	01/09/2025												
(b)	PUBLIC OFFICER												
6.													
7.	HOUSE 115 LIBERTINA AMATHILA STREET SWAKOPMUND												
8.	UNIT 3 LIBERTINA AMATHILA STREET SWAKOPMUND												
9.	P O BOX 7201 SWAKOPMUND NAMIBIA												
10.	cobus@clarchitects.net												
11.	+264 81 124 9933												
12.	NAMIBIAN												
13.	ARCHITECT												
14.	YES												
15.	APPOINTED 01/09/2025												

COMPANY RESOLUTION**ROUND ROBIN RESOLUTION OF THE DIRECTOR(S) OF
MASADI PROPERTY HOLDING TWENTY THREE (PTY) LTD
REGISTRATION NUMBER: 2012/0898****Johannes Cornelius Jacobus Lötter (ID No: 64011810010)**

(authorised to sign on behalf of Masadi Property Holding Twenty Three (Pty) Ltd)

in my capacity as Director of Masadi Property Holding Twenty Three (Pty) Ltd and owner of Erven 6092, 6093, 6109, 6110, 6117, 6118, 6168 and 6169 Swakopmund Extension 20 (Hidden Hills) do hereby nominate, constitute and appoint

Stewart Town Planning CC
PO Box 2095 Walvis Bay

with the power of substitution, to be my lawful Attorney and Agent in my name, place and stead, to make the necessary application to the Local Authority and/or Authorised Planning Authority and/or the Urban and Regional Planning Board, Ministry of Urban and Rural Development for the

- Consolidation of Erven 6092 and 6093 Swakopmund Extension 20 into new consolidated Portion A.
- Consolidation of Erven 6117 and 6118 Swakopmund Extension 20 into new consolidated Portion B.
- Consolidation of Erven 6168 and 6169 Swakopmund Extension 20 into new consolidated Portion C.
- Consolidation of Erven 6109 and 6110 Swakopmund Extension 20 into new consolidated Portion D.

Signed at SWAKOPMUND on 25 FEBRUARY 2026 in the presence of
 the undersigned witnesses

Signature:

Johannes Cornelius Jacobus Lötter

Witness 1

Witness 2

Name: Gerlinde HausesName: Felicia HepiteSignature: [Signature]Signature: [Signature]



STEWART PLANNING TOWN & REGIONAL PLANNERS

First Floor CLA Building
84 Theo Ben Gurion Street
Walvis Bay

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

Our reference: 6117.6118 S

06 July 2026

Chief Executive Officer
Swakopmund Municipality
PO Box 53, Swakopmund

RE: PROOF OF GIVING NOTICE: CONSOLIDATION OF ERVEN 6117 AND 6118 SWAKOPMUND EXTENSION 20

Dear Sir/Madam,

Reference is made to our consolidation application for Erven 6117 and 6118 Swakopmund Extension 20, dated 27 March 2026. The application was advertised in terms of Section 107(1) of the Urban and Regional Planning Act (Act No.5 of 2018) and the Regulations as published in the Government Gazette No.7327 of 03 September 2020 (hereinafter referred to as "the Act").

Proof of Notice

As per the requirements for giving notice for consolidation applications, the proposed was advertised in the following manner:

- **Regulation 10(4): Written notice to neighbouring landowners**
Written notice was sent to neighbouring landowners via email on **26 May 2026**. The neighbours directly notified are as indicated by the yellow/blue dot in Figure 1 below.



Figure 1: Neighbouring landowners notified in terms of regulation 10(4)

The deadline to submit written comments or objections to the application ended at **17:00, on 17 June 2026:**

- I can confirm that the application did not receive any objection and/or comments.
- We ask the Council to confirm whether they have received any written comments, representations or objections to the application, and to forward a copy to our office for our record keeping, thank you.

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;

Attachments

Please find attached to this report the following:

Annexure A1: Copy of neighbours contact information dated **21 April 2026** and proof of email notification dated **26 May 2026**

Annexure B1: Responses from Neighbours.

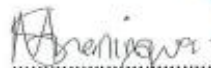
Annexure C1: Sworn Declaration of Oath.

Conclusion

Taking into consideration the above and that the applicant recieved no objections. I request that the proposed consolidation meet your favourable consideration and recommendation for Council approval.

In the meanwhile, please do not hesitate to contact me for any further information. I look forward to hearing from you.

Yours faithfully,



Mbute Shaningwa
Town and Regional Planning Officer

 **STEWART PLANNING**
TOWN & REGIONAL PLANNERS
Tel: +264 64 280 770 | Email: mbute@sp.com.na



STEWART PLANNING

TOWN & REGIONAL PLANNERS

SAMPLE

First Floor CLA Building
84 Theo Ben Gurion Street
Walvis Bay

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

Reference: 6117.6118_SWK Ext.20

26 May 2026

NOTICE TO NEIGHBOURS: PROPOSED CONSOLIDATION OF ERVEN 6117 AND 6118 SWAKOPMUND EXTENSION 20 (HIDDEN HILLS ESTATE)

Take note that Stewart Planning – Town & Regional Planners intends to apply, on behalf of the owner of Erven 6117 and 6118 Swakopmund Extension 20 for the consolidation of Erven 6117 and 6118 Swakopmund Extension 20 into Portion B.

Erven 6117 and 6118 are situated within the Hidden Hills retirement village estate in Swakopmund Extension 20. The Erven are located at the corner of Ocean View Avenue and Antilles Street, towards the northeastern end of the Hidden Hills estate. The purpose of the application is to assemble a site large enough to develop sectional title housing options as part of the retirement village.

The full application lies open for inspection, during normal office hours, at the Town Planning Department of the Swakopmund Municipality, on the corner of Rakotoka and Daniel Kamho Street Swakopmund, or can be requested from Ms. Mbute Shaningwa: mbute@sp.com.na

Take note that any person that has comments or objections to the application may lodge such comments or objections, together with the grounds thereof, in writing with the Chief Executive Officer of the Swakopmund Municipality and with Stewart Planning within fourteen (14) days of the last publication of this notice to the address provided below. Written objections or comments must be submitted before or at 17:00 Wednesday, 17 June 2026.

Local Authority:

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

Applicant

Stewart Planning
Town & Regional Planners
P.O. Box 2095, Walvis Bay
Tel: 064 280 770
Email: mbute@sp.com.na

If you have any questions regarding the proposed subdivision and consolidation, please do not hesitate to contact our office.

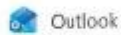
Yours faithfully,

Mbute Shaningwa
Town Planning Officer



STEWART PLANNING
TOWN & REGIONAL PLANNERS

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



Neighbours Notification: Proposed consolidation of Erven 6117 and 6118 Swakopmund Extension 20 into new consolidated Portion C.

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

Date: Tue 5/26/2026 3:44 PM

Bcc: pro-edkantor@iway.na <pro-edkantor@iway.na>; info@nfnamibia.com <info@nfnamibia.com>; kwbp@iway.na <kwbp@iway.na>; ute@capsweets.com <ute@capsweets.com>

3 attachments (1 MB)

6117.6118_Comment Form.pdf; 6117.6118_S_Locality Plan.pdf; 6117.6118_S_Notice letters to neighbours.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 for the following:

- Consolidation of Erven 6117 and 6118 Swakopmund Extension 20 into new consolidated Portion C.

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:

1. Neighbour's notice letter
2. Comment form
3. Locality plan

Should you have any comments or objections, please complete **the comment 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, 17 June 2026.

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

Kind regards,
Mbute Shaningwa
Town Planning Officer



STEWART PLANNING
TOWN & REGIONAL PLANNERS

122 Sam Nujoma Avenue | First Floor, 122 On Main | PO Box 2095 Walvis Bay
Tel: (064) 280 770 | Email: mbute@sp.com.na | Website: www.sp.com.na



Relayed: Neighbours Notification: Proposed consolidation of Erven 6117 and 6118 Swakopmund Extension 20 into new consolidated Portion C.

From Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@sp.com.na>

Date Tue 5/26/2026 3:44 PM

To pro-edkantoor@iway.na <pro-edkantoor@iway.na>; kwbp@iway.na <kwbp@iway.na>

1 attachment (24 KB)

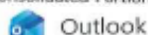
Neighbours Notification: Proposed consolidation of Erven 6117 and 6118 Swakopmund Extension 20 into new consolidated Portion C. ;

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

pro-edkantoor@iway.na (pro-edkantoor@iway.na)

kwbp@iway.na (kwbp@iway.na)

Subject: Neighbours Notification: Proposed consolidation of Erven 6117 and 6118 Swakopmund Extension 20 into new consolidated Portion C.



Delivered: Neighbours Notification: Proposed consolidation of Erven 6117 and 6118 Swakopmund Extension 20 into new consolidated Portion C.

From postmaster@nfcnamibia.com <postmaster@nfcnamibia.com>

Date Tue 5/26/2026 3:44 PM

To info@nfcnamibia.com <info@nfcnamibia.com>

1 attachment (38 KB)

Neighbours Notification: Proposed consolidation of Erven 6117 and 6118 Swakopmund Extension 20 into new consolidated Portion C. ;

Your message has been delivered to the following recipients:

info@nfcnamibia.com

Subject: Neighbours Notification: Proposed consolidation of Erven 6117 and 6118 Swakopmund Extension 20 into new consolidated Portion C.



Delivered: Neighbours Notification: Proposed consolidation of Erven 6117 and 6118 Swakopmund Extension 20 into new consolidated Portion C.

From postmaster@capsweets.com <postmaster@capsweets.com>

Date Tue 5/26/2026 3:44 PM

To ute@capsweets.com <ute@capsweets.com>

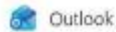
1 attachment (38 KB)

Neighbours Notification: Proposed consolidation of Erven 6117 and 6118 Swakopmund Extension 20 into new consolidated Portion C. ;

Your message has been delivered to the following recipients:

ute@capsweets.com

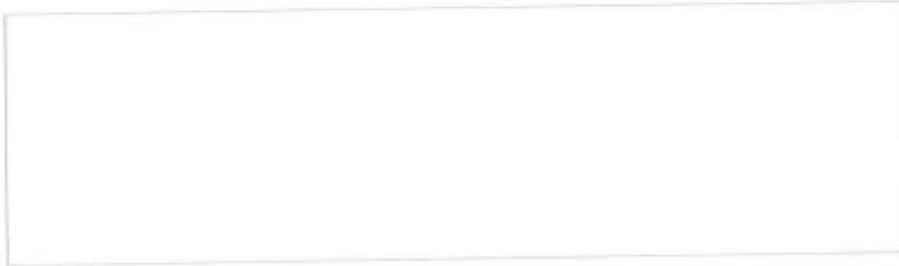
Subject: Neighbours Notification: Proposed consolidation of Erven 6117 and 6118 Swakopmund Extension 20 into new consolidated Portion C.



RE: Neighbours Notification: Proposed consolidation of Erven 6168, 6169, 6117 & 6118 Swakopmund Extension 20 into new consolidated Portion D.

From: pro-edkantor@iway.na <pro-edkantor@iway.na>
 Date: Mon 6/8/2026 9:03 AM
 To: Mbute Shaningwa <mbute@sp.com.na>

It's a pleasure, Mbute. Have a great week!



From: Mbute Shaningwa <mbute@sp.com.na>
 Sent: Monday, June 8, 2026 8:36 AM
 To: pro-edkantor@iway.na
 Cc: Stiaan <scb@africaonline.com.na>
 Subject: RE: Neighbours Notification: Proposed consolidation of Erven 6168, 6169, 6117 & 6118 Swakopmund Extension 20 into new consolidated Portion D.

Dear Mama,

Thank you for your response and for the "no objection" form, they are well recieved.

Have an enjoyable rest of your morning.

Kind regards,
 Mbute Shaningwa
 Town Planning Officer

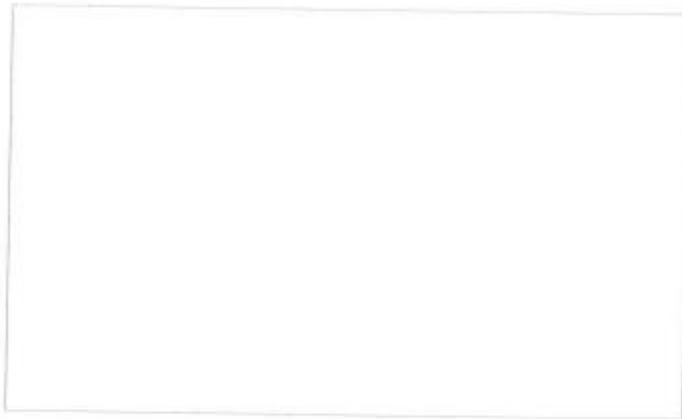
122 Sam Nujoma Avenue | First Floor, 122 On Main | PO Box 2095 Walvis Bay
 Tel: (064) 280 770 | Email: mbute@sp.com.na | Website: (www.sp.com.na)www.sp.com.na

From: pro-edkantor@iway.na <pro-edkantor@iway.na>
 Sent: Friday, June 5, 2026 10:25 AM
 To: Mbute Shaningwa <mbute@sp.com.na>
 Cc: Stiaan <scb@africaonline.com.na>
 Subject: RE: Neighbours Notification: Proposed consolidation of Erven 6168, 6169, 6117 & 6118 Swakopmund Extension 20 into new consolidated Portion D.

Good day Mr Mbute,

Please find attached the the comment forms as requested for **Erven 6168, 6169, 6117 & 6118.**

Kind regards
 Mama



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

Sent: Tuesday, May 26, 2026 4:02 PM

Subject: Neighbours Notification: Proposed consolidation of Erven 6168 and 6169 Swakopmund Extension 20 into new consolidated Portion D.

Importance: High

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 for the following:

- Consolidation of Erven 6168 and 6169 Swakopmund Extension 20 into new consolidated Portion D.

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:

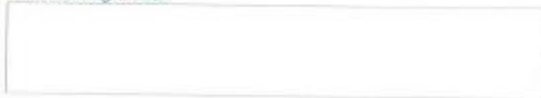
1. Neighbour's notice letter
2. Comment form
3. Locality plan

Should you have any comments or objections, please complete the comment 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 Wednesday, 17 June 2026.

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

Kind regards,
Mbute Shaningwa
Town Planning Officer



122 Sam Nujoma Avenue | First Floor, 122 On Main | PO Box 2095 Walvis Bay
Tel: (064) 280 770 | Email: mbute@sp.com.na | Website: www.sp.com.na | www.sp.com.na



STEWART PLANNING
TOWN & REGIONAL PLANNERS

COMMENT FORM

**CONSOLIDATION OF ERVEN 6117 AND 6118 SWAKOPMUND EXTENSION 20
(HIDDEN HILLS ESTATE)**

Name: Stiaan Bloere

Address: Proed Akademie Boekhuis Street

Telephone: 0814379563

I, the owner of Chairman of School.
Erven

Do not object to



Please tick where applicable, for example:

Object to



The consolidation of Erven 6117 & 6118 Swakopmund Ext. 20 (Hidden Hills)

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

Signature: Stiaan

Date: 4/6/26

Kindly take note that comments should reach me by 17 June 2026.



SWORN DECLARATION UNDER OATH ON THE SERVICE OF NOTICES AND DOCUMENTS AS PER STIPULATIONS OF SECTION 121 OF THE URBAN AND REGIONAL PLANNING ACT, 2018, (ACT 5 OF 2018) AND REGULATION 10 OF ITS REGULATIONS.

I, Mbute Shaningwa
 ID Number 96022700248, the applicant,
 representative of the planning firm: Stewart Planning
 and consultant for the application for the

Consolidation of Erven 6117 and 6118 Swakopmund Extension 20 into
new consolidated Portion B.

hereby declare under oath in the presence of a commissioner of oath that I have complied with the provisions of the Urban and Regional Planning Act, 2018, obtained the clearance to advertise as provided for under Section 99 or 107 of the Act, and exhausted all options for the service of notice and documents as provided under Section 121(1), (2) and (3) of the Act and Regulation 10 of its regulations.

I know, understand the contents and take full responsibility of any misrepresentation of this declaration, and conscientiously bound by the contents of this oath / solemn affirmation.

This sworn declaration is made on this 03 day of July, 2026,
 at Walvis Bay.

Applicant signature:

Mbute Shaningwa

I certify that the applicant has acknowledged that he or she knows and understand the contents of the statement, which was sworn / solemnly affirmed, before me and he or she placed his or her signature thereon in my presence on this date 03 day of July, 2026.

Name of the Commissioner of oaths:

Rhiverno H. Williams
Legal Practitioner

Profession / qualification:

Commissioner of Oaths / Police Officer / Justice of the Peace / Minister of Religion / Medical Practitioner / Bank Accountant

Place:

Official stamp:

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

NB: Commissioners of Oaths are available at any Police Station, Post Office, Bank or Attorney's Office. No certificate will be accepted without the proper certification by a recognized Commissioner of Oaths.

Page 1 of 2
2017-10-18 MB 55/9 12017
for R. 4 750 000 -00
an additional amount not exceeding R 950 000-00
DEEDS OFFICE
REGISTERED
Dep

Prepared by me

CONVEYANCER
KOTZE W C

T 6952 12017

CERTIFICATE OF REGISTERED TITLE

(Issued under section 43 of the Deeds Registries Act, 1937 (Act 47 of 1937).)

WHEREAS

MASADI PROPERTY HOLDING TWENTY THREE (PROPRIETARY) LIMITED
(Company Number: 2012/0898)

has applied for the issue to it of a Certificate of Registered Title under Section 43 of the Deeds Registries Act, 1937 in respect of the undermentioned land, being a portion of the land registered in its name under **Certificate of Registered Title No. T5603/2012**

W

M

15

- 2 -

NOW, THEREFORE, in pursuance of the provisions of the said Act, I, the Registrar of Deeds at Windhoek do hereby certify that the said

MASADI PROPERTY HOLDING TWENTY THREE (PROPRIETARY) LIMITED
(Company Number: 2012/0898)

Its Successors in Title or Assigns, is the registered owner of:

1. **CERTAIN:** ERF NO. 6093 SWAKOPMUND (EXTENSION NO. 20)

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

MEASURING: 3 718 (THREE THOUSAND SEVEN HUNDRED AND EIGHTEEN)
SQUARE METRES as indicated on General Plan S.G No. A242/2013 and
held by **Certificate of Registered Title No. T5803/2012**

SUBJECT to the following conditions imposed in terms of Government Notice No. 242/2013, ²
namely:

IN FAVOUR OF THE LOCAL AUTHORITY:

1. 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 Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954).
2. The building value of the main building, including the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf.

2. **CERTAIN:** ERF NO. 6117 SWAKOPMUND (EXTENSION NO. 20)

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

MEASURING: 3 234 (THREE THOUSAND TWO HUNDRED AND THIRTY FOUR)
SQUARE METRES as indicated on General Plan S.G No. A242/2013 and
held by **Certificate of Registered Title No. T5803/2012**

SUBJECT to the conditions imposed in terms of Government Notice No. 242/2014, as will more fully appear under paragraph 1 above.

- 3 -

AND that by virtue of these presents the said

MASADI PROPERTY HOLDING TWENTY THREE (PROPRIETARY) LIMITED
(Company Number: 2012/0898)

its Successors in Title or Assigns,

now is and henceforth shall be entitled thereto, conformably to local custom, the State however,
reserving its rights.

Signed at Windhoek on 2017-10-16

and confirmed with my seal of office.



Prepared by me

CONVEYANCER
STOLZE H D

By Notarial Deed No. K 793 / 3002 dated 09/09/2012
this undeveloped property is subject to
conditions

Municipal Council of Swakopmund

2014-10-20

COPY ISSUED DATE 2014-10-09

APPLICATION NO. VA 392/2014

8000000984675

DEED OF TRANSFER

5803

2012

Be it hereby made known :

THAT HELMUT DEVILLIERS STOLZE

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

MUNICIPAL COUNCIL OF SWAKOPMUND

Dated 19th day of SEPTEMBER 2012, and signed at SWAKOPMUND

2.

And the said Appearer declared that his Principal truly and lawfully sold the within mentioned property on 30TH SEPTEMBER 2011

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



MASADI PROPERTY HOLDING TWENTY THREE CC
REGISTRATION NUMBER CC/2006/0347

Its Successors-in-Title or Assigns

CERTAIN	PORTION 111 (A PORTION OF PORTION B) OF FARM OF SWAKOPMUND TOWN AND TOWNLANDS NO. 41
SITUATE	IN THE MUNICIPALITY OF SWAKOPMUND REGISTRATION- DIVISION "G" ERONGO REGION
MEASURING	10,0121 (ONE NIL COMMA NIL ONE TWO ONE) HECTARES AS INDICATED ON DIAGRAM NO. A 209/2011
HELD	BY CERTIFICATE OF REGISTERED TITLE NO T 586 /2012
SUBJECT	TO THE CONDITIONS IMPOSED IN TERMS OF SECTION 21 OF THE TOWNSHIPS AND DIVISION OF LAND ORDINANCE 1963 (ORDINANCE 11 OF 1963), AND CREATED IN BY CERTIFICATE FO REGISTERED TITLE NO T 586 /2012, NAMELY:

IN FAVOUR OF THE LOCAL AUTHORITY

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

HM

N
N

3.

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

Its Successors- in- Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, The State, however, reserving its rights, and finally acknowledge that the purchase price is N\$ 5 171 985.00.

Signed at WINDHOEK, on 29 OCT 2012, together with the Appearer, and confirmed with my seal of office


SIGNATURE OF APPEARER

In my Presence,


REGISTRAR OF DEEDS

Transfer Duty Receipt No. 103284511 for N\$ 625 810.19 was issued by the Receiver of Revenue, Windhoek on 16 August 2012.

(Checked) 1022011010 2 

I, the undersigned, HELMUT DE VILLIERS STOLZE, Conveyancer, do hereby certify in terms of Section 78 of the Local Authority Act, Act No 23/1992, that all rates, fees or charges and moneys due to the local authority council in respect of any service, amenity or facility supplied to such property in terms of this Act, inclusive of any availability charge and minimum charge provided for in section 30 (1)(u) has been paid up to and include the date of registration hereof.


CONVEYANCER







8) Endorsement in terms of Section 29(1) act 61/1973

The withinmentioned Hanforce Close Corporation has in terms of the above mentioned act been converted into a Private Company and is now as Masadi Property Holding Twenty Three (Proprietary) Limited Company NO 2012/0898.
Consent Filed with BC 4039/2014

2014-08-10
Date

W.T.S. Eiseb
Registrar of Deeds
Windhoek

C 4039 2014.

ENDORSEMENT IN TERMS OF SECTION 46(3) OF ACT 27 OF 1937

The land herein described has been laid out into 94 erven
Numbered 6085 to 6177 and 6178
(Public Open Space and remainder
street

and streets in accordance with General Plan S.G. No A 242/2013
2013/07/26 approved by the Surveyor-General on the
and booked in a separate Register under
the name of: Avakopond extension 20
2014-08-10
WINDHOEK
W.T.S. Eiseb
Registrar of Deeds

COPY ISSUED DATE 2014-08-10
APPLICATION NO VA 481/2017

1. erf 6093 = 3718 m²
2. erf 6113 = 3234 m²

CERTIFICATE of registered TITLE
No. T6952/2017 Issued in terms of
Section 43 act 47/1937
In respect of above mentioned
erven
Remainder 9, 3, 69 m²
2014-08-10
W.T.S. Eiseb
REGISTRAR OF DEEDS
WINDHOEK

11.1.21 **APPLICATION FOR CONSOLIDATION OF ERVEN 6109 AND 6110, SWAKOPMUND, EXTENSION 20 INTO NEW CONSOLIDATED PORTION D**
(C/M 2026/09/03 - E 6109, E 6110)

Ordinary Management Committee Meeting of 19 August 2026, Addendum **8.15** page **228** refers.

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

1. Purpose

The purpose of this submission is for Council to consider the application for consolidation of Erven 6109 and 6110, Swakopmund, Extension 20 into a consolidated Portion D, in terms of Section 97 (1) (e) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018).

2. Introduction and Background

An application for the consolidation of Erven 6109 and 6110, Swakopmund, Extension 20 was received by the Town Planning Department from Stewart Planning Town & Regional Planners on behalf of the registered owner Masadi Property Holding Twenty-Three CC. The application is attached as **Annexure A**.

Swakopmund, Extension 20 is also known as Hidden Hill Estate. Due to the growing demand for premium retirement living in Swakopmund, the applicant wishes to convert the estate into a new retirement village, to be owned by the residents living in Hidden Hills.

3. Ownership

Erven 6109 and 6110, Swakopmund, Extension 20 are not yet individually registered, they form part of the mother erf, which is Portion 111 (a portion of Portion B) of the Farm Swakopmund Town and Town No.41.

Ownership for Portion 111 (a portion of Portion B) of the Farm Swakopmund Town and Town No.41 vests in Masadi Property Holding Twenty-Three (Pty) Ltd (2012/0898), under the Deed of Transfer No. T5803/2012.

4. Locality, Zoning and Size

Erven 6109 and 6110, Swakopmund are in Extension 20 cornered by three streets namely Baobab Avenue, Clam Street and Azores Street. The properties are zoned "General Residential 2" with a density of 1:250m² and measure approximately 2 623m² and 2 380m² in extent, respectively. The total area for the consolidated Portion D would measure 5003m².

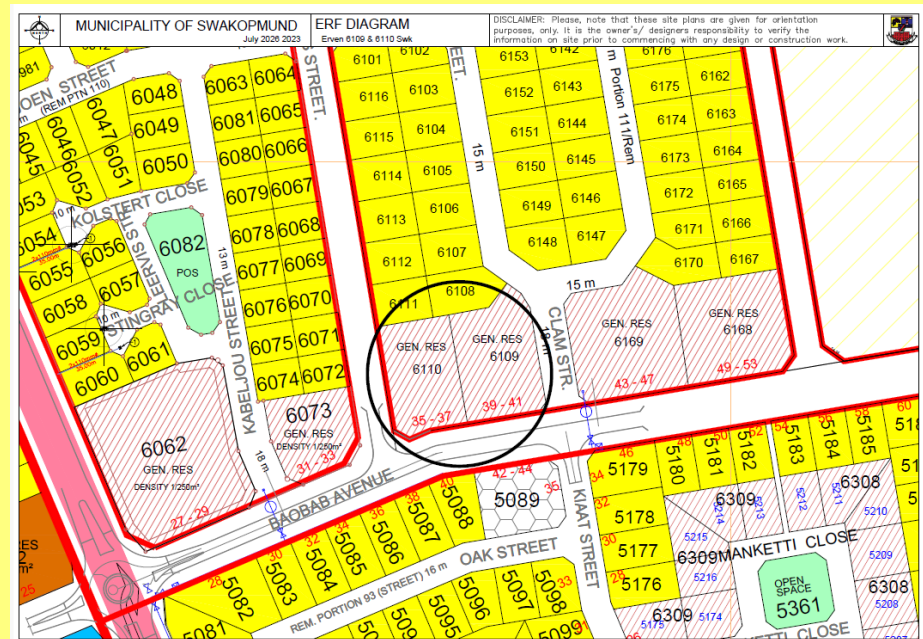


Figure 1: locality and zoning plan for Erven 6109 & 6110, Swakopmund

5. Access, parking and municipal services

Erven 6109 and 6110, Swakopmund, Extension 20, get access from two streets, namely Clam and Azores Streets making it highly accessible. The Baobab Street, being the major arterial road, no access is allowed from this street. Notwithstanding this, primary access to the consolidated Portion D will be via Clam Street.

Parking for the proposed development will be provided on-site, in full compliance with the requirements of the Swakopmund Zoning Scheme. The erven are already connected to the bulk services network; however, any costs associated with the relocation, alteration, or upgrading of services, should such be required, will be borne by the owner.

6. Public Notification

Some of the neighbouring property owners were consulted for comments via email on the 26 May 2026 and others via registered mail on the 27 May 2026. The last date of objection was the 17 June 2026.

One comment by one of the neighbours has been received.

7. Proposal

It is the intention of the owner to develop sectional title housing units on the proposed consolidation Portion D as part of the Hidden Hills Retirement Village. Given the total area of the consolidated Portion D, 5003m² and taking into account the density zoning of 1:250m², the maximum development potential for the consolidated Portion D is twenty (20) dwelling units. However, the conceptual layout depicts fourteen (14) dwelling units only. The proposal is indicated in the table below:

Proposed Portion number	Area (m ²)	Zoning
Erf 6109 Swakopmund Ext 20	2 623	General Residential 2
Erf 6110 Swakopmund Ext 20	2 380	General Residential 2
Consolidated Portion D	5 003	General Residential 2

8. Objection

The objector did not object against the proposed development but rather questioned why construction has already started on the said properties despite the fact that the deadline for comments and objections run till Friday, 17th June 2026. He further stated that it is not possible to give informed comment without being shown the plans for the proposed structure to be built.

Feedback was provided for by the Manager: Design Office and Building Control that the two process are different. The building permit granted is based on the current development rights applicable to the erven in question. Once the consolidation process is complete, it will merely allow the applicant to register one body corporate. He further explained that the dwelling units to be constructed are normal, single storey. Neighbours only get consulted when the building lines are encroached and this process has been done. Mr. Roberts, the objector is not an immediate neighbour, his Erf is 5086, Swakopmund, across the road.

He later withdrew the objection, when clarity was provided. The withdrawal is attached as **Annexure B**.

9. Evaluation

The proposed development is in accordance with the Swakopmund Structure Plan 2020-2040. One of the plan's objectives is to contain urban sprawl. The proposed consolidation will assemble the two general residential erven into a single erf, for the development of sectional housing scheme.

Swakopmund is widely recognised as a well-established retirement destination, attributable to its coastal setting, high quality of life, and well-developed.

Swakopmund Extension 20 provides a tranquil and established residential environment that is well suited to such a development. The proposed inclusion of varied housing typologies will accommodate diverse lifestyle preferences and care needs, while the site's location within a gated estate enhances security and access to amenities. The proposed consolidation is both necessary and appropriate, as it enables more efficient land use in accordance with the provisions of the "General Residential 2" zoning, without resulting in an increase in density or intensity of development.

Both erven are already zoned "General Residential 2," and the proposed consolidation does not introduce any change to land use rights, density, or development intensity. Rather, it enables a more efficient and cohesive site layout, supporting integrated planning, improved internal circulation, and optimal utilisation of the land within the parameters of the existing zoning provisions.

It is consistent with the established residential character of Swakopmund Extension 20, which offers a quiet and suitable environment for retirement living. The development of sectional title units will contribute to a broader mix of housing typologies in the area, thereby accommodating diverse lifestyle needs and promoting inclusive residential opportunities, particularly for retirees seeking secure, low-maintenance accommodation.

Furthermore, the incorporation of the site into the planned gated Hidden Hills Estate will enhance safety, access control, and overall residential amenity, while maintaining proximity to essential services and facilities within Swakopmund.

Importantly, the erven are already serviced, and the proposed consolidation will not impose additional demand on existing bulk infrastructure. Any required relocation, upgrading, or adjustment of services will be undertaken at the owner's expense.

Considering the above, the proposed consolidation represents a logical and appropriate planning intervention that promotes efficient land use, supports the provision of much-needed retirement housing, and remains fully compliant with the Swakopmund Zoning Scheme.

10. Title Deeds Conditions

The applicant proposed that the current title deed conditions registered against Erven 6109 and 6110, Swakopmund Extension 20 should be cancelled, and the following title deed conditions should be registered against the newly created Consolidated Portion D:

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

Note should be taken that Condition (b), which proposes that the minimum building value of the main building, including outbuildings, be at least two times the municipal valuation of the erf, cannot be supported.

In terms of Clause 6.6 of the approved Swakopmund Zoning Scheme No. 71, which has received ministerial approval and is currently awaiting promulgation, all properties zoned General Residential are required to have a minimum building value of at least four (4) times the municipal valuation of the erf. The proposed condition is therefore inconsistent with the provisions of the approved scheme and would undermine the intended development standards applicable to General Residential properties. It is therefore recommended that Condition (b) be amended to read as follows:

"The building value of the main building, including all outbuildings to be erected on the erf, shall be at least four (4) times the municipal valuation of the erf."

This amendment will ensure consistency with the approved Swakopmund Zoning Scheme No. 71 and uphold the prescribed development standards for General Residential erven.

11. Conclusion

The proposal is consistent with the character of the surrounding area, makes use of existing infrastructure, and contributes positively to the diversification of housing options within Swakopmund. It further aligns with broader

planning objectives of creating sustainable, inclusive, and well-integrated residential developments.

The proposed consolidation of Erven 6109 and 6110 Swakopmund, Extension 20 does not have any negative or detrimental impacts on the existing character of the neighbourhood, and it is in line with the Swakopmund Structure Plan 2020-2040 as well as the Swakopmund Zoning Scheme. It can therefore be supported.

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

RECOMMENDED:

- (a) That the consolidation of Erven 6109 and 6110 Swakopmund Extension 20 into Consolidated Portion D be approved.
 - (b) That the current title deed conditions registered against Erven 6109 and 6110, Swakopmund Extension 20 be cancelled and the following title deed conditions be registered against the newly created Consolidated Portion D:
 - (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 (No.5 of 2018).*
 - (ii) *The building value of the main building, including all outbuildings to be erected on the erf, shall be at least four (4) times the municipal valuation of the erf.*
 - (c) That the on-site parking requirements be as per the Swakopmund Zoning Scheme.
 - (d) That no access is permitted from Baobab Street.
 - (e) That the applicant obtains an Erf number from the Surveyor General before certification of the consolidation plan by the Council's Town Planner.
 - (f) That the applicant provides proof that the consolidated erf has been surveyed and registered by the Deeds Registrar before submission of any development proposal (building plans and/or building line relaxations) for Council approval.
 - (g) That should any relocation, alteration, or upgrading of services be required because of the proposed development, be for the account of the owner and be installed in accordance with the specifications and to the satisfaction of the General Manager: Engineering, Urban Development and Environmental Management.
 - (h) That the applicant be informed of this decision and of the rights to appeal 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, 2018 (Act 5 of 2018).
-

ANNEXURE A – APPLICATION FORM

7




22-03-07. 6109
E 6109
E 6110
RECORDS & ARCHIVES
30 MAR 2026
MUNICIPALITY OF SWAKOPMUND

FORM A: CHECKLISTLAND PARCEL NO. 6109 & 6110 Swakopmund Ext.20...

This checklist should appear as the top page of any application

TOWN PLANNING APPLICATIONS SUBMITTED FOR CONSIDERATION BY THE SWAKOPMUND MUNICIPAL COUNCIL

NO.	DOCUMENT DESCRIPTION	ITEM NUMBER	ATTACHED (YES / NO OR N/A)
1.	Application by the consultant or land parcel owner	Attached as Annexure A	YES
2.	Site details a. Locality and detailed sketch plan (illustration of the whole Swakopmund Municipal boundary in relation to the concerned site). b. Land parcel number (s) allocation by the Office of the Surveyor General:	Attached as Annexure B -	YES
3.	Conditions to be registered (if applicable)	Attached as Annexure C	YES
4.	Special power of attorney, including revenue stamps with relevant initials.	Attached as Annexure D	YES
5.	Closure or environmental clearance certificate (if applicable)	-	N/A
6.	Previous Board approval (URPB)	-	N/A
7.	Roads Authority approval together with the sketch plan indicating access point (s)	-	N/A
8.	Legal entity ownership a. Copy of the Founding Statement (cc1/2) (if registered in the name of a Close Corporation), b. Copy of the Company Resolution (if registered in the name of a Company)	Attached as Annexure E Attached as Annexure F	YES
9.	Copy of the Title Deed or Certificate of Registered Title	Annexure G	YES
10.	Conditions of establishment attached to all copies.	-	N/A

Instruction: Support document and information must be attached to the application in the order as appears on the checklist.

Note: Any relevant additional document not listed on the checklist should be attached after item number 10. Four (4) original colour and an electronic version of the application should be submitted at the same time. Township establishment applications must be submitted with three (3) A0 colour layout plans and an even listing.





STEWART PLANNING

TOWN & REGIONAL PLANNERS

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

P.O. Box 2095
Tel: (064) 280 773
Email: mbute@sp.com.na

Reference: 6109.6110 S

Date: 27 March 2026

PLANNING APPLICATION:

CONSOLIDATION OF ERVEN 6109 AND 6110 SWAKOPMUND EXTENSION
20 INTO NEW CONSOLIDATED PORTION D.

Submission to:

Chief Executive Officer
Municipal Council of Swakopmund
c/o Rakotoka Street and Daniel Komho Avenue
P O Box 53
Swakopmund

Prepared for:

Masadi Property Holdings 23 (Pty) Ltd.
P O Box 789
Walvis Bay

Prepared by:

Stewart Planning – Town & Regional Planners
First Floor 122 On Main
122 Sam Nujoma Avenue
PO Box 2095
Walvis Bay



Contents

A.	Background	4
B.	Introduction	4
C.	Ownership and commissioning	5
D.	Land parcel information	5
i.	Locality, Zoning, and size	5
ii.	Property Description	6
E.	Development Proposal	6
i.	Proposed Consolidation	7
a.	Access and Parking	8
b.	Service and infrastructure enhancements	8
F.	Motivation	8
i.	Demand, need and desirability	8
ii.	Applicable policy/legislation	9
a.	Swakopmund Zoning Scheme	9
b.	Swakopmund Urban Structure Plan 2020-2040	9
c.	Urban and Regional Planning Act of 2018	9
G.	Conditions to be registered	10
H.	Conclusion	10
I.	Recommendations	10

Annexures

- Annexure B: Locality and detailed sketch plan.
- Annexure C: Conditions to be registered.
- Annexure D: Special Power of Attorney.
- Annexure E: Copy of Founding Statement.
- Annexure F: Copy of Company Resolution.
- Annexure G: Copy of Parent Title Deed and Notarial Deed

Contact Information

The following contact information is provided should the reader of this report want to contact the relevant stakeholders involved in this project.

Local Authority

The Chief Executive Officer
Municipality of Swakopmund
P O Box 53 Swakopmund
13001

Mr. J. T. Heita
Town Planner
jheita@swkmun.com.na
+264 64 410 4403

Applicant

Masadi Property Holding Twenty Three (Pty) Ltd
P O Box 789
Walvis Bay

Mr. Cobus Lötter
Director
hrv@clarchitects.net

Consulting Town Planner:

Stewart Planning – Town & Regional Planners
PO Box 2095 Walvis Bay
13013

Ms. Mbute Shaningwa
mbute@sp.com.na
+264 64 280 773
+264 81 682 8484

A. Background

The Hidden Hills estate is situated in Swakopmund Extension 20 and is surrounded by an existing wall and entrance gate which were approved by the Swakopmund Municipality in May 2015. The development was initially spearheaded by Mr Skoppellitus and registered in the name of Masadi Property Holding Twenty Three (Pty) Ltd (the holding company). Some of the "Single Residential" erven outside the estate have been developed, however, all the erven inside the estate have remained undeveloped to date and are still owned by the holding company.

Due to the growing demand for premium retirement living in Swakopmund, Mr. Cobus Lötter bought the holding company with the outlook of converting the estate into a new retirement village. It will be owned by the residents living in Hidden Hills.



Figure 1: Site development conceptual plan for the Hidden Hills Retirement Village.

The Hidden Hills retirement village is designed to provide diverse housing options comprising of single detached houses and sectional title units. Therefore, the owner intends to consolidate Erven 6109 and 6110 Swakopmund to assemble a single site for the provision of sectional title units.

B. Introduction.

This application to consolidate Erven 6109 and 6110 Swakopmund Extension 20 into new consolidated Portion D is submitted in terms of Section 97(1)e of the Urban and Regional Planning Act, 2018.

The purpose of the consolidation is to create a single site that can accommodate a sectional title housing component as part of the broader Hidden Hills Retirement Village.

C. Ownership and commissioning.

Erven 6109 and 6110 Swakopmund Extension 20 are not yet individually registered and form part of a parent property. The parent title is Portion 111 (a portion of Portion B) of the Farm Swakopmund Town and Townlands No.41.

The property is registered in the name Masadi Property Holding Twenty Three (Pty) Ltd (Reg. No. 2012/0898), previously a Close Corporation (CC/2006/0347). The parent title deed and certificate of registered title are attached as **Annexure G**.

Mr. Cobus Lötter is 100% owner of *Masadi Property Holding Twenty Three (Pty) Ltd* and has authorised Stewart Planning through a Special Power of Attorney (**Annexure D**) to submit this application on his behalf.

D. Land parcel information.

i. Locality, Zoning, and size.

Hidden Hills is located in Swakopmund Extension 20 which is a northern residential neighbourhood located west of the Pro-Ed private school as shown in Figure 2 below.



Figure 2: Locality of Erven 6109 & 6110 Swakopmund Extension 20.

The site is located at the northeastern end of the Hidden Hills Estates and is at the corner of well-developed streets, namely Baobab Avenue, Azores and Clam Street, making it highly accessible. The locality plan is attached as **Annexure 2**. Although the site is situated just outside the walled off part of the estate, the owner intends to make alterations in order to incorporate the sectional title units within the existing estate walls.

The site comprising of Erven 6109 and 6110 Swakopmund Extension 20 is currently zoned "General Residential 2" with a density of one dwelling per 250m² and measures 2 623m² and 2 380m², in extent, respectively. Figure 3 on the next page shows the current zoning and location of the site.

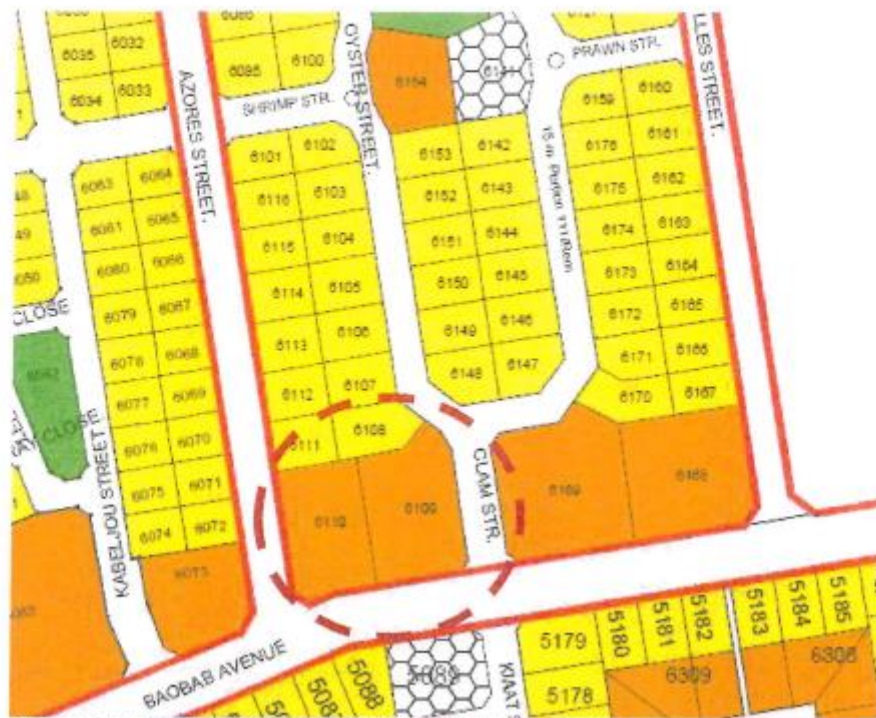


Figure 3: Current zoning of Erf 6109 and 6110 Swakopmund Extension 20.

ii. Property Description.

Erven 6109 and 6110 Swakopmund Extension 20 are vacant and undeveloped. The site is relatively flat and level with the surrounding streets.



Figure 4: Vacant Erven 6109 and 6110 Swakopmund Extension 20. Source: Google Earth, March 2024.

There are no physical constraints on the site that will prohibit development. The land is subject to standard zoning scheme restrictions. There are no conditions which limit or restrict the proposed consolidation.

E. Development Proposal.

It is the intention of the owner to develop sectional title housing units on the proposed consolidated Portion D as part of the Hidden Hills Retirement Village.

There are no detailed site development plans available at this stage, however the conceptual layout (Figure 1) on page 4 of this report illustrates the envisioned *Hidden Hills Retirement Village* estate, including the sectional title component. The conceptual layout depicts ± 14 dwelling units on the proposed Portion D which equates to an actual density of 1:357, thus complying with the sites current zoning and density. The development will complement the existing vision of a serene, safe and supportive environment for retirement living.

All future development on the site will be fully in accordance with the Swakopmund Zoning Scheme's development parameters for the "General Residential 2" zoning such as coverage, density, bulk, height, building lines and parking as set out below:

- Coverage: Maximum 60%
- Density: No density in the "General Residential 2" zone may exceed the densities specified in Table C1 of the Swakopmund Zoning Scheme, the current density of 1:250 complies with the specified densities.
- Height: Maximum height of 30 metres.
- Building lines: 3 metres from any street boundary; 3 metres from any rear boundary; 3 metres from any side boundary; and 5 metres in the case of a garage from any street boundary or half the height of the building, whichever is greater.
- Parking: As determined by Council.

The consolidation is a necessary preparatory step to enable cohesive and efficient development of the sectional title housing units as per the conceptual plan, which cannot be practically achieved across two separate erven. The proposed consolidation is as outlined below:

i. Proposed Consolidation.

The intention is to consolidate Erven 6109 and 6110 Swakopmund Extension 20 to assemble a single site for the development of Sectional Title housing units. Details of the proposed consolidation is depicted in Figure 5 below and attached as **Annexure B**.

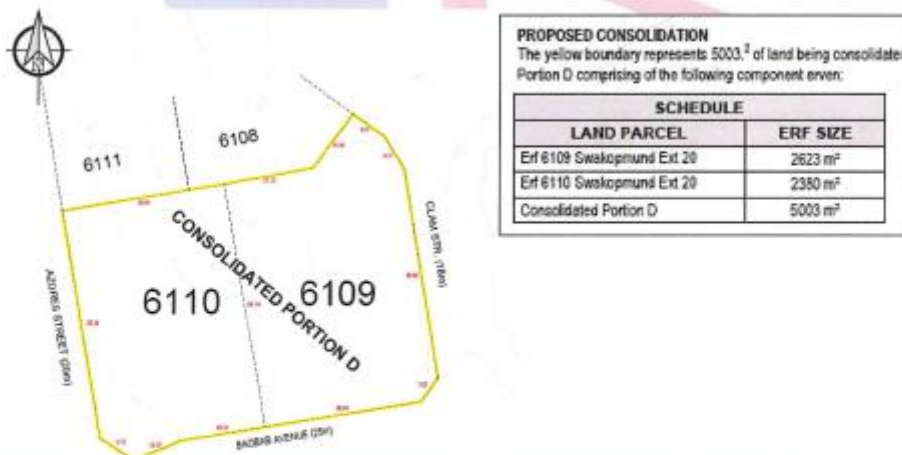


Figure 5: Details of proposed consolidation of Erven 6109 and 6110 Swakopmund Extension 20.

Once consolidated, the site will measure approximately 5 003m² in extent which is sufficient space for the intended development. The Consolidation Plan is attached as **Annexure B**.

a. Access and Parking

The erven are accessible from Clam Street (18m) which is well-developed with interlocks and mountable kerbs, the intended incorporation of the site into the estate wall will make it inaccessible via Azores Street (18m) and Baobab Avenue (25m). The Hidden hills main entrance is situated on Clam Street, it is a controlled access point which is accessible to the municipality.

All parking for the proposed development will be provided on-site in accordance with the requirement of the Swakopmund Zoning Scheme. Access to the sectional title units and provision of parking will be evaluated with the submission of building plans.

In conclusion, safe and suitable access to Portion D can be achieved without causing traffic congestion or negatively impacting the future amenity of the area.

b. Service and infrastructure enhancements.

The site is located within an established township and is connected to the existing bulk and internal municipal services such as water and sewerage. In addition, the area has existing electrical infrastructure, including an existing Erongo RED substation which has been built on Erf 6177 (known as "Extension 20 Substation A") which serves the wider area.

Seeing as provision was already made for two general residential 2 erven in the original layout design, the intensity of development is not expected to be significantly different from what was anticipated during the layout and infrastructure design.

However, where needed any additions, alterations, and/or relocation of services will be at the cost of the owner to the satisfaction of the Swakopmund Municipality and/or Erongo RED.

F. Motivation.

i. Demand, need and desirability.

Swakopmund has, over time, established itself as one of Namibia's most sought-after retirement destinations, largely due to its coastal setting, temperate climate, high quality of life, and well-established urban infrastructure. This has resulted in a steady and growing demand for secure, well located retirement living options that cater to a range of needs.

Swakopmund Extension 20 is a well-situated suburban township, the overall residential character of its surroundings creates a tranquil atmosphere that is ideal for retirement living. The proposed consolidated Portion D is situated towards the northwestern end of the Hidden Hills Estate (a proposed retirement village), and it is intended for the development of sectional title dwelling units.

These units will provide smaller, manageable, and secure housing options that are particularly suited to retirees seeking low maintenance living within a community setting.

Importantly, the inclusion of sectional title units alongside larger single detached single residential units promotes a diversity in housing typologies, allowing the development to cater to varying lifestyle preferences, financial capabilities, and levels of care required by residents. This is especially relevant in retirement developments, where flexibility and adaptability are key.

From a spatial perspective, the site is ideally located within an established residential area, offering a quiet and safe environment while still maintaining convenient access to essential

services and amenities within Swakopmund. Its incorporation into the existing gated estate further enhances safety, access control, and overall residential amenity.

The consolidation of Erven 6019 and 6110 into a single developable site is therefore both needed and desirable, as it allows for better utilisation of land within an approved township without increasing the density or intensity. The development potential remains consistent with the "General Residential 2" zoning parameters.

In summary, the proposed application responds directly to:

- The increasing demand for secure and well-located retirement housing;
- The need for smaller, more manageable housing options within the retirement living market;
- The importance of creating integrated, safe, and community oriented living environments; and
- The efficient use of land within an established urban area.

Furthermore, the proposed development is compatible and complementary with the land use and layout design of the surrounding area.

ii. Applicable policy/legislation

a. Swakopmund Zoning Scheme.

The proposed consolidation will bring the proposed development in accordance with the zoning scheme.

b. Swakopmund Urban Structure Plan 2020-2040.

The proposed development is in accordance with the Swakopmund Structure Plan of 2020 – 2040 as it will help curb urban sprawl and create a more vibrant community.

The main idea of the approved urban structure plan is to contain urban sprawl and the adverse spatial and socio-economic effects associated with it. In order to curb urban sprawl, Swakopmund should strive for a more compact urban form which can be achieved through the promotion of densification, intensification, and urban fill.

The proposed consolidation will assemble two "General Residential 2" zoned erven into a single erf for the development of sectional housing units. The site falls in residential zone H₂. This residential zone is characterised as an existing low and medium density residential zone and encourages the creation of vibrant spaces of social integration such as infill placemaking elements, shop houses etc. The proposed development and the retirement village as a whole will create a vibrant social space for the retirement community at a medium density and aligns with the spatial guidelines of zone H₂.

Additionally, mixed housing typologies are identified as a spatial strategy for the future Swakopmund, the implementation thereof will naturally occur as townships grow and become more developed. This application supplies a mixture of housing typologies to the retirement community in Swakopmund and generally aligns with the Swakopmund Urban Structure Plan.

c. Urban and Regional Planning Act of 2018

The proposed consolidation will be implemented in accordance with the provisions of the Urban and Regional Planning Act, Act No.5 of 2018.

G. Conditions to be registered

It is recommended that the following conditions be registered against the proposed consolidated Portion D:

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

H. Conclusion

The proposed consolidation of Erven 6109 and 6110 Swakopmund Extension 20 is a necessary step to facilitate the development of the much needed sectional title component within the Hidden Hills Retirement Village.

The proposed development fully complies with the Swakopmund Zoning Scheme, aligns with the spatial vision of the Swakopmund Structure Plan, and is in accordance with provisions of the Urban and Regional Planning Act.

Importantly, it will enable the delivery of safe, secure, and well-located retirement housing in a town with an increasing demand for such development.

The development is compatible with the surrounding land uses, will not negatively impact the character of the area and represents the efficient use of urban land within an established township.

I. Recommendations

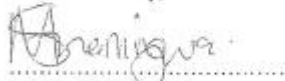
Given the need, desirability and relevant policy alignment, we hereby request your favourable consideration of the following recommendation:

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. 97(1)(e) for the **CONSOLIDATION** of Erven 6109 and 6110 Swakopmund Extension 20 into new consolidated Portion D.

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

Yours faithfully,



Mbute Shaningwa
Town and Regional Planning Officer

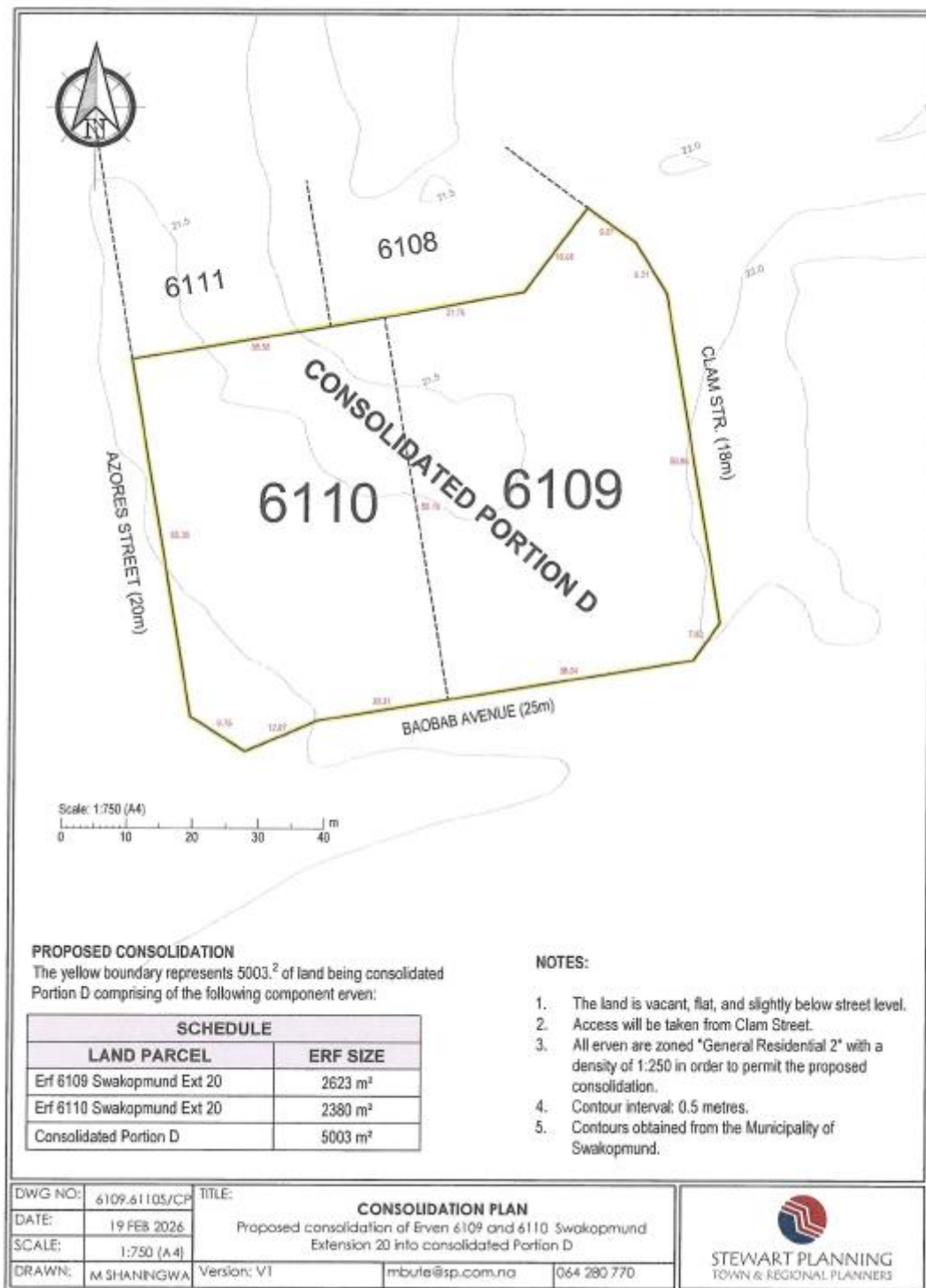
 **STEWART PLANNING**
TOWN & REGIONAL PLANNERS
Tel: +264 64 280 770 | Email: mbute@sp.com.na



Bruce Stewart
Registered Town & Regional Planner (NCTRP)

 **STEWART PLANNING**
TOWN & REGIONAL PLANNERS
Tel: +264 64 280 770 | Email: bruce@sp.com.na





SPECIAL POWER OF ATTORNEY

I, the undersigned,

Johannes Cornelius Jacobus Lötter

ID No: 64011810010

(authorised to sign on behalf of Masadi Property Holding Twenty Three (Pty)Ltd)



do hereby nominate, constitute and appoint

Stewart Town Planning CC

P.O. Box 2095 Walvis Bay

with full power of substitution to be my true and lawful Agent and Attorney for me and in my name, place and stead, to make the necessary application to the Local Authority and/or the Authorised Planning Authority and/or the Urban and Regional Planning Board, Ministry of Urban and Rural Development for the following:

- **Consolidation of Erven 6092 and 6093 Swakopmund Extension 20 into new consolidated Portion A.**
- **Consolidation of Erven 6117 and 6118 Swakopmund Extension 20 into new consolidated Portion B.**
- **Consolidation of Erven 6168 and 6169 Swakopmund Extension 20 into new consolidated Portion C.**
- **Consolidation of Erven 6109 and 6110 Swakopmund Extension 20 into new consolidated Portion D.**

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

Signed at SWAKOPMUND on 25 FEBRUARY 2026 in the presence of the undersigned witnesses.

Signature:

Johannes Cornelius Jacobus Lötter

Witness 1

Name: Gerdinde Haues

Signature: [Signature]

Witness 2

Name: Felicia Heppner

Signature: [Signature]

COMPANY RESOLUTION**ROUND ROBIN RESOLUTION OF THE DIRECTOR(S) OF
MASADI PROPERTY HOLDING TWENTY THREE (PTY) LTD
REGISTRATION NUMBER: 2012/0898****Johannes Cornelius Jacobus Lötter (ID No: 64011810010)**

(authorised to sign on behalf of Masadi Property Holding Twenty Three (Pty) Ltd)

in my capacity as Director of Masadi Property Holding Twenty Three (Pty) Ltd and owner of Erven 6092, 6093, 6109, 6110, 6117, 6118, 6168 and 6169 Swakopmund Extension 20 (Hidden Hills) do hereby nominate, constitute and appoint

Stewart Town Planning CC
PO Box 2095 Walvis Bay

with the power of substitution, to be my lawful Attorney and Agent in my name, place and stead, to make the necessary application to the Local Authority and/or Authorised Planning Authority and/or the Urban and Regional Planning Board, Ministry of Urban and Rural Development for the

- Consolidation of Erven 6092 and 6093 Swakopmund Extension 20 into new consolidated Portion A.
- Consolidation of Erven 6117 and 6118 Swakopmund Extension 20 into new consolidated Portion B.
- Consolidation of Erven 6168 and 6169 Swakopmund Extension 20 into new consolidated Portion C.
- Consolidation of Erven 6109 and 6110 Swakopmund Extension 20 into new consolidated Portion D.

Signed at SWAKOPMUND on 25 FEBRUARY 2026 in the presence of
the undersigned witnesses.

Signature: _____

Johannes Cornelius Jacobus Lötter**Witness 1****Witness 2**Name: Gerdinde HousesName: Felicia HepiteSignature: HousesSignature: Hepite

**STEWART PLANNING**
TOWN & REGIONAL PLANNERS

First Floor CLA Building
84 Theo Ben Gurion Street
Walvis Bay

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

Our reference: 6109.6110 S

06 July 2026

Chief Executive Officer
Swakopmund Municipality
PO Box 53
Swakopmund

**RE: PROOF OF GIVING NOTICE: CONSOLIDATION OF ERVEN 6109 AND 6110
SWAKOPMUND EXTENSION 20**

Dear Sir/Madam,

Reference is made to our consolidation application for Erven 6092 and 6093 Swakopmund Extension 20, dated 27 March 2026. The application was advertised in terms of Section 107(1) of the Urban and Regional Planning Act (Act No.5 of 2018) and the Regulations as published in the Government Gazette No.7327 of 03 September 2020 (hereinafter referred to as "the Act").

Proof of Notice

As per the requirements for giving notice for consolidation applications, the proposed was advertised in the following manner:

- **Regulation 10(4): Written notice to neighbouring landowners**
Neighbouring landowners were given written notice in the following manners:
 - Written notice sent to neighbouring landowners via email on **26 May 2026**,
 - Written notice sent via registered mail on **27 May 2026.07.03** and,
 - Written notice via personal hand delivery on **27 May 2026.07.03**

The neighbouring landowners directly notified are as indicates by the yellow/blue dot in Figure 1 on the next page.

Stewart Town Planning CC (CC No.2020/00365)
Member: Bruce Stewart B.Sc. TRP (Wits)

Page 1 of 3



Figure 1: Neighbouring landowners notified in terms of regulation 10(4)

The deadline to submit written comments or objections to the application ended at **17:00, on 17 June 2026:**

- I can confirm that the application received one comment/enquiry.
- The enquiry/comment received and response thereto is attached as Annexure C1.
- We ask the Council to confirm whether they have received any written comments, representations or objections to the application, and to forward a copy to our office for our record keeping, thank you.

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;

Attachments

Please find attached to this report the following:

Annexure A1: Proof of written notice to neighbouring landowners.

Annexure B1: Responses from Neighbours.

Stewart Town Planning CC (CC No.2020/00365)
Member: Bruce Stewart B.Sc. TRP (Wits)

Annexure C1: Enquiry/Comment received and response

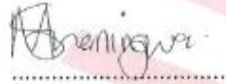
Annexure D1: Sworn Declaration of Oath.

Conclusion

Taking into consideration the above and that the applicant recieved no objections. I request that the proposed consolidation meet your favourable consideration and recommendation for Council approval.

In the meanwhile, please do not hesitate to contact me for any further information. I look forward to hearing from you.

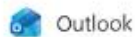
Yours faithfully,



Mbute Shaningwa
Town and Regional Planning Officer



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



Neighbours Notification: Proposed consolidation of Erven 6109 and 6110 Swakopmund Extension 20 into new consolidated Portion B.

From Mbute Shaningwa <mbute@sp.com.na>

Date Tue 5/26/2026 3:31 PM

Bcc: tunacky@gmail.com <tunacky@gmail.com>; batlamanutqueen@gmail.com <batlamanutqueen@gmail.com>; namibia@seeff.com <namibia@seeff.com>; helen.jason@gmail.com <helen.jason@gmail.com>; accounts@ggisix.com <accounts@ggisix.com>; dmartin.vanniekerk@gmail.com <dmartin.vanniekerk@gmail.com>; kunadmin@iway.na <kunadmin@iway.na>

3 attachments (1 MB)

6109.6110 S_Notice letters to neighbours.pdf; 6109.6110_Comment Form.pdf; 6109.6110 S_Locality Plan..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 for the following:

- **Consolidation of Erven 6109 and 6110 Swakopmund Extension 20 into new consolidated Portion B.**

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:

1. Neighbour's notice letter
2. Comment form
3. Locality plan

Should you have any comments or objections, please complete **the comment 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, 17 June 2026.

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

Kind regards,
Mbute Shaningwa
Town Planning Officer



122 Sam Nujoma Avenue | First Floor, 122 On Main | PO Box 2095 Walvis Bay
Tel: (064) 280 770 | Email: mbute@sp.com.na | Website: www.sp.com.na | www.sp.com.na

Relayed: Neighbours Notification: Proposed consolidation of Erven 6109 and 6110 Swakopmund Extension 20 into new consolidated Portion B.

From Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@sp.com.na>

Date Tue 5/26/2026 3:47 PM

To tunacky@gmail.com <tunacky@gmail.com>; helen.jason@gmail.com <helen.jason@gmail.com>

 1 attachment (24 KB)

Neighbours Notification: Proposed consolidation of Erven 6109 and 6110 Swakopmund Extension 20 into new consolidated Portion B. ;

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

tunacky@gmail.com (tunacky@gmail.com)

helen.jason@gmail.com (helen.jason@gmail.com)

Subject: Neighbours Notification: Proposed consolidation of Erven 6109 and 6110 Swakopmund Extension 20 into new consolidated Portion B.

Relayed: Neighbours Notification: Proposed consolidation of Erven 6109 and 6110 Swakopmund Extension 20 into new consolidated Portion B.

From Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@sp.com.na>

Date Tue 5/26/2026 3:31 PM

To kunadmin@lway.na <kunadmin@lway.na>

 1 attachment (24 KB)

Neighbours Notification: Proposed consolidation of Erven 6109 and 6110 Swakopmund Extension 20 into new consolidated Portion B. ;

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

kunadmin@lway.na (kunadmin@lway.na)

Subject: Neighbours Notification: Proposed consolidation of Erven 6109 and 6110 Swakopmund Extension 20 into new consolidated Portion B.

LIST OF REGISTERED ITEMS POSTED

STEWART TOWN PLANNING CC
P O BOX 2095
WALVIS BAY



Sender's Reference No	Addressee's Name and Address	Registration No
1 6111 5 EXL-20	HATUIKULUPI TT P O BOX 90834 WINDHOEK BA 001 341 920 NA	
2 50895 EXL-20	VAN WYK ROBERT P O BOX 4347 WALVIS BAY BA 001 341 933 NA	
3		
4		
5		
6		
7		
8		
9		
10		

Stuvia print 12047

Number of Items 2 / two Received by [Signature]
No compensation will be considered unless enquiry regarding this postal article is made within one year after the date of posting.

Date-stamp

07/05/27

P1 / 185

ANNEXURE B- OBJECTION WITHDRAWAL**Johanna Angolo**

From: J & H Roberts <helen.jason@gmail.com>
Sent: Thursday, July 16, 2026 2:16 PM
To: Johanna Angolo
Subject: Re: Neighbours Notification: Proposed consolidation of Erven 6109 and 6110 Swakopmund Extension 20 into new consolidated Portion B.

Hi Johanna

After having spoken to Mr. Louw I will withdraw the objection.

Regards
Jason Roberts
081 332 7940

On Wed, 15 Jul 2026 at 14:25, Johanna Angolo <jangolo@swkmun.com.na> wrote:

Good morning Mr. Robert!

Referring to your objection and clarification furnished below by Mr. Louw, kindly advise if you intend to withdraw your objection or whether you wish to maintain it. This will help us to determine the next step, which is either to conduct the hearing, (a must when there is an objection lodged) as per the Act, or submit the application to Council, depending on your option.

Kind regards

Johanna Angolo
Senior Town Planning Officer

Tel: +264 64 410 4418 **Email:** jangolo@swkmun.com.na
Cell: +264 81 167 2167 **Address:** cnr Rakotoka Street & Daniel Kamho Avenue
Swakopmund, Erongo



swkmun@swkmun.com
www.swkmun.com

11.1.22 **APPROVAL OF FUNDS FOR CONTINUATION PROJECTS**
(C/M 2026/09/03 - 3/1/1/1/1)

Ordinary Management Committee Meeting of 16 July 2026, Addendum **8.16**
page **03** refers.

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

1. INTRODUCTION

This submission seeks the approval from the Swakopmund Town Council to identify a project as “Continuation” for the Department of Engineering, Urban Development & Environmental Management/Works Section that was initially approved during the financial year **2025/2026**. This project is crucial for the ongoing development and maintenance of the town's infrastructure.

2. BACKGROUND

In the financial year **2025/2026** Council approved funds for several key projects under the Department of Engineering, urban Development & Environmental Management – Works Section. Following this approval, the Works Section initiated the bid advertisement process, evaluation was completed, and the purchase orders was made to the bidder. The bidder was informed of the award of contract, all orders were cancelled due to financial year end audit.

The project to be identified as continuation is:

- **Solar Pathway Lights Complete** = 350,000.00 (550031033200)

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

RECOMMENDED:

That Council approves the request to identify the following 2025/2026 Capital Project as “Continuation”:

- **Solar Pathway Lights Complete** = 350,000.00 (550031033200)
-

11.1.23

CONSOLIDATION OF ERVEN 10827,10828, AND 10829, SWAKOPMUND, EXTENSION 42 INTO CONSOLIDATED ERF "X", SUBDIVISION INTO 19 PORTIONS AND REMAINDER AND THE REZONING OF PORTIONS 1-19 AND REMAINDER FROM "GENERAL RESIDENTIAL 2" WITH A DENSITY OF 1:250M² TO "SINGLE RESIDENTIAL" WITH DENSITY OF 1:300M²

(C/M 2026/09/03 - E 10827, E 10828, E 10829)

Ordinary Management Committee Meeting of 19 August 2026, Addendum **8.17** page **04** 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 10827,10828 and 10829, Swakopmund, Extension 42 into a newly Consolidated Erf "X", subdivision of Consolidated Erf X into 19 portions and Remainder and the rezoning of Portions 1-19 and Remainder from "*General Residential 2*" with a density of 1:250m² to "*Single Residential*" with a density of 1:300m² in terms of Section 104(1)(a) and (e) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018), procedure in respect of authorized planning authority's own land.

2. Introduction and Background

An application for the consolidation of Erven 10827,10828 and 10829 Swakopmund extension 42 into a newly Consolidated Erf "X", subdivision into 19 Portions and Remainder and the rezoning of Portions 1-19 and Remainder from *General Residential 2*" with a density of 1:250m to "*Single Residential*" with a density of 1:300m was received by the Town planning Department from Stewart Town and Regional Planners on behalf of the prospective owner "*The Shack Dwellers Federation of Namibia*". The application is attached as **Annexure A**.

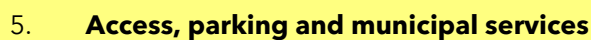
Council, at its meeting held on 3 October 2025, under Item 11.1.5, resolved in principle to approve the sale of the three erven to the Shack Dwellers Federation of Namibia and the Namibia Housing Group beneficiaries, for the development of affordable freehold-title residential erven. To give effect to this resolution, the present application is hereby submitted for consideration.

3. Ownership

Ownership of Erven 10827,10828 and 10829 Swakopmund, is held in the Certificate of Registered Title T 5665/2022 and vests in The Municipal Council of Swakopmund. Proof of ownership has been attached together with the application.

4. Zoning, Locality and Size

Erven 10827, 10828, and 10829, Swakopmund are zoned "*General Residential 2*," with a density of 1:250 m², as illustrated in the figure below. The Erven are situated in Extension 42 in proximity to the DRC informal settlement, north of the Swakopmund Municipal Aerodrome. The erven measure 1,884 m², 2,382 m², and 2,574 m² in extent, respectively.



The subject properties are situated within an extension area that is currently undergoing the municipal servicing process. Council has already committed to the provision of the required bulk and internal engineering services to facilitate the development of the extension in accordance with the approved layout plan. Therefore, all additional infrastructure resulting from the proposed development shall be the responsibility of the applicant or the prospective owner of the property. Furthermore, all parking requirements will be met in full compliance with the Swakopmund Zoning Scheme.

The proposed development was advertised on the 8 and 15 May 2026 in the Namib Times and The Namibian newspapers. Closing dates for objections was on the 8 June 2026. A notice was also placed on site for public comments and the Municipal Notice Board. Notice was also given to neighbouring property owners via registered mail.

7. Proposal

It is the intention of the owners to consolidate Erven 10827, 10828, and 10829, Swakopmund Extension 42, into a single land parcel, designated as Consolidated Erf X, (as illustrated in the table blow) to facilitate the development of affordable freehold-title detached housing. This initiative aligns with the Municipal Council of Swakopmund's decision to alienate the land to the Shack Dwellers Federation of Namibia (SDFN), with the specific

goal of providing accessible homeownership opportunities within a secure residential framework.

Erf Number	Erf Size (m²)
10827	1884
10828	2382
10829	2574
Total Size	6840

The subject site is ideally positioned for this purpose, as its size, shape, and existing street frontage allow for a layout that is highly compatible with the surrounding residential fabric. There is currently a significant demand for smaller, more affordable erven in this neighborhood, and the proposed development seeks to address this need through a well-considered consolidation and subsequent subdivision. Following the consolidation, the newly created Erf X will be subdivided into 20 portions, comprising Portions 1 to 19 and Remainder, each specifically designed to accommodate a single-family dwelling unit. See table below:

Portion Number	Portion Size (m²)	Portion Number	Portion Size (m²)
Portion 1	335	Portion 11	360
Portion 2	303	Portion 12	303
Portion 3	457	Portion 13	308
Portion 4	308	Portion 14	334
Portion 5	308	Portion 15	313
Portion 6	432	Portion 16	303
Portion 7	410	Portion 17	310
Portion 8	303	Portion 18	393
Portion 9	308	Portion 19	311
Portion 10	380	Remainder Consolidated Erf X	350
Total	6840		

To ensure the technical framework supports this housing typology, the application further proposes the rezoning of these 20 resulting portions from “General Residential 2” (1:250m²) to “Single Residential” with a density of 1:300m². This transition is both necessary and appropriate, as it shifts the land use away from higher-intensity residential blocks toward individual freehold title housing. The proposal represents efficient use of currently vacant land that remains fully consistent with the character of the area while fulfilling a critical social mandate for affordable housing in Swakopmund.

8. Evaluation

The proposed consolidation, subdivision, and rezoning of Erven 10827, 10828, and 10829, Swakopmund Extension 42, is supported as it represents a well-planned and sustainable residential development that aligns with the Municipality's strategic objectives of promoting affordable homeownership, efficient land utilization, and orderly urban development.

The application gives effect to the Municipal Council of Swakopmund's decision to alienate the subject properties to the Shack Dwellers Federation of Namibia (SDFN) for the development of affordable freehold-title residential erven. The proposal will directly contribute to addressing the increasing demand for affordable housing opportunities within the municipality by creating twenty (20) individual residential erven that can be

owned and developed independently. This approach promotes security of tenure, wealth creation through property ownership, and improved living conditions for beneficiaries.

The consolidation of the three adjoining erven into a single land parcel is a logical planning approach that enables the preparation of an efficient subdivision layout. The proposed subdivision has been designed to maximize the development potential of the site while ensuring that each accompanying erf is appropriately sized and configured for detached single residential development. The proposed average erf size of approximately 300m² is considered suitable for affordable housing and is consistent with contemporary planning principles that encourage compact, efficient, and sustainable urban development.

The proposed rezoning from General Residential 2 with a density of 1:250 m² to Single Residential with a density of 1:300m² is both justifiable and desirable. Although the existing zoning permits a higher residential density, it is primarily intended for sectional title or multiple-unit developments. The proposed rezoning instead facilitates freehold-title detached dwellings, which is more appropriate for the intended beneficiaries of the project and aligns with Council's objective of expanding opportunities for individual land ownership.

Furthermore, the development remains compatible with the surrounding residential environment and will not introduce land uses that are incompatible with the established character of the area. The proposal makes efficient use of vacant urban land located within an approved residential extension, thereby contributing to urban infill and preventing unnecessary urban sprawl.

Regarding engineering services, the subject properties are situated within Swakopmund Extension 42, where Council is currently undertaking the servicing of the extension and all additional infrastructure resulting from the proposed development shall be the responsibility of the applicant or the prospective owner of the property. The proposal also advances the objectives of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), by promoting sustainable land development, efficient use of urban land, and the provision of equitable access to residential land. It further supports the Municipality's broader housing strategy by increasing the supply of affordable serviced residential erven within the urban area.

9. **Title Deeds Conditions**

The current title deed conditions registered against Erven 10827, 10828 and 10829, Swakopmund extension 42 be cancelled and the following title deed conditions be registered against Portions 1-19 and Remainder:

- (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 (No.5 of 2018).*
- (ii) *The building value of the main building, including the outbuilding to be erected on the erf, shall be at least two times the municipal valuation of the erf.*

10. Conclusion

The proposed development does not present any negative or detrimental impacts on the existing neighborhood character and remains in full compliance with the provisions of the Swakopmund Zoning Scheme and the Urban and Regional Planning Act, 2018.

The proposal is entirely consistent with the residential character of the surrounding area, making efficient use of existing infrastructure and contributing positively to the diversification of housing options within Swakopmund. It provides for smaller, more affordable freehold erven, direct aligns with the broader planning objectives of creating sustainable, inclusive, and well-integrated residential developments that cater to the diverse socio-economic needs of the community. Therefore, the proposed consolidation of Erven 10827, 10828, and 10829, Swakopmund Extension 42, into consolidated Erf X and subsequent subdivision and rezoning into 19 portions and remainder, can be favorably supported.

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

- (a) **That the consolidation of Erven 10827, 10828, and 10829, Swakopmund, Extension 42, into Consolidated Erf X be approved.**
- (b) **That the subsequent subdivision of Consolidated Erf X into 20 portions (comprising Portions 1 to 19 and the Remainder) be approved in accordance with the proposed subdivision layout.**
- (c) **That the rezoning of the newly created 20 portions from *General Residential 2* with a density of 1:250m² to *Single Residential* with a density of 1:300m² be approved.**
- (d) **The current title deed conditions registered against Erven 10827, 10828 and 10829, Swakopmund extension 42 be cancelled and the following title deed conditions be registered against Portions 1-19 (portions of Erven 10827, 10828 & 10829, Swakopmund Extension 42) and the Remainder of Swakopmund Extension 42.**
 - (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 (No.5 of 2018).***
 - (ii) ***The building value of the main building, including the outbuilding to be erected on the erf, shall be at least two times the municipal valuation of the erf.***
- (e) **That all costs associated with the provision and installation of service connections to each new erf, including any required relocation, alteration, or upgrading of existing services, be borne by the developer to the satisfaction of the Local Authority, Erongo RED, and Telecom Namibia.**
- (f) **That the applicant obtains Erf Numbers from the Surveyor General before certification of the subdivisional and consolidation plans by the Council's Town Planner.**

- (g) That upon presentation of Erf numbers obtain from the Office of the Surveyor General by the applicant to the Town Planning Department, the Town Planner issue the subdivision certificate.
 - (h) That the applicant provides proof that the consolidated and subdivided Erf has been surveyed and registered by the Deeds Registrar before submission of any development proposal (building plans and/or building line relaxations) for Council approval.
 - (i) That the Planning Department facilitates the promulgation of the consolidation of Erven 10827,10828 and 10829 Swakopmund Extension 42 into a newly Consolidated Erf "X", subdivision of Consolidated Erf X into 19 portions and Remainder and the rezoning of Portions 1-19 and Remainder from "*General Residential 2*" with a density of 1:250m² to "*Single Residential*" with a density of 1:300m² in accordance with the Authorised Planning Authority approval conditions.
-

ANNEXURE A – APPLICATION FORM



17/11/17
ORIGINAL



FORM A: CHECKLIST

LAND PARCEL NO. 10827.10828.10829 Swk Ext.42

This checklist should appear as the top page of any application

TOWN PLANNING APPLICATIONS SUBMITTED FOR CONSIDERATION BY THE SWAKOPMUND MUNICIPAL COUNCIL

NO.	DOCUMENT DESCRIPTION	ITEM NUMBER	ATTACHED (YES / NO OR N/A)
1.	Application by the consultant or land parcel owner	Attached as Annexure A	YES
2.	Site details a. Locality and detailed sketch plan (illustration of the whole Swakopmund Municipal boundary in relation to the concerned site). b. Land parcel number(s) allocation by the Office of the Surveyor General	Attached as Annexure B & -	YES
3.	Conditions to be registered (if applicable)	Attached as Annexure C	YES
4.	Special power of attorney, including revenue stamps with relevant initials.	Attached as Annexure D	YES
5.	Closure or environmental clearance certificate (if applicable)	-	N/A
6.	Previous Board approval (URPB)	-	N/A
7.	Roads Authority approval together with the sketch plan indicating access point (s)	-	N/A
8.	Legal entity ownership a. Copy of the Founding Statement (cc1/2) (if registered in the name of a Close Corporation), b. Copy of the Company Resolution (if registered in the name of a Company)	- -	N/A
9.	Copy of the Title Deed or Certificate of Registered Title	Annexure E	YES
10.	Conditions of establishment attached to all copies.	-	N/A

Instruction: Support document and information must be attached to the application in the order as appears on the checklist.

Note: Any relevant additional document not listed on the checklist should be attached after item number 10. Four (4) original colour and an electronic version of the application should be submitted at the same time. Township establishment applications must be submitted with three (3) A0 colour layout plans and an erven listing.



ANNEXURE A

Application by the Consultant or
Land Parcel owner

**STEWART PLANNING**
TOWN & REGIONAL PLANNERS

First Floor 122 On Main
122 Sam Nujoma Avenue
Walvis Bay

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

Reference: 10827, 10828 & 10829**26 February 2026****APPLICATION TO CONSOLIDATE, SUBDIVIDE & REZONE ERVEN 10827, 10828 & 10829
SWAKOPMUND EXTENSION 42**

Consolidation into newly Consolidated Erf X
Subdivision into 20 Erven (19 Portions and Remainder).
Rezoning Portions 1-19 and Remainder from General Residential 2 with a density of
1:250m² to Single Residential with a density of 1:300m².

Submission to:

Chief Executive Officer
Municipal Council of Swakopmund
c/o Rakotoka Street and Daniel Kamho Avenue
PO Box 53
Swakopmund

Prepared for:

Shack Dwellers Federation of Namibia/Namibia Housing Action Group (SDFN/NHAG)

On behalf of the Municipal Council of Swakopmund as the current landowner

Prepared by:

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

TABLE OF CONTENTS

TABLE OF CONTENTS	1
ATTACHMENTS	1
1. INTRODUCTION	2
2. PROPERTY DESCRIPTION	2
3. LOCALITY	3
4. PROPOSED CONSOLIDATION, SUBDIVISION AND REZONING	3
4.1. ACCESS AND PARKING	5
4.2. SERVICES	6
5. DEMAND, NEED, AND DESIRABILITY	6
6. STATUTORY/POLICY SUPPORT	7
6.1. Swakopmund Zoning Scheme	7
6.2. Swakopmund Urban Structure Plan 2020-2040	7
6.3. ALAN Panhandle	8
6.4. MURD Town Planning Standards and Urban Design Guidelines	8
6.5. Environmental Impact Assessment and Environmental Clearance Certification	9
7. SUMMARY	9
8. PUBLIC CONSULTATION	10
9. RECOMMENDATION	10

ATTACHMENTS

- Annexure B: Locality and detailed sketch plans
- Annexure C: Conditions to be registered
- Annexure D: Special Power of Attorney
- Annexure E: Copy of the Certificate of Registered Title



1. INTRODUCTION

It is the intent of this report to apply for the consolidation of Erven 10827, 10828 & 10829 Swakopmund Extension 42 into Consolidated Erf X. It is the further intent of the report to apply for the subdivision of the consolidated Erf X into 20 Erven (19 Portions and Remainder). Lastly, the reports apply for the rezoning of Portion 1-19 and Remainder Swakopmund Extension 42 (**the site**) from General Residential 2 with a zoning density of 1:250m² to Single Residential with a zoning density of 1:300m².

The Municipal Council of Swakopmund has alienated the land to the Shack Dwellers Federation of Namibia (SDFN) to utilize the land for more affordable freehold title detached housing.

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

1. 97(1)(e) for the **CONSOLIDATION** of Erven 10827, 10828 & 10829 Swakopmund Extension 42 into Consolidated Erf X.
2. 97(1)(e) for the **SUBDIVISION** of the newly consolidated Erf X into 20 Erven (19 Portions & the Remainder)
3. 97(1)(a) **REZONING** of Portions 1-19 and Remainder from General Residential 2 (1:250m²) to Single Residential (1:300m²).

2. PROPERTY DESCRIPTION

The property description is given in the table below:

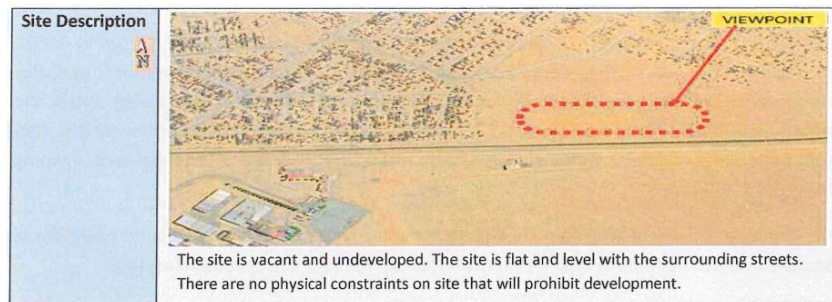
Table 1: Erven 10827, 10828 & 10829 Swakopmund Extension 42 – Property Description.

ERVEN 10827, 10828 & 10829 SWAKOPMUND EXTENSION 42	
Local Authority	Municipal Council of Swakopmund
Township	Swakopmund
Extension	42
Size	1 884m ² , 2 382m ² & 2 574m ² respectively (Combined size-6840m ²)
Owner	The Shack Dwellers Federation of Namibia (Swakopmund) has purchased the 3 properties from the Municipal Council of Swakopmund. - Copy of the Power of Attorney (POA) form is attached as Annexure D . - Copy of the Certificate of Registered Title is attached as Annexure E .
Zoning	General Residential 2 with a zoning density of 1:250m ²

LEGEND:

- Single Residential
- General Residential 2
- Public Open Spaces
- Local Authority
- Local Business





3. LOCALITY

The site is situated on the northeastern corner of Swakopmund Municipal Aerodrome in proximity to DRC settlement. Figure 1 below shows the locality of the site. The Locality Map is attached as Annexure B.



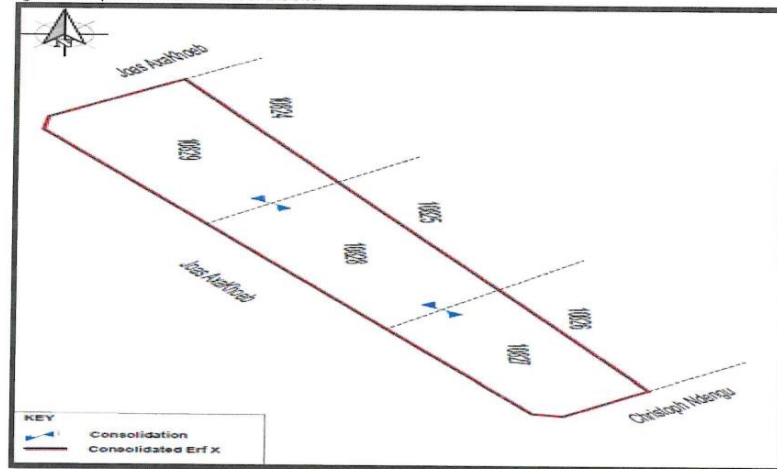
Figure 1: Locality of the site and surrounding area.

The site is ideally located in terms of its size, shape, access to streets, and compatibility with the surrounding residential area to be utilized for the provision of affordable freehold title detached housing in Swakopmund, and Swakopmund Extension 42.

4. PROPOSED CONSOLIDATION, SUBDIVISION AND REZONING

Given the current General Residential 2 zoning with a density of 1:250m², the site has the potential to be theoretically developed for 27 dwelling units through a sectional title scheme. However, there is a need for smaller, more affordable erven to be utilized for freehold title detached housing in this residential neighborhood, therefore the need for consolidation, subdivision, and rezoning. Figure 2, and Table 2 and 3 on pages 4 and 5 represent the proposed consolidation, subdivision, and rezoning, respectively.

Figure 2: Proposed consolidation of the site.



Subdivision Plan	Land Parcel	Area (m ²)
	Portion 1	335
	Portion 2	303
	Portion 3	457
	Portion 4	308
	Portion 5	308
	Portion 6	432
	Portion 7	410
	Portion 8	303
	Portion 9	308
	Portion 10	380
	Portion 11	360
	Portion 12	303
	Portion 13	308
	Portion 14	334
	Portion 15	313
	Portion 16	303
	Portion 17	310
	Portion 18	393
	Portion 19	311
	Remainder	350
Total		6840

The Subdivision Plan is attached as Annexure B.

Table 2: represents the proposed subdivision.

Table 3: Proposed rezoning of the site.

BEFORE REZONING	AFTER REZONING
General Residential 2 (1:250m ²)	Single Residential (1:300m ²)

The Zoning Plan is attached as Annexure B.

Given the size and shape of the site, 20 Erven (19 Portions and the Remainder) can be created of which the majority has a regular rectangular shape that is preferred for the Single Residential land use zone. The conditions to be registered are attached as Annexure C.

4.1. ACCESS AND PARKING

The access to the newly created portions is not foreseen to cause traffic problems or congestion. Below is a description of how each newly created portion will receive suitable access, which should be read in conjunction with the proposed subdivision plan and Table 2 on page 4.

- ✓ Portion 1 has dual access frontage from Joas Axakhoeb Street as a corner erf.
- ✓ Portion 2 will gain access from Joas Axakhoeb Street.
- ✓ Portions 3, 6, 7, 10, 11, 14, 15, and 18 will each gain access from individual panhandles which ownership and right of way will be vested in the title deed of each plot.
- ✓ Portions 4, 5, 8, 9, 12, 13, 16 and 17 will gain access from Joas Axakhoeb Street.
- ✓ The remainder will gain access from Joas Axakhoeb Street and Christoph Ndengu Street as a corner erf.

Joas Axakhoeb Street (30m wide) and Christoph Ndengu Street (30m wide) are all wide enough to accommodate residential traffic and are considered suitable to provide safe and easy access to the newly created portions. All panhandles are 4-metre wide, and the maximum length is 20 metres. The subdivision is envisioned to cater for low-cost housing units; therefore, all portions that will gain access from the panhandles will cater for 1 dwelling unit for occupation by a single family only as per the proposed density of 1:300. Furthermore, sufficient space will be available and planned for suitable parking on all the newly created portions which will be evaluated with the submission of the building plans.

In conclusion, safe and suitable access to each new portion together with sufficient parking can be achieved without causing traffic congestion or negatively affecting the future amenity of the area.

4.2. SERVICES

The provision of services is compensated for in the following manner:

- 1) Payment of a once-off 7.5% endowment fee for every new Portion will help the Swakopmund Municipality to upgrade and/or maintain its overall bulk infrastructure and.
- 2) Provision and installation of service connections to each new Erf, at the developer's cost, to the satisfaction of the Local Authority, Erongo RED, and Telecom Namibia.

The current zoning and density allow up to 27 dwelling units on the site. Thus, there is sufficient capacity to serve the proposed 20 dwelling units that will be developed on the newly created erven.

5. DEMAND, NEED, AND DESIRABILITY

There is a need in the market for smaller, more affordable freehold title detached housing. Due to the size, shape, and accessibility of the site, it is considered suitable and ideal for the purpose of delivering smaller, more affordable freehold title detached housing.

The site measures 6 840m² and is zoned General Residential 2 with a density of 1:250m² and can therefore be theoretically developed for 27 dwelling units through a sectional title scheme. The Swakopmund Municipal Council deemed it fit to allocate the piece of land for the provision of a different housing type (freehold title) than initially planned (sectional title).

No development has taken place on the site in terms of its current General Residential 2 zoning since the establishment of the Swakopmund Extension 42.

When considering the compatibility of the proposed development with the surrounding properties, it can be seen from Figure 3 below that the proposed development of free hold dwelling units will be complementary and enhance the mixed-use node of the surrounding area.



Figure 3: Compatibility of the proposed development with immediate and wider context to the site.

Through the proposed development, temporary employment during the construction phase will be provided. The proposed development will also generate an increase in monthly payments of service charges by each owner of the newly created erven. The proposed development will have a direct/indirect positive impact on economic growth, which is much needed considering the Country's current economic status.

In conclusion, the proposed development will address the demand, need, and desirability for smaller, more affordable freehold title detached housing in Swakopmund.

6. STATUTORY/POLICY SUPPORT

6.1. Swakopmund Zoning Scheme

The table on the next page shows how the proposed consolidation, subdivision and rezoning of the site from General Residential 2 (1:250m²) to Single Residential (1:300m²) will comply with the clauses/provisions/restrictions set out in the Swakopmund Zoning Scheme for Single Residential zoned land:

Table 4: Compliance with Clause 5A of the Swakopmund Zoning Scheme.

Single Residential Requirements	Compliance
Primary Uses "Dwelling Unit"	The newly created properties, as a result of the subdivision, will each be developed with a dwelling unit.
Definition Dwelling Unit means: "a dwelling with or without an outbuilding consisting of mutually adjacent rooms with a kitchen and with at least a bathroom and toilet facilities and designed for occupation by a single household....."	All dwelling units will be designed for occupation by a single household and will provide the associated facilities as defined.
Minimum erf size No newly created single residential erf shall be smaller than 300m ²	Portions 1-19 and the Remainder are larger than the required 300m ² minimum erf size for single-family housing.
Density No buildings in the Single Residential zone may exceed the densities specified in Table A1	The density zone of 1:300m ² will be complied with.
Parking As determined by Council	Suitable on-site parking will be provided for each newly created portion. 1 parking bay per dwelling unit is accepted.
Height, Coverage, Bulk, Building lines & Additional land-use restrictions.	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.
Betterment Fee Not applicable when rezoning from General Residential to Single Residential	N.A.

6.2. Swakopmund Urban Structure Plan 2020-2040

The site is situated in a residential area which has an existing high residential density character as indicated in Figure 4 on the next page.



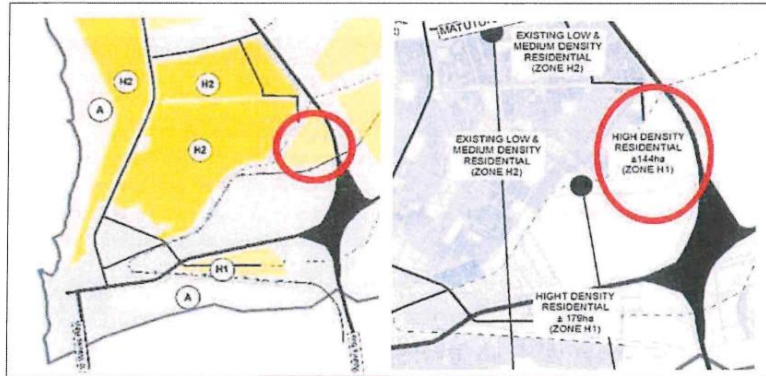


Figure 4: Location of the site (in red) in proximity to residential Zone H2 as per the Swakopmund Urban Structure Plan 2020-2040.

The proposed development will not change the character of the residential neighborhood and will strengthen the residential character by providing affordable freehold title housing on available land within an existing township. The site is earmarked for the provision of housing which is achieved with the proposed development. The only change is in the type of housing; 20 freehold title erven instead of 27 sectional title dwelling units. Although mixed housing typologies are identified as a spatial strategy for the future Swakopmund, the implementation thereof will naturally occur/be preferred near existing nodes throughout the town. Swakopmund Extension 42 is a new township establishment with no current nodes within or near the township. As the township grows and becomes more developed, the need for mixed housing typologies might start to develop and other suitable General Residential erven remain to accommodate this future need.

6.3. ALAN Panhandle

The proposed subdivision and the development will create 8 portions that will use panhandle access. This is a result of the shape of the consolidated portion and the number of freehold erven that are required to cater for the Shack Dwellers Federation Saving Group. All panhandles are 4-metre wide, and the maximum distance is 20-metre. Therefore, with reference to the ALAN Panhandle policy for panhandle widths in residential subdivisions, the application is compliant-see table 5 below for ease of reference.

Table 5: Proposed width of panhandles versus distance and number of dwelling units.

Table – proposed width of panhandles versus distance and number of dwelling units.				
Distance	Dwelling Units			
	1	2	≥3 to 6	≥7
≤30	4m	4m	5m	6m
≤45	4m	5m	5m	6m
>45	5m	6m	6m	6m

6.4. MURD Town Planning Standards and Urban Design Guidelines

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



Table 6: Evaluation of application i.t.o. the Ministerial Town Planning Standards and Urban Design Guidelines.

Policy Directive	Evaluation
Minimum erf sizes	Portions 1-19 and the Remainder are larger than the required 300m ² minimum erf size for single-family housing.
General street layout and width	Suitable access to 12 new portions can be obtained from the adjacent 2 streets: Joas Axakhoeb Street (30m) and Christoph Ndengu Street (30m). The rest of the 8 new portions will gain access from a 4-metre-wide panhandle which is wide enough to provide easy and safe access to each portion. The street width remains sufficient in size to accommodate space for pedestrians, landscaping, street furniture, parking, and municipal services.
Open Spaces	No new open spaces are created with the consolidation, subdivision, and rezoning. Sufficient Open Spaces were created with the establishment of the Swakopmund Extension 42 Township.
Main roads/Bypass roads	No access is taken from Main or Bypass Road, but rather from urban streets. Therefore, no building restrictions in this regard apply.
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, subdivision and rezoning is made in terms of Section 97(1)(e) & 97(1)(a) of the <i>Urban and Regional Planning Act, Act no. 5 of 2018</i> , and all legislative procedures in terms of this Act will be followed.
Local Economic Development	The application and proposed development 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. In principle, the application can be regarded as a driver of local economic development, in the form of housing provision, which will contribute to the overall improvement of the Swakopmund Extension 42 residential neighborhood.
Principles for town planning and design	With the proposed consolidation, subdivision and rezoning, spatial justice and good governance are promoted in ensuring that the use of the property for freehold title detached housing corresponds with the Single 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.

6.5. Environmental Impact Assessment and Environmental Clearance Certification

An Environmental Impact Assessment or Environmental Clearance Certificate is not required as there is no public road or street being created by the proposed subdivision.

7. SUMMARY

The proposed consolidation, subdivision and rezoning of the site as motivated in this report, can be favorably considered for the following reasons as summarized on the next page:



- ✓ The site is ideally located in terms of its size, shape, access to streets, and compatibility with the surrounding residential area to be utilized for the provision of affordable freehold title detached housing in Swakopmund Extension 42.
- ✓ Safe and suitable access to each newly created portion together with sufficient parking will be achieved and there is sufficient capacity for adequate service provision.
- ✓ All the newly created portions are larger than the required 300m² minimum size for single-family housing.
- ✓ 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 neighborhood.
- ✓ The proposed development is supported in terms of the applicable town planning statutory/policy guidelines.

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

8. PUBLIC CONSULTATION

The public will be notified of the application in terms of Section 99 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and Section 10 of the Act Regulations. A notice will be published in the Government Gazette and two newspapers for two consecutive weeks, and a notice will be erected at site and at the Municipality's noticeboard. Notice letters will also be given out to identified neighboring landowners. Once the deadline for lodging representations, comments and/or objections has lapsed, the Proof of giving notice report will be submitted to the Swakopmund Municipality.

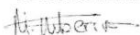
9. RECOMMENDATION

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

1. 97(1)(e) for the **CONSOLIDATION** of Erven 10827, 10828 & 10829 Swakopmund Extension 42 into Consolidated Erf X.
2. 97(1)(e) for the **SUBDIVISION** of the newly consolidated Erf X into 20 Erven (19 Portions & the Remainder)
3. 97(1)(a) **REZONING** of Portions 1-19 and Remainder from General Residential 2 (1:250m²) to Single Residential (1:300m²).

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

Yours faithfully,

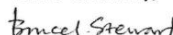


Mario Mberira

Town and Regional Planner in Training (NCTRP)



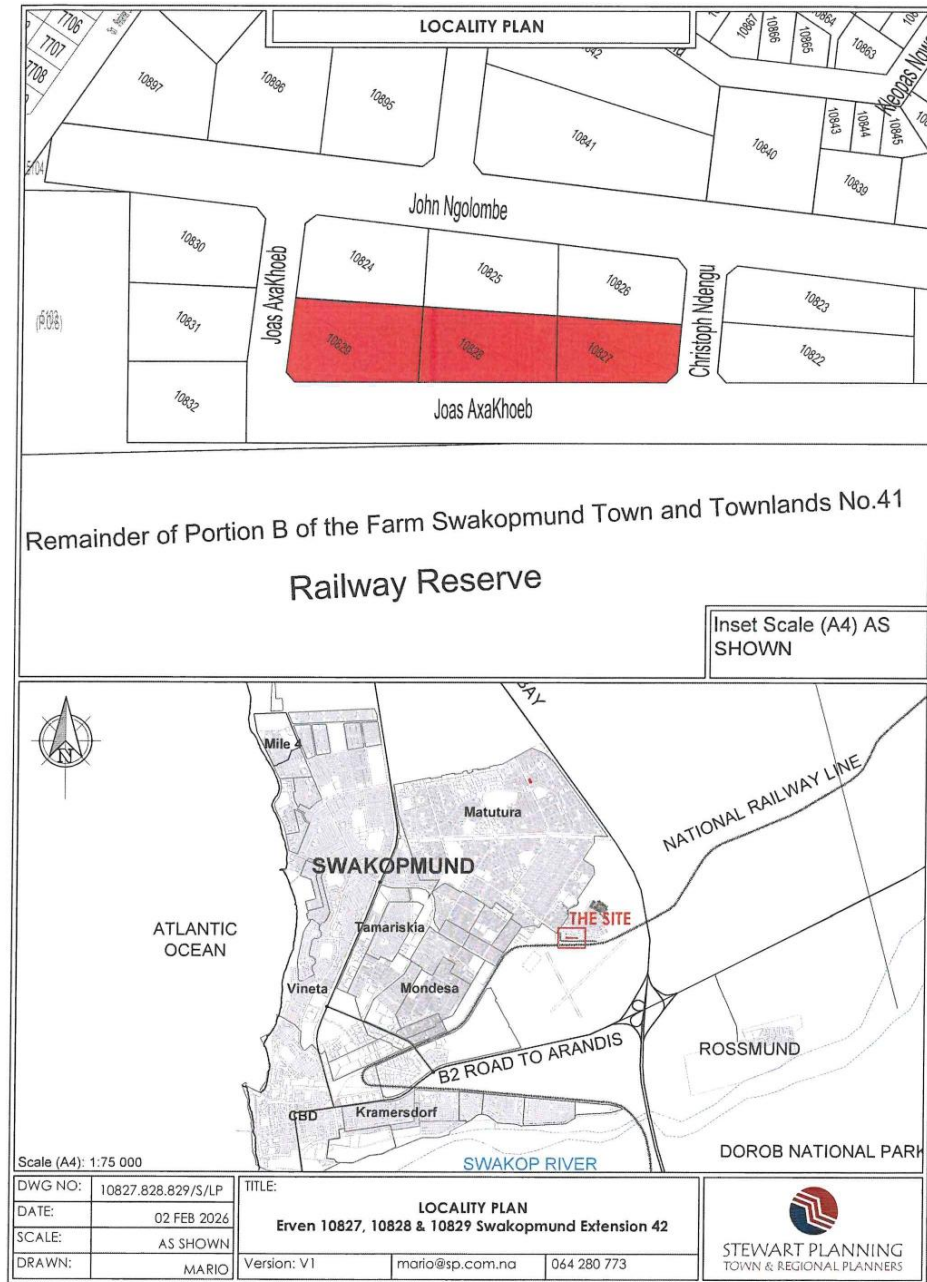
Yours faithfully,

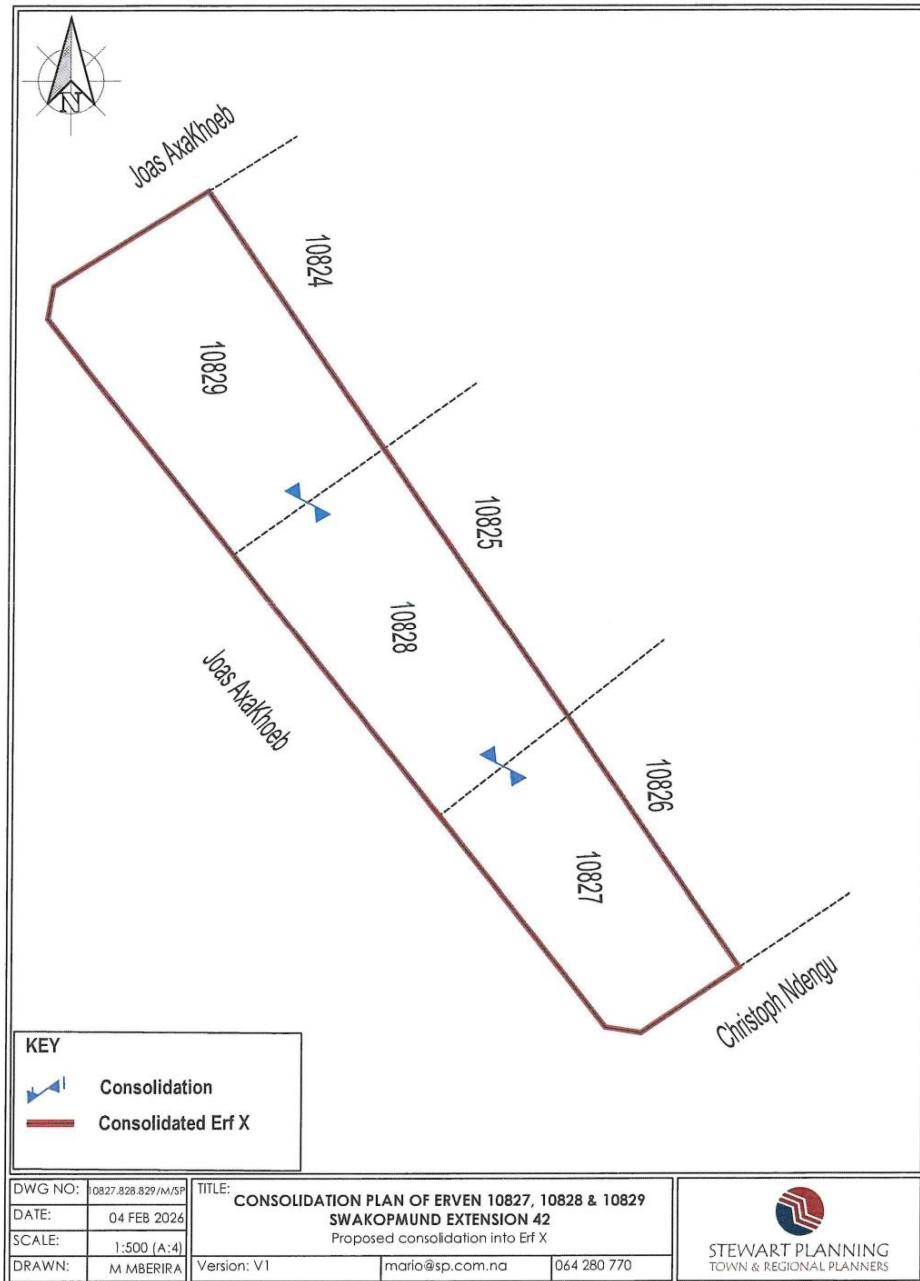


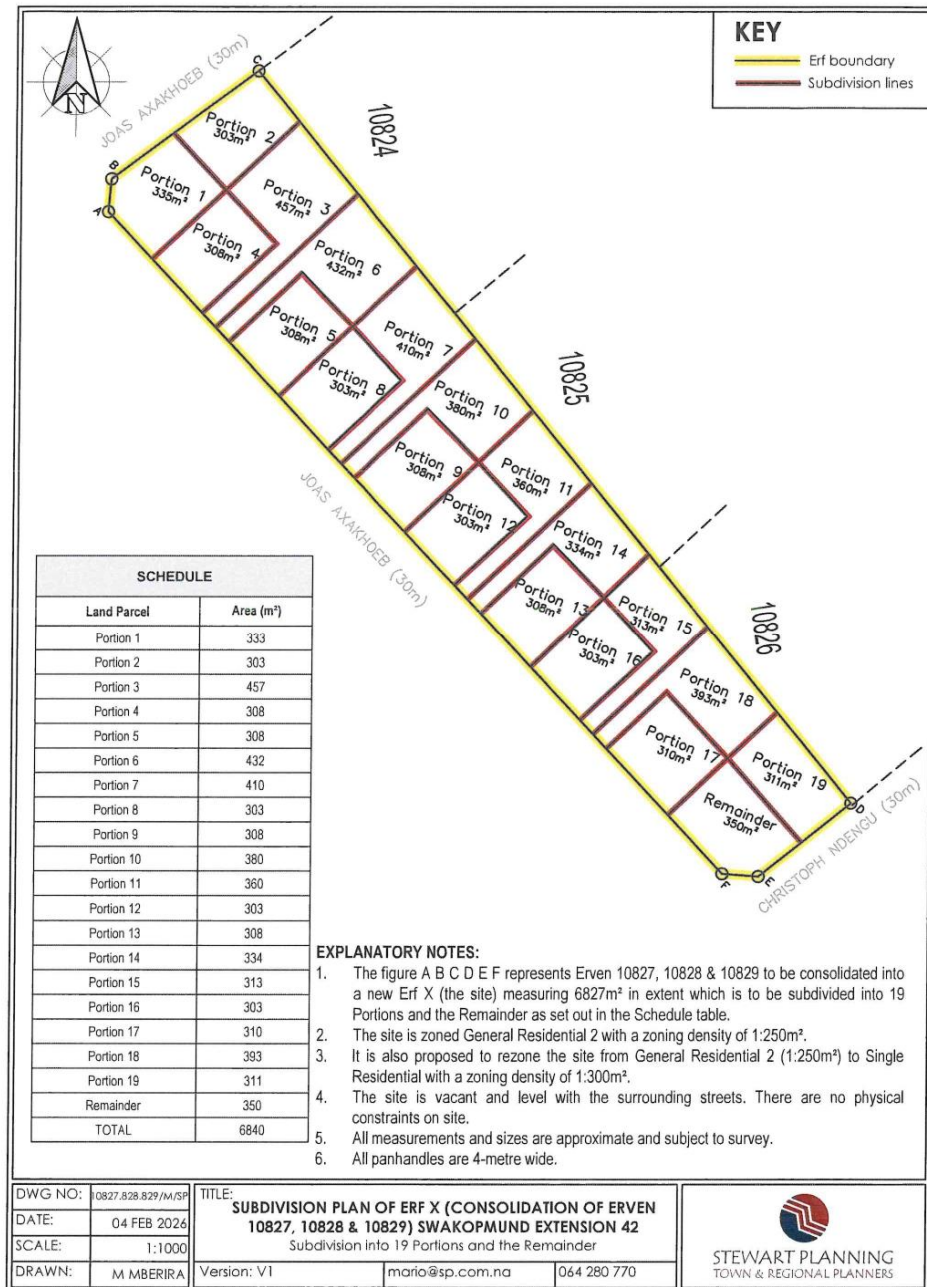
Bruce Stewart

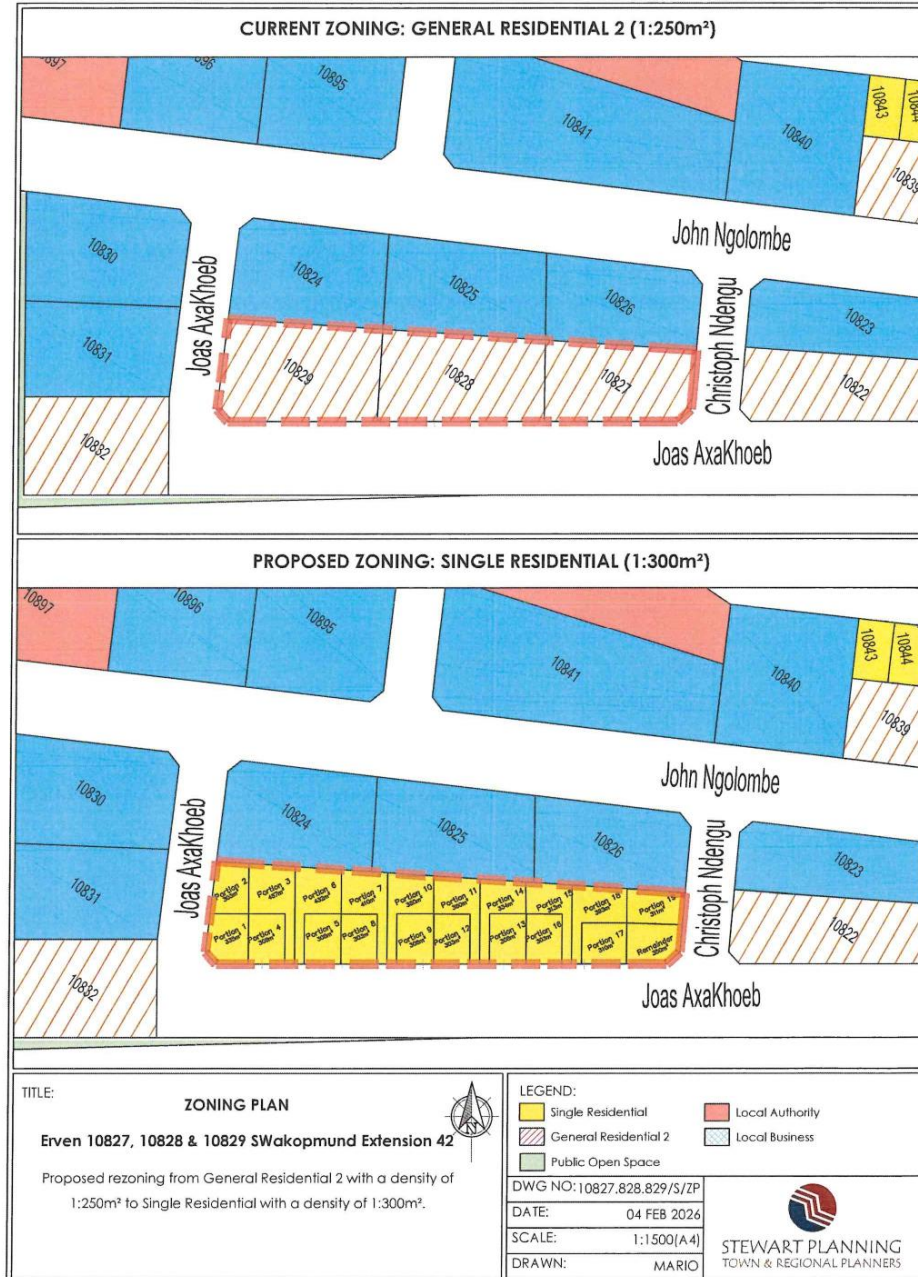
Town Planner











CONDITIONS TO BE REGISTERED

**CONSOLIDATION, SUBDIVISION AND REZONING OF ERVEN 10827, 10828
AND 10829 SWAKOPMUND EXTENSION 42**

It is recommended that the title deed conditions registered against Erven 10827, 10828 and 10829 Swakopmund Extension 42 be cancelled and the following title deed conditions be registered against Portions 1-19 (portions of Erven 10827, 10828 & 10829 Swakopmund Extension 42) and Remainder of Swakopmund Extension 42.

IN FAVOUR OF THE LOCAL AUTHORITY

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



SPECIAL POWER OF ATTORNEY

I, the undersigned (full names) **Alfeus Benjamin (ID NO 67072700013)**
 in my capacity as the **Chief Executive Officer**
 the registered owner of the **Erven 10827, 10828 & 10829 Swakopmund**
Extension 42
 do hereby nominate, constitute and appoint

Stewart Planning Town and Regional Planners
P O Box 2095,
Walvis Bay

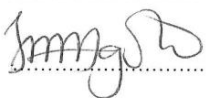
With power of Substitution, to be my lawful Attorney and Agent in my name, place and stead, to make the necessary application to the Swakopmund Municipal Council and to the Ministry of Urban and Rural Development; Urban and Regional Planning Board for the:

- **Consolidation of erven 10827, 10828 and 10829 Swakopmund Extension 42 into Erf X.**
- **Subdivision of Erf X Swakopmund Extension 42 into 20 erven (19 Portions and Remainder) and subsequently**
- **Rezoning of Portions 1-19 and Remainder to General Residential with a density of 1:250 to Single Residential with a density of 1:300.**

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

Signed at Swakopmund on this **27th** day of **February 2026** in the presence of the undersigned witnesses.

WITNESSES:

1. 
2. 





+264 64 410 4111 | swkmun@swkmun.com.na | P O Box 53, Swakopmund, Namibia

Ref: 15/2/1/4

Enquiries: Nikolas Ndeikonghola

09 October 2025

The National Coordinator
The Shack Dwellers Federation of Namibia (SDFN)
Namibia Housing Action Group (NHAG)
P O Box 21010
WINDHOEK

Attention: Mr Heinrich Amushila

heinrich@nhag.org.na

Dear Sir,

SHACK DWELLERS FEDERATION OF NAMIBIA: SALE OF GENERAL RESIDENTIAL ERVEN 10827, 10828 & 10829, EXTENSION 42, SWAKOPMUND

We refer to the above-mentioned matter, as well as your email and its attachments received on **3 July 2025**.

Kindly be informed that your application for land was submitted to Council for consideration. The matter was deliberated upon during the Ordinary Council Meeting held on 3 October 2025, under Item 11.1.5, and the following resolution was passed:

- (a) That Council takes note of the successful track record and ongoing progress of the Shack Dwellers Federation of Namibia and Namibia Housing Action Group in providing affordable housing in Swakopmund.
- (b) That Council approves in principle the sale of three (3) General Residential 2 erven in Extension 42, Swakopmund, to the beneficiaries as per the list to be submitted by Shack Dwellers Federation of Namibia and Namibia Housing Action Group as follows:

No	Erf No	Extension	Size (m ²)	Zone	Purchase Price at Development Cost
1.	10827	42	1884	General Residential 2	To be determined
2.	10828	42	2382	General Residential 2	To be determined
3.	10829	42	2574	General Residential 2	To be determined
		Total	6830		

- (c) That the purchase price be the development cost of servicing Extension 42, Swakopmund.



- (d) That the erven be allocated directly to beneficiaries, who must be first-time homeowners, in accordance with the list to be submitted by the Shack Dwellers Federation of Namibia.
- (e) That the necessary Need and Desirability and planning applications for the proposed development be submitted to the Ministry of Urban and Rural Development by Shack Dwellers Federation of Namibia, through the Engineering and Planning Services Department, and at the cost of Shack Dwellers Federation of Namibia.
- (f) That before application for ministerial approval in terms of Section 30(1)(t) of the Local Authorities Act, Act 23 of 1992 (as amended), the sale be advertised in terms of Section 63 (2) of the Local Authorities Act, Act 23 of 1992 (as amended) at the cost of Shack Dwellers Federation of Namibia.
- (g) That the layout and design of the water and sewerage infrastructure be submitted to the Engineering and Planning Services Department for approval before construction.

Kindly take note of the following matters for your attention and action:

- Liaise with the Engineering and Planning Services Department to initiate a Need and Desirability, as well as other statutory applications, including rezoning, Environmental Impact Assessments (EIAs), and subdivision of General Residential erven to residential erven, and all associated costs shall be borne by SDFN.
- The purchase price of Erven 10827, 10828, and 10829 Extension 42, Swakopmund will be based on the final development cost of servicing; and which will only be confirmed upon completion of the servicing process currently underway.
- Allocations will be made directly to the beneficiaries. Therefore, once subdivision is completed and the number of erven created has been determined, you will be required to submit a list of proposed beneficiaries for Council's approval. Please note that all beneficiaries must be first-time homeowners, and a resident of Swakopmund.
- The list of beneficiaries will then be advertised in accordance with Section 63(2) of the Local Authorities Act, (Act 23 of 1992), as amended at the cost of SDFN.
- Detailed layout and design plans for service reticulation of all erven to be subdivided from the General Residential erven should be submitted to the Engineering and Planning Services Department for review and approval before installation of services.

Should the Shack Dwellers Federation of Namibia (SDFN) agree to the above terms and wish to proceed, please accept the offer in writing by **7 November 2025**.

For any further enquiries, please do not hesitate to contact Mr Nikolas Ndeikonghola at 064 410 4232/ ndeikonghola@swkmmun.com.na.

Yours Sincerely


Mpasi Haingura
GENERAL MANAGER: CORPORATE SERVICES & HC
 /nsn



cc: General Manager: Engineering and Planning Services
 General Manager: Finance



SHACK DWELLERS FEDERATION OF NAMIBIA (SDFN) AND
NAMIBIA HOUSING ACTION GROUP (NHAG)

Improving the lives of Poor People in Namibia

P O BOX 21010
WINDHOEK
NAMIBIA

Tel 239398 fax 239397

31 May 2022

Chief Executive Officer
Swakopmund Municipality
Swakopmund

Dear Mr. Benjamin

Re: Invitation to attend the official handover ceremony of 32 houses

Honourable Erastus Uutoni, Minister of Urban and Rural Development will officiate the handover of 32 houses constructed by the Shack Dwellers Federation of Namibia.

I have been requested by the Shack Dwellers Federation of Namibia at Swakopmund to invite Mayor, Honourable Town Councillors, CEO and Staff to attend the handover ceremony of 32 houses on the 17th of May 2022 at 10h00. Of the 32 houses, one house belongs to a Standard bank non-clerical staff at the Swakopmund branch. This will be the first house for a Standard bank staff for their non-clerical staff members. Standard bank will launch the housing scheme for non-clerical employees.

16 houses are funded through the Ministry's annual funding 2020/2021, houses' construction could not start due to the delay in building plans approval transfer of title deeds, 15 houses funded through SDFN revolving fund and one staff member funded by Standard bank themselves.

We are further requesting Her Worship the Mayor to do the welcoming remarks.

We would appreciate if this matter received your highest attention

Yours truly in development

Heinrich Amushila
NHAG Co-Director
Heinrich.amushila@gmail.com
0811473839

NHAG Trustees: Mr. Daniel Betsch (Chairperson), Mr. Nathaniel Awerch (Treasurer), Hon. Mr. Mawene Hinda-Muanda, Mr. Oshimete, Mr. Ngoni
Sisoni

Ex-Officio Trustees: Mr. Heinrich Amushila (Co-Director NHAG), Dr. Anna Müller (Director NHAG),
SDFN Patron: Maabette Monica Ganspas, First Lady of the Republic of Namibia



ATTORNEYS • NOTARIES • CONVEYANCERS

WINDHOEK
33 Schanzen Road
Telephone: +264 61 382 800
Fax: +264 61 382 888
P.O. BOX 3518
Windhoek
Republic of Namibia
E-mail: info@koep.com.na

SWAKOPMUND
No. 6 Antonius Garten, c/o Hendrik
Wilboel
Street & Theo-Ben Gurirab Avenue
Telephone: +264 84 408 320
P.O. BOX 322
Swakopmund
Republic of Namibia
Visit our website: www.koep.com.na

Our Ref: WCK/am/78512, MAT7945
Your Ref:

8 SEPTEMBER 2022

THE REGISTRAR OF DEEDS
ROBERT MUGABE AVENUE
WINDHOEK

BY HAND

FILING OF TOWNSHIP TITLE: CERTIFICATE OF REGISTERED TITLE NO. T5665/2022:
SWAKOPMUND (EXTENSION NO. 42)

We enclose herewith the original Certificate of Registered Title No. T5665/2022, being the township title of Swakopmund (Extension No. 42), for permanent filing in your office.

Kindly acknowledge receipt of the said deed by signing the attached copy of this letter.

Yours faithfully

KOEP & PARTNERS

Per:
WC KOTZE

ACKNOWLEDGE RECEIPT:

DATE 9/9/2022

pp REGISTRAR OF DEEDS

Partners | Willem Carel Kotze (BA LLB) | Irvin David Titus (BA LLB) | Beate Karen Loch (BA LLB) | Stephen Vlieghe (BComm LLB LLM)
Associates - Windhoek | Reya Veenda Karuhalhe (LLB) | Jacobus Hendrik Visser (LLB LLM) | Clement Shane Morwe (LLB LLM) | Shumirai
Nyashanu (LLB LLM) | Corilla Maritz (LLB) | Raimund Manfred Strzelecki (LLB) | Lauren Kate Williams (BAHons LLB)
Associates - Swakopmund | Wilmil de Bruin (LLB) | Juané van Aardt (LLB)

Authorised and regulated by the Law Society of Namibia | Member of Lex Africa - a network of leading lawyers in Africa
Member of Lex Mundi - the world's leading association of independent law firms

105 1868 / 2022

310 ELEN
Numbered 10603 - 10908, 4 Public Open
Spaces, Numbered 10909 - 10912 and further
Street >

28 - 05 - 2021

SWAKOPMUND

2022-08-25

Prepared by me:

CONVEYANCER
KOTZE W C

T 5665 - 2022

CERTIFICATE OF REGISTERED TITLE

(Issued under section 43 of the Deeds Registries Act, 1937 (Act 47 of 1937).)

WHEREAS

THE MUNICIPAL COUNCIL OF SWAKOPMUND

has applied for the issue to it of a Certificate of Registered Title under Section 43 of the Deeds Registries Act, 1937 in respect of the undermentioned land, being a portion of the land registered in its name under Government Grant No. T25/1935.

n/

a
A

- 3 -

AND that by virtue of these presents the said

MUNICIPAL COUNCIL OF SWAKOPMUND

Its Successors in Title or Assigns,

now is and henceforth shall be entitled thereto, conformably to local custom, the State however, reserving its rights.

Signed at Windhoek on 2022-08-25

and confirmed with my seal of office.



A handwritten mark, possibly a signature or initials, consisting of a circle with a vertical line through it.



STEWART PLANNING
TOWN & REGIONAL PLANNERS

First Floor 122 on Main
122 Sam Nujoma Avenue
Walvis Bay

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

Our reference: Erven 10827.10828 & 10829

25 June 2026

**Chief Executive Officer
Swakopmund Municipality
PO Box 53
Swakopmund
13001**

RE: PROOF OF GIVING NOTICE: ERVEN 10827, 10828 AND 10829 SWAKOPMUND EXTENSION 42.
• **CONSOLIDATION, SUBDIVISION AND REZONING.**

Dear Sir,

Reference is made to the above-mentioned application. For purposes of sections 99(1) and (2) of the Urban and Regional Planning Act, 2018 the public was notified of the application in terms of regulations 10 and 12 of the Urban and Regional Planning Act Regulations.

Proof of Notice

The application was advertised in the following manner:

- **Regulation 10(1): Notice in the Gazette for 1 Week (Annexure A1).**
Notice was published in the Government Gazette (see attached).
- **Regulation 10(2): Notice in 2x Newspapers for two Weeks (Annexure A1).**
Notice was published in 2x Newspapers for once a week for two consecutive weeks (see attached).
- **Regulation 10(4)(a): Notice to neighbouring landowners (Annexure B1).**
Notice was sent to neighbouring landowners as shown in Figure 1 and Table 1 on page 2.
- **Regulation 12(a): Display of Notice on the land subject of the application (Annexure C1)**
Notice was displayed at the site for a period of 14 days (see attached).
- **Regulation 12(b) Display of Notice at the notice board of the relevant functionary (Annexure C1)**
Notice was displayed at the Council notice board for a period of 14 days (see attached).



Figure 1: Identified neighbouring landowners notified.

Table 1: The neighbouring landowners and manner of notification during public consultation

Erf Number	Owner's Name	By registered Mail	By Email
Erf 10822 Swk Ext 42	Municipal Council of Swakopmund	✗	✓
Erf 10823 Swk Ext 42	Municipal Council of Swakopmund	✗	✓
Erf 10824 Swk Ext 42	Municipal Council of Swakopmund	✗	✓
Erf 10825 Swk Ext 42	Municipal Council of Swakopmund	✗	✓
Erf 10826 Swk Ext 42	Municipal Council of Swakopmund	✗	✓
Erf 10830 Swk Ext 42	Municipal Council of Swakopmund	✗	✓
Erf 10831 Swk Ext 42	Municipal Council of Swakopmund	✗	✓
Erf 10832 Swk Ext 42	Municipal Council of Swakopmund	✗	✓

The deadline for objections was before or on **17:00, Monday, 08 June 2026**. This afforded interested and affected parties at least 14 working days as required by Regulation 11(d) of the Act.

The application was advertised as required between 08 May 2026 and 08 June 2026. ***There were no objections received to the application.***

Therefore, it is recommended that:

Recommendation

Due to receiving no objections to our application, I request that the Management Committee favourably considers the application and further recommends to the full Council for approval.

In the meantime, please do not hesitate to contact me for any further information. I look forward to hearing from you.

Yours sincerely,



Mario Mberira
Town Planning Officer



Tel: +264 64 280 773 | Email: mario@sp.com.na

Attachments

Annexure A1: Government Gazette notice, Namib Times and Namibian Newspaper tear sheets

Annexure B1: Proof of emails and notice letter

Annexure C1: Council and Site notices

The consolidated site has an area of 1787m² in extent, is and is vacant. It is the intend of the owner to maximize the development potential of the site as per the Swakopmund Zoning Scheme and Swakopmund Urban Structure Plan to develop a maximum of 7 units on the site within the guidelines and provisions of the above-mentioned policies once the rezoning has been approved.

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

Take note that –

- (a) The town planning application lies open for inspection at the Town Planning Department of the Swakopmund Municipality, on the corner of Rakotoka and Daniel Kamho Streets, Swakopmund, or can be requested from mario@sp.com.na.
- (b) Any person having comments or objections to the application may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Swakopmund Municipality and with Stewart Planning within 14 days of the last publication of this notice.
- (c) Written comments, representations and/or objections must be submitted before or at 17h00 Monday, 8 June 2026.

Applicant:
Stewart Planning
Town and Regional Planners
P.O. Box 2095, Walvis Bay
064 410 4403
mario@sp.com.na

Local Authority:
Chief Executive Officer
Municipality of Swakopmund
P.O. Box 53, Swakopmund
064 280 773
jheita@swkmun.com.na

No. 327

2026

**CONSOLIDATION, SUBDIVISION AND REZONING OF ERVEN 10827 TO 10829,
SWAKOPMUND EXTENSION 42**

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:

- Consolidation of Erven 10827, 10828 and 10829 into consolidated Portion X;
- Subdivision of the newly created Portion X into 20 erven (19 Portions and Remainder); and
- Rezoning Portions 1 to 19 and Remainder from “general residential 2” with a density of 1:250 to “single residential” with a density of 1:300.

The intention of the consolidation, subdivision and rezoning application is to permit a community Savings Group affiliated to the Namibia Housing Action Group (NHIAG) and Shack Dwellers Federation of Namibia (SDFN) to create “single residential” erven that will be used for free-hold dwelling houses/units.

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

Take note that –

6 NAME TIMES

COMMUNITY NEWS

8 MAY 2026

Erongo Leaders Celebrate Top Teachers but Warn of Declining Results

The Education Directorate in the Erongo Region had an awards ceremony last week to celebrate high-performing schools and issue a stark warning about declining academic results across the region in the 2024/2025 examinations.

Speaking at the 2026 Education Excellence Awards, regional leadership praised dedicated teachers and learners, but raised concern over stagnating performance and widening gaps in learner achievement.

The Deputy Director for Programmes and Quality Assurance, Natalia Guirina, presented an overview of regional results, showing modest improvement in some areas. Ordinary level "quality symbols" (grades A to C) increased from 29.2% in 2023 to 35% in 2025, while Advanced Subsidiary (AS) results rose to 46% in 2025. Despite these gains, the region's national ranking has remained unchanged, placing 9th at the ordinary level and 11th at AS level in both 2024 and 2025. "We are not proud of that at all," Guirina said, adding that the region aims to return to its previous position as a top-performing area. The data also revealed disparities between schools. Private schools dominated the top rankings, while a number of public schools were identified as needing urgent support. Nineteen schools across the region were classified as under-performing. Subjects such as mathematics, economics and history remain areas of concern, with particularly low pass rates, while English and entrepreneurship continue to perform well. In a strongly worded address, the Governor of Erongo region Natalia Hingoroni acknowledged the achievements of top educators but criticised what was described as a culture of complacency within the system. "It cannot be business as usual," the governor said,

questioning why a large proportion of learners are not achieving passing grades and calling for accountability at all levels of the education sector. The Hingoroni highlighted that the region has dropped from 6th place in national NSCCO findings in 2023 to 9th place in both 2024 and 2025, with AS results stagnating at 11th position. Concerns were also raised about lost teaching time, weak leadership coordination, and the burden placed on schools to fundraise for infrastructure instead of focusing on teaching and learning.

"Teachers and principals are not appointed to run around to build school, their task is to provide instructional leadership," the governor said. At the same time, the ceremony highlighted positive interventions already underway, including holiday classes, teacher development workshops, and targeted support for under-performing schools. Education officials emphasised that improvement will require a collective effort involving teachers, parents, communities, and government. "Education is not a government project; it is a societal responsibility," the Hingoroni said. Speakers stressed the urgency of action ahead of upcoming examinations, with just months remaining to improve learner outcomes. While the evening celebrated excellence, it also served as a call to action to restore Erongo's reputation as a leading education region.

Erongo Marine Trust Continues Annual Worker Pay-Outs

Amid ongoing challenges facing Namibia's fishing industry, the Erongo Marine Harambee Workers Trust continues to demonstrate resilience and shared economic prosperity through its uninterrupted annual benefit distributions to employees.

In celebration of Workers' Day, beneficiaries of the Trust each received a pay-out of N\$45 000 before tax on 30 April 2026. The Trust distributed a total of N\$9.315 million equally among 207 permanent employees of Erongo Marine Enterprises (Pty) Ltd and Commercial Cold Storage Namibia (Pty) Ltd. The annual distribution is funded through dividends received from Arechanab Fishing and Development Company (Pty) Ltd and Commercial Cold Storage Namibia (Pty) Ltd, in which the Trust holds equity interests. Trust Chairperson, Ma Chafetz Kamboogara, said the organisation remains proud of its consistent track record of supporting workers despite difficult economic conditions. "The consistency of the Trust's annual pay-outs is something we are immensely proud of," she said. "In an environment where many Namibians are experiencing economic strain, it is important to highlight initiatives that continue to deliver real value and tangible support to workers year after year." The Trust was established in 2017 by Erongo Marine Enterprises to promote broad-based economic empowerment by giving permanent employees a direct stake in the horse mackerel right-holding company, Arechanab Fishing and Development Company (Pty) Ltd. In 2021, the Trust expanded its investment portfolio by acquiring equity in Commercial Cold Storage Namibia, the country's largest and most advanced cold storage facility situated at the



Some of the beneficiaries of the Erongo Marine Harambee Workers Trust

Port of Walvis Bay. The latest distribution marks another consecutive year of uninterrupted pay-outs since the Trust's inception, reinforcing its commitment to sustainable, equity-based empowerment. Since 2017, the trust has distributed more than N\$40 million to beneficiaries, with annual pay-outs contributing significantly to the livelihoods of employees and their families. The Board of Trustees expressed appreciation to Arechanab Fishing and Development Company and Commercial Cold Storage Namibia for their continued support and contribution to the Trust's success. The Board also acknowledged Erongo Marine Enterprises for establishing the Trust and creating opportunities for meaningful employee participation in Namibia's fishing value chain through equity-based empowerment initiatives.

NOTICE

1. CONSOLIDATION, SUBDIVISION AND REZONING OF ERFEN 18817, 18820 AND 18825 SWAKOPMUND EXTENSION 42

Please take note that Swakop Planning - Town & Regional Council intends to apply, on behalf of the Municipality, to the Municipal Council of Swakopmund and the Ministry of Urban and Rural Development for the following:

Consolidation of Erfen 18817, 18820 and 18825 into one consolidated Erfen X, subdivisions of the newly created Erfen X into 30 (thirty) Erfen's and consolidation of the adjacent Rezoning of Erfen 1-18 and 18-20 into one consolidated Residential 2 with a density of 1:250m² in Single Residential with a density of 1:300m².

The location of the consolidation, subdivisions and rezoning application is to permit the owner to create single residential plots even that will be used for single free-hold dwelling units/units.

2. CONSOLIDATION OF ERFEN 1217 AND 1218 TAMARUSKIA EXTENSION 3 INTO ERF X AND REZONING OF ERFEN 1217 & 1218 (CONSOLIDATED) ERF X) TAMARUSKIA EXTENSION 3 FROM "SINGLE RESIDENTIAL" WITH A DENSITY OF 1:300M² TO "GENERAL RESIDENTIAL" WITH A DENSITY OF 1:250M².

The consolidation also has an area of 1087m² in extent, it is situated in the town of the municipality in the development parcel of the site as per the Swakopmund Zoning Scheme and Swakopmund Urban Development Plan to develop a residential of units on the site.

A valid title deed and possession of the above mentioned parcels are being held by the applicant.

The application is submitted in terms of the Urban and Regional Planning Act and the Development Zoning Scheme.

The application is open for inspection at the Town Planning Department of the Swakopmund Municipality, on the corner of Fishermans and Daniel Boshuis Street, Swakopmund, on the 1st floor, from 08:00 to 16:00.

Any person having objection to the application, may in writing lodge with objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Municipality of Swakopmund and with Swakop Planning within 14 days of the last publication of this notice.

(2) Registration and urban comments or objections must be submitted before 03:00 on Monday, 8 June 2026.

Local Authority: Swakop Planning

Local Authority: Chief Executive Officer

Local Authority: Municipality of Swakopmund

Local Authority: Private Bag 5017 Walvis Bay

Local Authority: erongo.org.na

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229



M HARTMANN INVESTMENT 87 CC/2018/06280 - RENEWAL OF THREE (3) PARKING SPACE LOCATED ON A PORTION OF REMINDER ERF 313, SWAKOPMUND, SWAKOPMUND

Notice is hereby given in terms of the provisions of Section 61 (2) of the Local Authorities Act, Act 23 of 1992, as amended, that the Municipal Council of Swakopmund intends to renew a lease site to M Hartmann Investment 87 CC/2018/06280 to conduct a business.

Location	Erf Number	Erf Size	Zoning
Swakopmund	313	90 m ²	Public Open Space

The Municipal Council of Swakopmund intends to enter into lease agreements with PowerCom (Pty) Ltd for a business site as indicated in the table above. The lease periods will be 5 years.

Full particulars of the above lease transaction will be for inspection in Room 30 - 22 A, between 07:30 - 16:00 weekdays until Friday, 22 May 2026 at the Municipality Head Office. Contact person is Ms N Gushat at 064-4104214.

Any person objecting to the proposed leases may lodge such objection in writing, duly motivated, to the Chief Executive Officer, not later than 12:00 on Tuesday, 26 May 2026.

Take note: no objection via e-mail will be considered. The objection must be made by delivering a hard copy to the office of the Chief Executive Officer and supplying a return postal address and telephone number.

Ms N Gushat
gushat@swakopmund.com.na
(064) 4104214

NOTICE NO 26/2026

A Benjamin
CHIEF EXECUTIVE OFFICER

NOTICE IN TERMS OF URBAN AND REGIONAL PLANNING ACT, 2018, ENVIRONMENTAL MANAGEMENT ACT, 2002.

Please take note that Swakop Planning - Town & Regional Council intends to apply, on behalf of the Municipality, to the Municipal Council of Walvis Bay, for Urban and Regional Planning Board and the Environmental Commissioner for permission for the following:

1. Rezoning of Erf 21555 Walvis Bay (18 Walvis Street) from "Single Residential" (1:1000m²) to "General Business" (B2, 20).

2. Consolidation of the development while the rezoning is ongoing, and

3. Application for an Environmental Clearance Certificate for the proposed rezoning.

The above application is submitted in terms of the Urban and Regional Planning Act, 2018 (Act No 5 of 2018) and the Walvis Bay Zoning Scheme. The rezoning of the above residential to commercial use is a listed activity, and an application for an Environmental Clearance Certificate will be made in terms of the Environmental Management Act, 2002 (Act No 107 of 2002).

Take note that:

(1) The rezoning application lies open for inspection, during normal office hours, at Room 301 of the Roads and Building Control Department of the Municipality of Walvis Bay situated at Gidsa Street, Walvis Bay or at an alternate copy centre requested from Ms. Maria Mhambane at 064 201 2229.

(2) Potential interested and affected parties are invited to register with Swakop Planning, and any person having comments or objections to the application, may in writing lodge with objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Municipality of Walvis Bay and with Swakop Planning within 14 days of the last publication of this notice.

(3) Registration and urban comments or objections must be submitted before 03:00 on Monday, 8 June 2026.

Local Authority: Swakop Planning

Local Authority: Chief Executive Officer

Local Authority: Municipality of Walvis Bay

Local Authority: Private Bag 5017 Walvis Bay

Local Authority: erongo.org.na

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

Local Authority: 064 201 2229

168



FBI says it has arrested a man suspected of being involved in the assassination of Dr. Martin Luther King Jr. The man, who was arrested in New Orleans, is accused of conspiring with other individuals to assassinate Dr. King.

[illegible]

I WAS A CHILD, I
BY MY STEP FATHER
THAT PERIOD OF
MOM, FATHER'S S
ABOUT 1970 IN
FATHER'S WORK ON

[illegible][illegible]

IMAGINE, a series of further surveys, is being conducted by the same group.

PHOTOGRAPHY
STREET, COLUMBIA
IN BOSTON / NEW
HAWKINS, ILL.

under section 5 of the Access to Information Act, the records are the property of the Government of Canada and are not to be disseminated outside the Government of Canada without the written approval of the Information Commissioner.

[illegible]

DATE: 11/11/2009
TIME: 11:11 AM
PAGE: 1

11 NAMIB TIMES

NOTICES & VACANCIES

ESTATE NOTICE

Estate nr: E 734/2026

Estate of the late: David Bobby Gomielab Kurtz
 Identity Number: 510521 0033 J
 Marital Status: Married, male to,
 Jozelle Jena Ndumbea Kurtz Identity Number: 880125 0006 E married in
 Community of Property.
 Last Address: Walvis Bay, Erongo Region
 Date of death: 01/03/1943

Debtors and creditors in the above estate are called upon to forward their claims and pay their debts to the undersigned agent within 30 days as from the date of publication of this notice.

Agent: Yalweh-nissi Trust
 P.O. Box 1744 Windhoek
 Ref: T. Konjo email: ikonjo@yahoo.com/tarnumbe@yahoo.com
 Cellphone No. 0812553466/0818381655

CONSENT USES, ERECTION OF BUILDINGS AND USE OF LAND IN TERMS OF TOWN PLANNING SCHEME REGULATIONS

Notice is hereby given in terms of Clause 7.2 of the Swakopmund Zoning Scheme Regulations that the Municipal Council considers the following relaxation of building lines details of which are obtainable from the General Manager: Engineering & Planning Services.

The owner of Erf 994 Mondesa, Nielenemus Kavikunus street herewith intends to apply to the Municipality of Swakopmund for Building Line Relaxation along Erf 978, Maudumbe ya Ndemafoyo street, Mondesa.

The owner of Erf 978, Maudumbe ya Ndemafoyo street is hereby requested to provide their comment or any objection against such application in writing within 14 days of the last publication to the Swakopmund Municipality and the applicant, during normal business hours.

Closing date for objections or comments is 20 May 2026.

Contact Person: Cell: 081 289 1129

Email: Ndalikokule@gmail.com

Technical Manager - Walvis Bay (AGL Namibia)



AGL Namibia is seeking a skilled Technical Manager to lead fleet and equipment maintenance operations in Walvis Bay, ensuring optimal performance, safety, and cost efficiency across all assets.

Key Responsibilities:

1. Technical Management & Fleet Oversight - Develop and implement maintenance strategies to maximize fleet availability, improve reliability, and ensure compliance with safety standards.
2. Workshop & Maintenance Management - Oversee workshop operations, manage technicians, enforce quality standards, and monitor KPIs such as uptime and repair efficiency.
3. Port & Yard Equipment Management - Take full technical ownership of port equipment, ensuring operational readiness, safety compliance, and effective fault diagnosis and repairs.
4. Tyre Management - Manage tyre performance, lifecycle, and cost performance, including supplier engagement and reporting.
5. Component Reliability - Assess and manage reliability of key components (engines, hydraulics, etc.), both internally and through external contractors.
6. Bodywork & Fabrication - Supervise repairs, modifications, and fabrication work to maintain fleet condition and meet operational needs.
7. Data, Reporting & CMMS - Ensure accurate maintenance records, analyse data trends, and report on performance, costs, and asset availability.
8. Cost, Budget & Inventory Management - Control maintenance budgets, manage inventory, and optimise supplier and contractor agreements.
9. Compliance, Safety & Environmental - Ensure adherence to all legal, safety, and environmental standards, including port authority requirements.
10. Continuous Improvement & Innovation - Drive improvements in maintenance practices, introduce new technologies, and promote a culture of efficiency and innovation.

Required Experience & Qualifications:

- Degree/Diploma in Mechanical, Electrical, or related field (or equivalent experience)
- 6+ years' experience in fleet or industrial equipment maintenance
- Minimum 5 years in a leadership role
- Strong experience in heavy vehicles, hydraulics, and plant equipment
- Experience with CMMS systems and data-driven maintenance
- Strong leadership, planning, and communication skills

Interested candidates should submit a brief CV and relevant qualifications to: hr@agl-namibia.com or apply online via our careers page: <https://www.agl-namibia.com/careers>.
 AGL Namibia is an equal opportunity employer. All applications will be reviewed on merit.
 Closing date: 15 May 2026

PUBLIC NOTICE

ENVIRONMENTAL IMPACT ASSESSMENT

CEMAP Consultants, on behalf of Katjizendu Lodge, hereby gives notice of a Public Consultation Meeting for the establishment of a lodge, to be held on 16 May 2026 at 10:00 AM at Ozondati Village, Ohungu Conservancy Office, Ozondati Village, Erongo Region, as part of the Environmental Impact Assessment (EIA) process conducted in terms of the Environmental Management Act, Act 7 of 2007.

All Interested and Affected Parties (IAPs) are invited to attend and share their views. For enquiries, contact CEMAP Consultants, on 081 035 8451
 Email: crowdedesigninvest@gmail.com

Optimus Prime CC VACANCY

TECHNICAL OPERATIONS MANAGER

Optimus Prime CC seeks an experienced Technical Operations Manager (TOM) to oversee daily operations, fleet coordination, and staff supervision.

Requirements:

- Grade 12
- 10+ years logistics/operations experience as a TOM
- Strong leadership & communication
- Valid driver's license

Added Advantages:

- Degree/Diploma in Logistics/Transport qualification
- Mechanical knowledge

Apply:

Send CV + documents to amy453@gmail.com

Closing Date: 20 May 2026

NOTICE

1. CONSOLIDATION, SUBDIVISION AND REZONING OF ERVEN 10817, 10824 AND 10829 SWAKOPMUND EXTENSION 42

Please note that Stewart Planning - Town & Regional Planners intends to apply, on behalf of the registered owner, to the Municipal Council of Swakopmund and the Minister of Urban and Rural Development for the following:

Consolidation of Erven 10817, 10824 and 10829 into consolidated Portus X, Subdivision of the newly created Portus X into 30 Erven (19 Portus and 11 Portus) and the subsequent rezoning of Portus X, 19 and 11 Portus from General Residential 2 with a density of 1:2500 to Single Residential with a density of 1:1000.

The intention of the consolidation, subdivision and rezoning application is to permit the owner to create single residential erven that will be used for single freehold dwellings.

2. CONSOLIDATION OF ERVEN 1217 AND 1218 FARMARISIA EXTENSION 3 INTO ERV X AND REZONING OF ERVEN 1217 & 1218 (CONSOLIDATED ERV X) FARMARISIA EXTENSION 3 FROM "SINGLE RESIDENTIAL" WITH A DENSITY OF 1:2500 TO "GENERAL RESIDENTIAL" WITH A DENSITY OF 1:2500.

The consolidated lot has an area of 133,34 ha and is situated in the area of the former farm Maritzburg and is situated in the area of the former farm Maritzburg and is situated in the area of the former farm Maritzburg.

The application is submitted in terms of the Urban and Regional Planning Act and the Swakopmund Zoning Scheme.

Take note that:

(a) The application is open for inspection at the Town Planning Department of the Swakopmund Municipality, on the 1st floor of the building at the corner of the main road and the main road.

(b) Any person having an objection or objection to the application, may submit their objection to the application, together with the grounds thereof, with the Chief Executive Officer of the Swakopmund Municipality and to the Town Planning within 14 days of the date of publication of this notice.

(c) Written comments, representations and/or objections must be submitted before 17:00 Monday, 8 June 2026.

Local Authority: Chief Executive Officer Municipality of Swakopmund
 P.O. Box 53 Swakopmund
 081 010 0401

Applicant: Stewart Planning Town & Regional Planners
 P.O. Box 2095 Walvis Bay
 081 022 0070
 084 280 773

MUNICIPALITY OF WALVIS BAY

Notice is hereby given in terms of section 63(2)(b) of the Local Authorities Act, 1992 (Act 23/1992), as amended, that the Municipality of Walvis Bay intends to license by private transaction erf 5915 Walvis Bay to Dicus Waste Oil Management CC.

Description: Erf 5915 Walvis Bay

Area: 2,309,95 m²

Price: R4650/m²

Total Purchase Price: N\$1,501,467.50 plus 15% VAT

Full particulars pertaining to the lease will be for inspection by interested persons until Tuesday, 26 May 2026 at room 30, Municipal Offices, Kuisebmond.

For more information Mr Desmond Zauri can be contacted at telephone (064) 2012332 during office hours.

Written objections, duly motivated, to the intended transaction must be received by the undersigned before or at 12:00

*Friday, 29 May 2026.

Erikson Poodappa Mwaneyekange General Manager: Community & Economic Development

Municipal Offices Civic Centre Nangolo Mbumba Drive

Private Bag 5017 Fax: (064) 2097114

Walvis Bay

MUNICIPALITY OF WALVIS BAY

Notice is hereby given in terms of section 63(2)(b) of the Local Authorities Act, 1992 (Act 23/1992), as amended, that the Municipality of Walvis Bay intends to license, by private transaction, Portion 103 of land on Farm 38 to Gnomi Investments CC.

Description: Portion 103 of Farm 38, Walvis Bay

Area: 21,317 m²

ZONING: Undetermined

RENT/MONTH: N\$27,712.10/month plus N\$4,156.80 (15% VAT)

Full particulars pertaining to the lease will be for inspection by interested persons until Tuesday, 12 May 2026 at room 27, Municipal Offices, Kuisebmond. For more information Mr Jack Mansale can be contacted at telephone (064) 2013338 during office hours.

Any persons objecting to the proposed sale, may in writing lodge an objection together with the grounds of motivation thereof, to the Manager: Housing and Properties at the above address or to Private Bag 5017, Walvis Bay, before or on Tuesday, 19 May 2026 at 12:00.

Jack Mansale Acting General Manager: Community and Economic Development

Tel: (064) 201 3338 Email: jmansale@walvisbaycc.org.na

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

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

- Rezoning of Erf 1015 Walvis Bay (at Strand Street) from "Single Residential" (1:2500) to "General Business" (Bak 2.0).

- Consent requested with the relevant stakeholders for rezoning in existing and

- Application for an Environmental Clearance Certificate for the proposed rezoning.

The above application is submitted in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and the Walvis Bay Zoning Scheme. The rezoning of land from residential to commercial use is a listed activity, and an application for an Environmental Clearance Certificate will be made in terms of the Environmental Management Act, 2007 (Act No. 4 of 2007).

Take note that:

(a) The rezoning application lies open for inspection, during normal office hours, at Room 001 of the Roads and Building Control Department of the Municipality of Walvis Bay situated at Civic Centre, Walvis Bay or an electronic copy can be requested from Mr. Maria Mwaneyekange (mwaneyekange@walvisbaycc.org.na).

(b) Potential interested and affected parties are invited to register with Stewart Planning, and any person having comments or objections to the application, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Municipality of Walvis Bay and with Stewart Planning within 14 days of the publication of this notice.

(c) Registration and written comments or objections must be submitted before 17:00 on Monday, 8 June 2026.

Applicant: Stewart Planning Town & Regional Planners P.O. Box 2095 Walvis Bay mwaneyekange@walvisbaycc.org.na

Local Authority: Chief Executive Officer Municipality of Walvis Bay mwaneyekange@walvisbaycc.org.na

064 209 770 064 201 3338

Name Change

[illegible][illegible]

Death & Funeral Notice

IN LOVING
MEMORY OF

A circular portrait of a woman with dark hair, wearing a dark top and a white necklace. The portrait is set against a light background within a circular frame.

Mrs. Elizabeth
Ipsa
Date of Birth: 12.02.1940
Date of Death: 10.06.2014
Though she is no longer with
us, her husband, John, and
children, Kenneth and John
Robert, are still here.
Forever in our hearts, but you will
not be forgotten.

Memorial service:
Friday, 10th May 2015 4.30
Avenue, 1st St. 2015. 10.05.15

Burial service:
Saturday, 10th May 2015,
11am from 11.00 AM
Oshagbe at 57100 covered
in the garden of the house
Church in Oshagbe

Programme:
Hallelujah 2812842818
Joy 301232800
Praise 301281128

Obituary

Death Notice



Thomas
(Doom Bobby) Abraham
Died: 21 May 2004
Buried: 28 May 2004

Memorial Service
Friday 18 May 2006 09:00 AM
Maitlandia Public Mortuary,
William Vagstad Drive

Burial
Saturday 19 May 2006
William Vagstad Drive
Departing 07:00 from Home
44 0000, Vets Memorial Drive,
Kilmore

Enquiries:
Johnnie Unger RSL 257 0000
Doreen Unger 085 518 9962
Carol McInerney 085 518 9900
Nicky Shalowsky 085 783 7001

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

Mario

From: Mario
Sent: Monday, May 18, 2026 3:30 PM
To: Mahne Kruger; Johannes Heita
Cc: abenjamin@swkmun.com.na; Clarence McClune
Subject: ERVEN 10827.10828.10829 SWAKOPMUND EXTENSION 42_CONSOLIDATION, SUBDIVISION AND REZONING
Attachments: Council land allocation letter.pdf; 10827.828.829_SWK Ext 42.Consolidation,Subdivision & Rezoning Application.pdf; 10827.828.829_S.Locality Plan.V1.pdf

Good afternoon, Everyone,

I trust you are doing well. Our office has instructions from the Shack Dwellers Federation of Namibia to apply for statutory approval to the Municipal Council of Swakopmund (The Council) for the following town planning application:

- **THE CONSOLIDATION OF ERVEN 10827, 10828 & 10829, SWAKOPMUND EXTENSION 42 INTO NEW CONSOLIDATED PORTION/ERF X.**
- **THE SUBDIVISION OF THE NEWLY CONSOLIDATED PORTION/ERF X INTO 19 PORTIONS AND REMAINDER.**
- **THE REZONING OF PORTIONS 1-19 FROM GENERAL RESIDENTIAL 2 WITH A DENSITY OF 1:250M² TO SINGLE RESIDENTIAL WITH A DENSITY OF 1:300M².**

The neighboring and adjacent properties to the subject site are still vested under the ownership of the Council as per the information received from the property division (see attached).

The town planning application was submitted to the Council under the Authorized Planning Authority status on the **Thursday, 26th February 2026**. Therefore, this email serves as a notification for public consultation as per the provisions of the Urban and Regional Planning Act, 2018 (No.5 of 2018) and the Regulations (Regulations 10 and 12).

The application is being submitted in terms of the Urban and Regional Planning Act, 2018 (No. 5 of 2018).

- (a) The application lies open for inspection at the Town Planning Department of the Swakopmund Municipality, on the corner of Rakotoka and Daniel Kamho Streets, Swakopmund, or can be requested from mario@sp.com.na. For your convenience and information, I have attached a copy of the town planning report for your perusal (see attached).
- (b) any person having comments or objections to the application, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Swakopmund Municipality and with Stewart Planning within 14 days of this notice.
- (c) the deadline to submit written comments, representations, input and/or objections will be on or before **17:00 Monday, 08 June 2026**, after which the proof of consultation report will be submitted to Council.
- (d) details of the Applicant and Local Authority as appearing on all the public consultation notices are provided below:

Please be informed that a notice of this application was advertised in the Namib Times and Namibian Newspapers of **Friday, 08 May 2026** and of **Friday, 15 May 2026**, respectively. The same notice was also published in the Government Gazette of **Friday, 15 May 2026**.

Applicant:

Stewart Planning
Town & Regional Planners
PO Box 2095 Walvis Bay
mario@sp.com.na
064 280 773

Local Authority:

Chief Executive Officer
Municipality of Swakopmund
P.O Box 53 ,Swakopmund
jheita@swkmun.com.na
064 280 773

In the event of any representations or comments simply reply to this email with same. In the meantime, please do not hesitate to contact me for any further information or clarifications.

Best regards,

Mario Mberira

Town Planning Officer



122 Sam Nujoma Avenue | First Floor, 122 On Main | PO Box 2095 Walvis Bay

Tel: (064) 280 770 | Email: mario@sp.com.na | Website: www.sp.com.na

SITE NOTICE 1

CONSOLIDATION, SUBDIVISION AND REZONING NOTICE

Consolidation of Erven 10827, 10828 and 10829 Swakopmund Extension 42 into new consolidated Portion X.

Subdivision of the newly created Portion X into 20 Erven (19 Portions and Remainder).

Rezoning Portions 1-19 and Remainder from General Residential 2 with a density of 1:250m² to Single Residential with a density of 1:300m².

Take note that Stewart Planning – Town & Regional Planners intends to apply, on behalf of the registered owner, to the Municipal Council of Swakopmund, the Urban and Regional Planning

The intention of the consolidation, subdivision and rezoning application is to permit a savings group affiliated to the Shack Dwellers Federation of Namibia to create single residential freehold erven that will be used for free-hold dwelling houses/units for their members.

The application is submitted in terms of the Urban and Regional Planning Act, 2018 (No. 5 of 2018) and in terms of the Swakopmund Zoning Scheme. The full town planning application can be inspected at the Town Planning Department of the Municipality of Swakopmund, corner of Rakotzka and Daniel Kamho Street, Swakopmund or can be requested from Mr. Mario Mbera at mario@stewartplanning.com.na

Take note that any person having objections or comments to the proposed rezoning must lodge such objections or comments, together with the grounds thereof, in writing with the Chief Executive Officer of the Municipality of Swakopmund and Stewart Planning within fourteen (14) days of the last publication of this notice to the address provided below.

Written objections or comments must be submitted before **17:00 Monday, 08 June 2026**.

Local Authority:

Chief Executive Officer
Municipality of Swakopmund
PO Box 53 Swakopmund
info@swakopmund.com.na
064 410 4403

Applicant:

Stewart Planning
Town & Regional Planners
PO Box 2095 Walvis Bay
stewartplanning.com.na
064 280 773

COUNCIL NOTICE 2

ENVIRONMENTAL CLEARHOUSE NOTICE
COMMUNITY INFORMATION BRIEF (CIB)
PROPOSED MEDICAL WASTE INCINERATOR
 Witwatersrand University, Johannesburg, South Africa

WHAT IS THIS ABOUT?

WHERE?

WHY?

HOW?

WHAT ARE THE RISKS?

WHAT ARE THE BENEFITS?

WHAT ARE THE NEXT STEPS?

ENVIRONMENTAL CLEARHOUSE NOTICE

COMMUNITY INFORMATION BRIEF (CIB)

PROPOSED MEDICAL WASTE INCINERATOR

WITWATERSRAND UNIVERSITY, JOHANNESBURG, SOUTH AFRICA

WHAT IS THIS ABOUT?

WHERE?

WHY?

HOW?

WHAT ARE THE RISKS?

WHAT ARE THE BENEFITS?

WHAT ARE THE NEXT STEPS?

YOUR INPUT MATTERS

CONTACT US

WE LISTEN

WE RESPOND

WE IMPROVE

CONSULTATION, SUBMISSION AND RESPONSE OF CIB

10027, 10123 AND 10129 SWAKOPMUND EXTENSION 42

Local Authority:

Applicant:

11.1.24

APPLICATION FOR THE CONSOLIDATION OF ERVEN 1217 AND 1218, TAMARISKIA, EXTENSION 3 INTO CONSOLIDATED ERF X AND REZONING OF CONSOLIDATED ERF X FROM SINGLE RESIDENTIAL WITH A DENSITY OF 1: 600M² TO GENERAL RESIDENTIAL 1 WITH A DENSITY OF 1:250M²

(C/M 2026/09/03 - T 1217, T 1218)

Ordinary Management Committee Meeting of 19 August 2026, Addendum **8.18** page **46** 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 1217 and 1218, Tamariskia Extension 3 and subsequent rezoning of Consolidated Erf X from “Single Residential” with a density of 1:600m² to “General Residential 1” with a density of 1:250 m².

2. Introduction and Background

An application for the consolidation and subsequent rezoning of Erven 1217 and 1218, Tamariskia, Extension 3 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

Ownership of Erven 1217 and 1218, Tamariskia Extension 3 vests in Ahmed Mohamed Taha Rashed and Lititia Michelle Benade as per Deeds of Transfer Numbers. T 6720/2021 and T 0903/2024. Proof of ownership has been attached as **Annexure B**.

4. Zoning, Locality and Size

Erven 1217 & 1218, Tamariskia, Extension 3 are zoned “Single Residential” with a density of 1:600m², in terms of size, they are 866m² and 921m², in extent, respectively and situated at the corner of Zodiac Avenue and Calle Schlettwein Street See locality plan below.

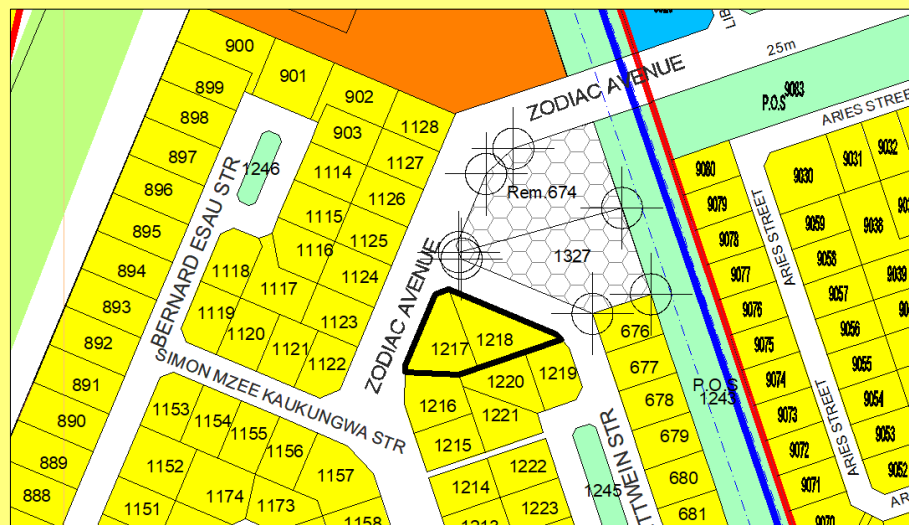


Figure 1: Locality Plan for Erven 1217 & 1218, Tamariskia Extension 3.

5. Access Municipal Services and Parking

Erven 1217, 1218, Tamariskia, Extension 3 are accessed from Zodiac Avenue and Calle Schlettwein Street, respectively. According to technical comments received from the Engineering, Urban development and Environmental Management Department, multiple access from these two streets needs to be limited due to the position of the proposed consolidated Erf. The Engineering, Urban Development and Environmental Management Department advised that only one access point be granted in Zodiac Avenue and a maximum of two accesses points be permitted along Calle Schlettwein Street. Parking for the proposed development will be provided on-site in accordance with the provision of the Swakopmund Zoning Scheme. The property is connected to the existing bulk and internal municipal services.

6. Public consultation

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

The rezoning was advertised in the Namib Times and the Namibian on the 8th May and 15th May 2026, and in the Government Gazette Number 8921 of 15th May 2026, Item No. 326. The neighbouring property owners were notified in writing of the development proposal. A notice was additionally placed on Council's notice board as well as on-site. The last date to submit objections and comments was the 19th June 2026 as detailed in the proof of consultation report attached as Annexure C. No objections were received.

7. Development Proposal

It is the intention of the owners to consolidate Erven 1217 and 1218, Tamariskia Extension 3 into consolidated Erf X and rezone it from "Single Residential" with a density of 1: 600m² to "General Residential" with a density for 1:250m². The intension is to develop up to a maximum of seven (7) residential units. The proposed consolidation and rezoning will have the following effect:

Erf Number	Current Zoning & Density	Proposed Zoning	Erf size
1217	Single Residential 1:600m ²	General Residential 1, density of 1:250m ²	866m ²
1218	Single Residential 1:600m ²		921m ²
Consolidated Erf X	/	General Residential 1, density of 1:250m ²	/
Total			1787m²

8. Evaluation

Tamariskia Extension 3 has experienced a number of land use changes in the past couple of years that have transformed it into a mixed-use development area. These changes include but are not limited to the consolidation and rezoning of Erven 859 and 860, Tamariskia Extension 3 and the rezoning of Erven 874, 875 and 876, Tamariskia Extension 3. The proposed consolidation and subsequent rezoning ties well into these

changes and is consistent with and directly implements the development proposals of the Swakopmund Structure Plan 2020-2040 in terms of densification, infill development and sustainable urban growth thereby curbing urban sprawl. The infrastructure capacity of this area however needs to be studied, it is against this background that it is proposed that an infrastructure study be is proposed to be undertaken by the applicant to ensure that local infrastructure can support this development to the satisfaction of the General Manager: Engineering, Urban development and Environmental Management.

9. Conditions to be registered

It is recommended that the conditions registered against Erven 1217, 1218, Tamariskia, Extension 3 be cancelled and that the following title deed conditions be registered against newly Consolidated Erf X as follows:

- (i) *The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to the provisions of the Swakopmund zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018);*
- (ii) *The building value of the main building, including the outbuilding to be erected on the erf shall be at least two times the municipal valuation of the erf.*

10. Compensation

The consolidation of Erven 1217 & 1218, Tamariskia, Extension 3 into Consolidated Erf X and subsequent rezoning of the Consolidated Erf X from "Single Residential" with a density of 1:600m² to "General Residential 1" with a density of 1:250m² is subject to a compensation fee with respect to Betterment of 20% calculated in accordance with Section 9 (b) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) Regulations in conjunction with the national betterment fee policy of 2009.

11. Conclusion

The proposed consolidation of Erven 1217 & 1218, Tamariskia, Extension 3 and subsequent rezoning from "Single Residential" with a density of 1:600m² to "General Residential 1" with a density of 1:250m² is in line with both the Swakopmund Zoning Scheme and the Swakopmund Structure Plan 2020-2040 and can be supported.

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

RECOMMENDED:

- (a) **That Erven 1217 and 1218, Tamariskia, Extension 3 be consolidated into Consolidated Erf X.**
- (b) **That Consolidated Erf X, Tamariskia Extension 3 be rezoned from "Single Residential" with a density of 1:600m² to "General Residential 1" with a density of 1:250m² be approved.**
- (c) **That the rezoning of Consolidated Erf X, Tamariskia, Extension 3 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 obtains an Erf number from the Surveyor General before certification of the consolidation plan by the Council's Town Planner.**
 - (f) That the applicant provides proof that the consolidated erf has been surveyed and registered by the Deeds Registrar before submission of any development proposal (building plans and/or building line relaxations) for Council approval.**
 - (g) That only one access point be granted in Zodiac Avenue and a maximum of two accesses points be permitted along Calle Schlettwein Street to the satisfaction of the General Manager: Engineering, Urban Development and Environmental Management Department.**
 - (h) That prior to the submission of building plans, the applicant shall, at own cost, undertake the necessary engineering infrastructure studies and implement any required upgrades or mitigation measures to the satisfaction of the Engineering, Urban Development and Environmental Management Department.**
 - (i) That all additional infrastructures required because of the proposed development be for the account of the applicant or the owner and in accordance with the specifications and satisfaction of the General Manager: Engineering, Urban Development and Environmental Management Department.**
 - (j) That all the parking be provided on-site in line with the Swakopmund Zoning Scheme and no parking on street reserve shall be tolerated.**
-

TABLE OF CONTENTS

TABLE OF CONTENTS	3
ATTACHMENTS	3
1. INTRODUCTION	4
2. PROPERTY DESCRIPTION	4
3. LOCALITY	5
4. PROPOSED CONSOLIDATION	6
5. PROPOSED REZONING	6
6. DEMAND, NEED AND DESIRABILITY	8
7. STATUTORY/POLICY SUPPORT	9
7.1. Swakopmund Zoning Scheme	9
7.2. MURD Town Planning Standards and Urban Design Guidelines	10
7.3. Swakopmund Urban Structure Plan 2020-2040	10
8. SUMMARY	12
9. PUBLIC CONSULTATION	12
10. RECOMMENDATION	13

ATTACHMENTS

- Annexure B: Locality and detailed sketch plans
- Annexure C: Conditions to be registered
- Annexure D: Special Power of Attorney
- Annexure E: Copy of the Deeds of Transfer



1. INTRODUCTION

This application is made on behalf of Ahmed Mohamed Taha Rashed and Lititia Michelle Benade as the owners of Erven 1217 and 1218, Tamariskia Extension 3 (the site). The main purpose for the application is for the consolidation of Erven 1217 and 1218 Tamariskia Extension 3 into consolidated Erf X and for the subsequent rezoning of consolidated Erf X (Erven 1217 and 1218 Tamariskia Extension 3) from Single Residential (1:600m²) to General residential 1 (1:250m²). It is the owner's intention to develop a maximum of 7 dwelling units/townhouses/block of flats on the consolidated site.

In summary the purpose of this report is to apply in terms of the following sections:

1. 97(1)(e) for the CONSOLIDATION of Erven 1217 & 1218 Tamariskia Extension 3 into Consolidated Erf X.
2. 97(1)(a) REZONING of the Consolidated Erf X from Single Residential (1:600m²) to General Residential 1 (1:250m²).

2. PROPERTY DESCRIPTION

The property description is given in the table below:

Table 1: Erven 1217 and 1218 Tamariskia Extension 3 – Property Description.

	ERF 1217	ERF 1218
Local Authority	Municipal Council of Swakopmund	Municipal Council of Swakopmund
Township	Tamariskia	Tamariskia
Extension	3	3
Size	866m ²	921m ²
Owners	Mr. Ahmed Mohamed Taha Rashed and Ms. Lititia Michelle Benade are the registered owners of the properties. - Copy of the Power of Attorney (POA) is attached as Annexure D. - Copies of the Deeds of Transfer is attached as Annexure E.	
Zoning		
Site Description		

Erven 1217 and 1218 Tamariskia Extension 3 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 at the corner of Zodiac Avenue and Calle Schlettwein Street within the township of Tamariskia Extension 3, located to the central northern parts of the larger Swakopmund, as indicated by the attached locality map (see Annexure B). In accordance with the Swakopmund Zoning Scheme, the Erf's current zoning is 'Single Residential' with a density of 1:600 as indicated by the Zoning Plan (also see Annexure B).

The site is vacant and measures 1787m² in extent. The Erf is registered in the name of Messrs Ahmed Mohamed Taha Rashed and Lititia Michelle Benade. There are no title deed conditions that effect or influence the rezoning.

This residential suburb is bordered by the Dr. Schwietering Street to the south and Daniel Kamho to the west which are both major collector and arterial roads, respectively. This makes the area highly accessible. As mentioned earlier the site is also situated along Zodiac Avenue that is the main local collector in the area. Zodiac Avenue links up with Franziska Van Neel Avenue to the south of the neighbourhood which (Franziska Van Neel Avenue) remains an important major collector route.

Tamariskia Extension 3 is a mixed density residential area with a variety of Single Residential, General Residential 1, and General residential 2 zoned properties. As a result, housing typologies include single detached dwelling units, flats, townhouses, and guest accommodation. The provision of different housing opportunities is promoted as per the Swakopmund Urban Structure Plan.



Figure 1: Locality of the site and surrounding area Tamariskia Extension 3.

4. PROPOSED CONSOLIDATION

Both Erf 1217 and 1218 Tamariskia Extension 9 (the site) are zoned Single Residential with a density of 1:600m² 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 7 high density residential units on the consolidated Erf X. Access to the proposed consolidated Erf X will be via both Zodiac Avenue and Calle Schlettwein Street; the proposed consolidation is depicted in Figure 2 below.

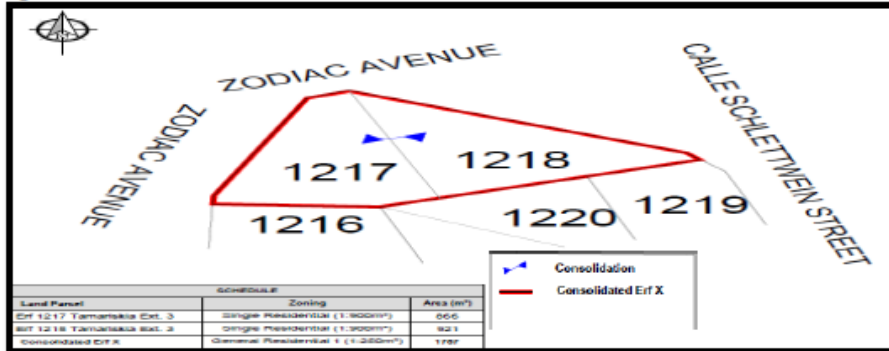


Figure 2: Proposed consolidation of Erven 1217 and 1218 Tamariskia Extension 3 into consolidated Erf X.

5. PROPOSED REZONING

Considering the increasing demand for more affordable housing on smaller manageable erven from especially the middle-income segment of the market, the owner is desirous to increase the density of the site for the purpose of developing additional dwelling units subject to the provisions of the Swakopmund Zoning Scheme.

Tamariskia Extension 3 is of the newer townships of Swakopmund affording the opportunity for slightly increased affordable residential developments and still maintaining the character of the surrounding area.

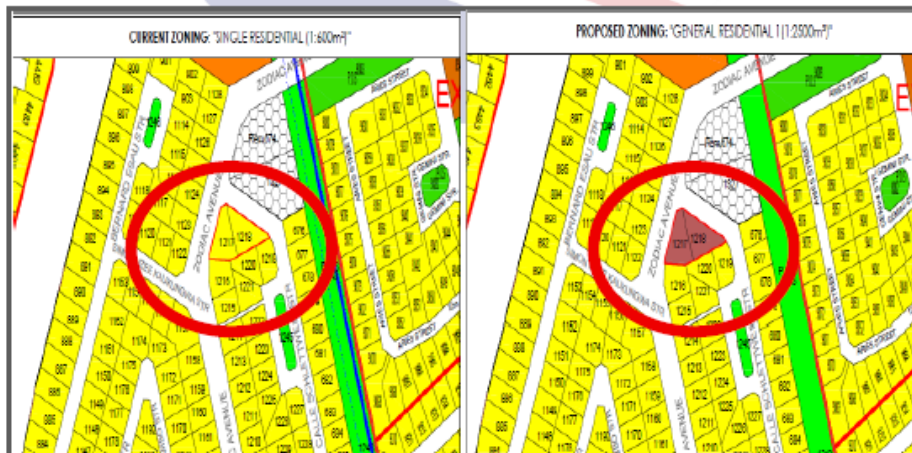


Figure 3: Proposed rezoning of Erven 1217 and 1218, Tamariskia Extension 3 from Single Residential to General residential 1.

❖ **Densification**

The Municipal Council of Swakopmund Urban Structure Plan supports the densification of certain existing neighbourhoods of Swakopmund. An extract on densification on page 93 reads as follows:

Often the past and present practice of 'one house on one plot', usually a large plot, in urban development has been the main cause of very high and unsustainable urban sprawl. This again has necessitated the long and often wide traffic routes many cities grapple with today. This situation can be rectified through 'densifying' the urban residential areas or promoting compact housing. 'Densification' can occur on a number of levels, without disturbing the existing urban environments excessively.

The newly to be consolidated site will be measuring 1787m², the proposed rezoning of the site to General residential 1 with a zoning density of 1:250m² (1 dwelling per 250m²), will allow a maximum of 7 dwelling units/townhouses on the site. An architect has been appointed for the layout and design of the proposed developments. The dwelling units will be designed to integrate not only into the existing residential character of Tamariskia Extension 3 but also with nearby suburbs that have similar developments. This will strengthen the character of the residential suburb and promote the creation of sustainable neighbourhoods. A sustainable neighbourhood is a place that is safe, well planned and built to last, where people want to live now, and in the future. It is a neighbourhood that is socially, environmentally, and economically healthy.

❖ **Traffic and Access**

The proposed developments will have clear visibility and accessibility not to pose any threat to traffic in the immediate area. The site has dual access as being situated at the corner of Zodiac Avenue (a collector street with a width 25m) and Calle Schlettwein Street (25m wide), which will further ease traffic flow.



Again, safe and suitable access to the dwelling units will be achieved without causing traffic congestion or negatively affecting the future amenity of the area as the site is ideally located with proximity to 3 important collector roads namely, Zodiac Street (25m), Dr. Schwietering Street (30m)

and Fransiska Van Neel Street (25m) that are designed to accommodate and ease traffic flows. For the purposes of this application the following are the functions of collector roads:

- Carry traffic having a trip end within the specific area.
- Connection of residential streets with traffic carrying roads.
- Access to grouped/commercial properties and community facilities.

❖ Impact on Services

Existing bulk and internal municipal sewerage, water and electricity connections are available on site and extensions of these connections can be made to the townhouses/flats. Rezoning the site from Single Residential to General residential 1 will result in a slight increase in service provision on site. However, with the proposed rezoning, the site will still be used for residential purposes, which is a less intensive land use with a lower impact on service provision when compared to other land use zones in town.

6. DEMAND, NEED AND DESIRABILITY

The main purpose of establishing need and desirability is to ensure that the land use development proposals are necessary for development purposes and desirable in the public interest, resulting in sustainable land utilisation which is publicly acceptable and relevant in terms of overall economic growth and development, convenience, and benefit at all levels. The central question relating to development applications of this kind is whether it satisfies the twin criteria of “need and desirability.”

The term “need” and “desirability” is primarily assessed from the perspective of the common or public good. That is, the primary issue is not whether the rezoning proposal is in the interest of the applicant, but whether it is in the interest of the broader community.

This in turn, needs to be examined from two perspectives: the degree to which the proposed rezoning makes a positive input into the lives of the affected people, and the degree to which this impact may impinge upon, or negatively affect, other people’s rights.

Therefore, there is a need for the proposed rezoning application due to the following:

- There is a need to address the demand for housing and the dire need to address these housing shortages in the Swakopmund Municipality, especially at the middle end of the market located in areas close to transportation and social facilities. The proposal sought to address the housing shortage in Swakopmund that has seen the middle segment being located land at the urban periphery in areas such as Matututra.
- In parallel to the issue of affordable housing, is that of employment opportunities. The proposed development even though at a small-scale level will offer employment opportunities in the construction sector. The proposed development will also increase sales in local wholesale and retail outlets through the procurement of buildings material, etc.

In terms of desirability, the rezoning has a few features to its benefit. These are as follows:



- The site (Erven 1217 & 1218 Tamariskia Extension 3) occupies a desirable location in the surrounding area.
- The site enjoys quick and easy access to Zodiac Avenue and Dr. Schwietering Street that affords the possible tenants quick and convenient access to areas such as the Tamariskia CBD or the Vineta CBD.
- The site has also quick access to nearby Ocean View CBD from the above-mentioned streets.

The owner has identified the need to provide affordable housing in this area of Tamariskia Extension 3. The families or individuals that will live in the dwelling units will be within walking distance to social facilities which contribute to a more sustainable urban form.

In summation the proposed dwelling units will not negatively affect the immediate context as it will remain residential in nature. With the development of the site, the Council will be able to levy service charges for 5 new dwelling units which increase revenue potential.

7. STATUTORY/POLICY SUPPORT

7.1. Swakopmund Zoning Scheme

The proposed rezoning of the site from Single Residential to General residential 1 to establish townhouses/flats is in line with the land use requirements for General residential 1 (GR1) zoned property as indicated in table 2 below:

GR2 Requirements	Compliance
<u>Primary Uses</u> Dwelling House/s, Block of Flats and Townhouses.	The housing development will consist of a maximum of 7 dwelling houses/units.
<u>Definition</u> “Dwelling Unit” means a self-contained interleading group of rooms used only for the living accommodation and housing of a single family together with such outbuildings as are ordinarily used therewith.	The dwelling units will be developed as an integral part of the existing on-site developments.
<u>Minimum erf size</u> The minimum prescribed erf size for GR1 zone is 1000m ² .	The site measures ±1787m ² .
<u>Density</u> Density zone of 1:250m ² (1 dwelling unit per 250m ²).	With the site measuring ±1787m ² , the proposed creation of a maximum of 7 dwelling units is within the density zone of 1:250m ² .
<u>Parking</u> 1 per dwelling unit for “Other Residential Buildings”, which includes Dwelling Units.	The parking provisions will be considered with the design and layout of the townhouses.
<u>Betterment</u> 20% Betterment fee when rezoning from Single Residential to General Residential.	20% of the increase in property value as determined by Council.
<u>Endowment</u> Not applicable to Sectional Title Schemes.	N.A.

Table 2: Land Use requirements for General residential 1 zone in the Swakopmund Zoning Scheme.

From the above, it can be concluded that the proposed rezoning complies with the guidelines and recommendations of the Swakopmund Zoning Scheme.



7.2. MURD Town Planning Standards and Urban Design Guidelines

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

Minimum erf sizes	The Ministerial standards refer to a minimum erf size of 300m ² for Single Residential subdivisions and /or township establishments. This minimum erf size requirement is not applicable to the rezoning application for slightly higher density development.
General street layout and width	The site is situated at the corner of Zodiac Avenue (25m wide) and Calle Schlettwein Street (25m wide). The site is also situated in proximity of Franziska Van Neel (30m) and Dr. Schwietering Street (30m) on the southern boundary, which makes the site highly accessible. Access to the additional dwelling units will be indicated on the building plans. The streets are wide enough to accommodate space for pedestrians, landscaping, street furniture, parking, and municipal services (water, sewerage, electricity, communication, and street lighting).
Open Spaces	No new public open spaces are created with the proposed development, and no existing public open spaces are affected by the consolidation and rezoning.
Main roads/Bypass roads	No access is taken from a Main or Bypass Road. Therefore, no building restrictions in this regard applies.
Stormwater & Environmental Management	The properties are 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 97(1)(e) and 97(1)(a), respectively, of the <i>Urban and Regional Planning Act, Act no. 5 of 2018</i> , and all legislative procedures in terms of this Act will be followed.
Local Economic Development	The proposed development will have a direct and indirect positive impact on economic growth and employment creation which are much needed considering the current economic recession. The development will contribute to the overall improvement of the residential suburb.
Principles for town planning and design	The provision of a slightly higher residential densities promotes spatial flexibility in the provision of housing types, while still maintaining a cohesive and harmonious neighbourhood.

Table 3: Evaluation of the rezoning in terms of the Ministerial Town Planning Standards and Urban Design Guidelines.

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

7.3. Swakopmund Urban Structure Plan 2020-2040

The site is situated in the area deemed as Mixed-Use Zone 1 which is an area identified for densification as per Figure 77 on page 93 in the Swakopmund Urban Structure Plan.

The following advantages can be achieved through densification as per the Urban Structure Plan:



- The construction industry could be kick-started again by providing jobs to small scale building contractors;
- Property values will increase and provide additional income to the owners;
- The housing backlog could be reduced through private initiative, relieving the state and municipalities of this heavy burden;
- Traveling distances could be reduced for commuters;
- Existing vegetation on properties could be positively integrated into the overall property utilization;
- Maintenance of utility services such as water, sewer and electricity becomes more affordable to the local authority - higher rates and taxes;
- Public transport options become much more viable and sustainable.

Implementation and some incentives to densify for the property owner within selected areas could be the following as per the Urban Structure Plan:

- Allow the construction of a third, maybe fourth, separate dwelling unit or flat on a property over and above the 'Granny' flat. Dwelling units should be independently accessible, attached or detached from the main house;
- One should be able to subdivide the main house into smaller independent units, particularly when the children are out of the house;
- Allow the construction of another floor on top of the main or secondary dwelling or garage for another unit;

Also, the Urban Structure Plan highlights key locations that are ideal for densification such as the following:

- Generally along frequently used roads – ideal for public transport considerations;
- First and second row of residential erven behind activity routes for highest possible densification, e.g. maximum 4 – 5 units per erf;
- Properties on cul-de-sac or looped roads should be allowed only minimal densification (3 units max per erf) due to a possible over congestion of the available road space.

The site is situated along a busy activity route such as Zodiac Avenue. Lastly, the Urban Structure Plan states that densification is more applicable to existing large residential erven with a single ownership (page 93). The site is 1787m² and can therefore accommodate the 7 proposed dwelling units.

From the above, it can be concluded that the proposed consolidation and rezoning is in accordance with the Swakopmund Municipality Urban Structure Plan 2020-2040.



8. SUMMARY

There are feasible reasons which make the proposed consolidation and rezoning favourable as summarised below:

1. The site is situated on a busy activity route such as Zodiac Avenue, which makes the site accessible and desirable for higher density residential development.
2. Rezoning to General residential 1 will result in a slight increase in service provision on-site, but the site will still be used for residential purposes, which is a less intensive land use with a lower impact on service provision compared to other land uses.
3. The provision of different housing opportunities promotes spatial resilience and flexibility, which makes the community less likely to suffer from the impacts of economic and environmental shocks.
4. The provision of different housing typologies not only creates vibrant communities but also allows more people with access to suitable accommodation.
5. The proposed rezoning will also provide temporary employment during the construction phase and generate sales in local wholesale and retail outlets.
6. The proposed rezoning complies with the guidelines and recommendations of the Swakopmund Zoning Scheme and the Ministerial Town Planning Standards and Urban Design Guidelines.
7. The future utilisation of the site for the provision of additional dwelling units or townhouses is fully supported by the Swakopmund Urban Structure Plan.

9. PUBLIC CONSULTATION

The public will be notified of the application in terms of Section 107(1) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) as well as in accordance with the Swakopmund Municipal Council. The public will be notified of the application as follows:

- A notice in the Government Gazette.
- A notice once a week for two consecutive weeks in at least two newspapers.
- Notice letters to neighbouring landowners.
- Notice at the site and on the notice board of the Swakopmund Municipal Council.
- The following neighbouring landowners are identified as interested/affected parties:

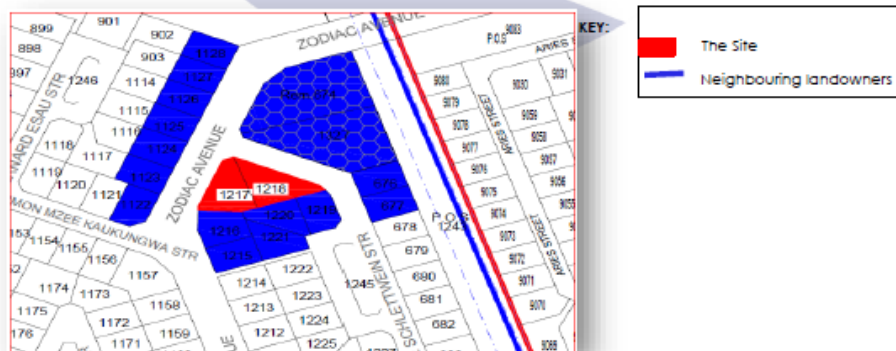


Figure 4: Neighbouring landowners of the site, Tamariskia Extension 3

10. RECOMMENDATION

The site is considered suitable and ideal for higher density residential development. Given the need, desirability, and relevant policy alignment, it is recommended to support the following application in terms of:

1. 97(1)(e) for the CONSOLIDATION of Erven 1217 & 1218 Tamariskia Extension 3 into Consolidated Erf X.
2. 97(1)(a) REZONING of the Consolidated Erf X from Single Residential (1:600m²) to General Residential 1 (1:250m²).

It is further recommended that a 20% betterment fee be paid to the Council for the change in land use rights from Single Residential to General residential 1.

I trust the above recommendation for the rezoning application meets your favourable approval. Please do not hesitate to contact me should you need additional information.

Yours faithfully,

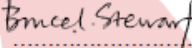


Mario Mberira
Registered Town and Regional Planner in Training



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

Yours faithfully,

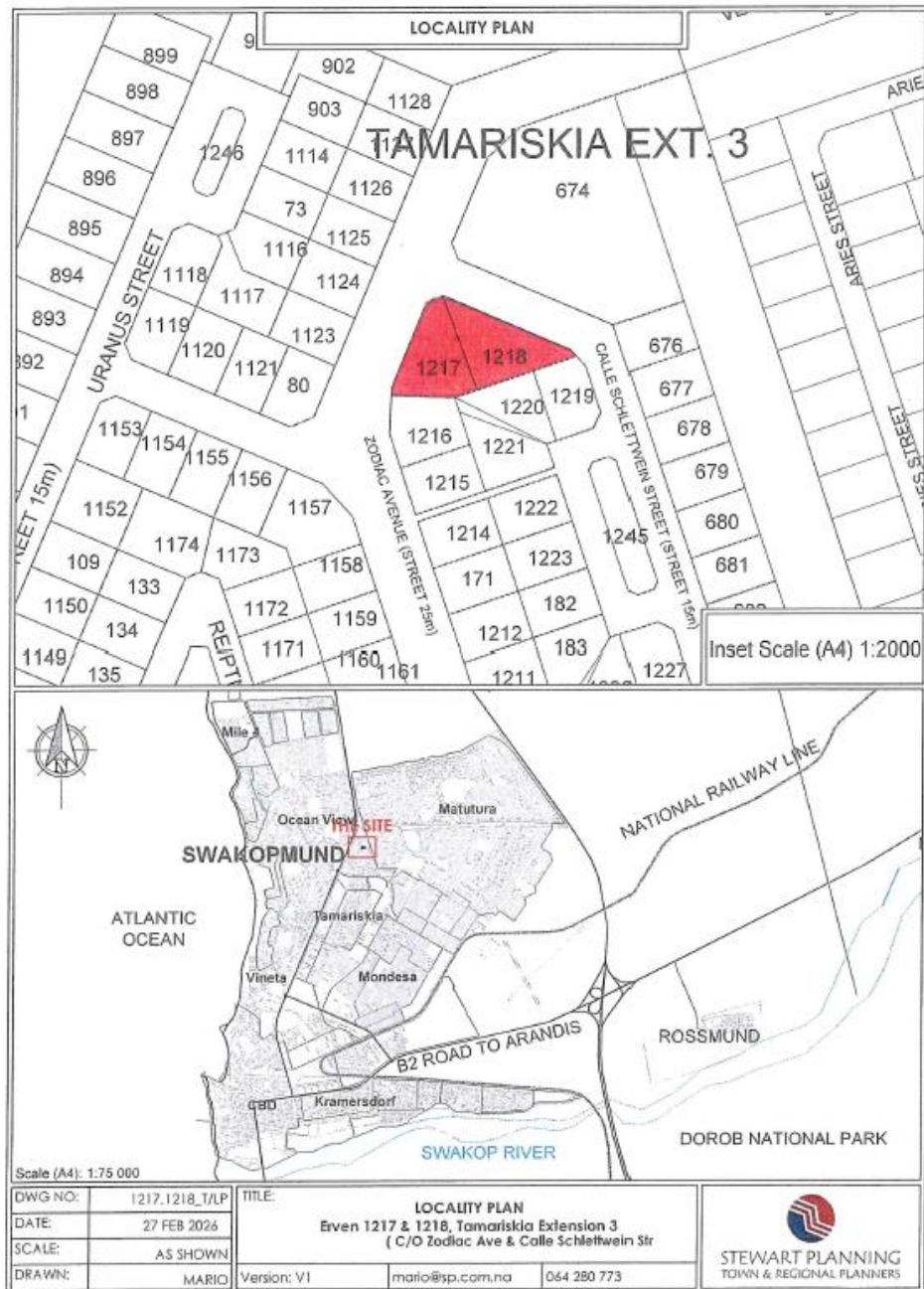


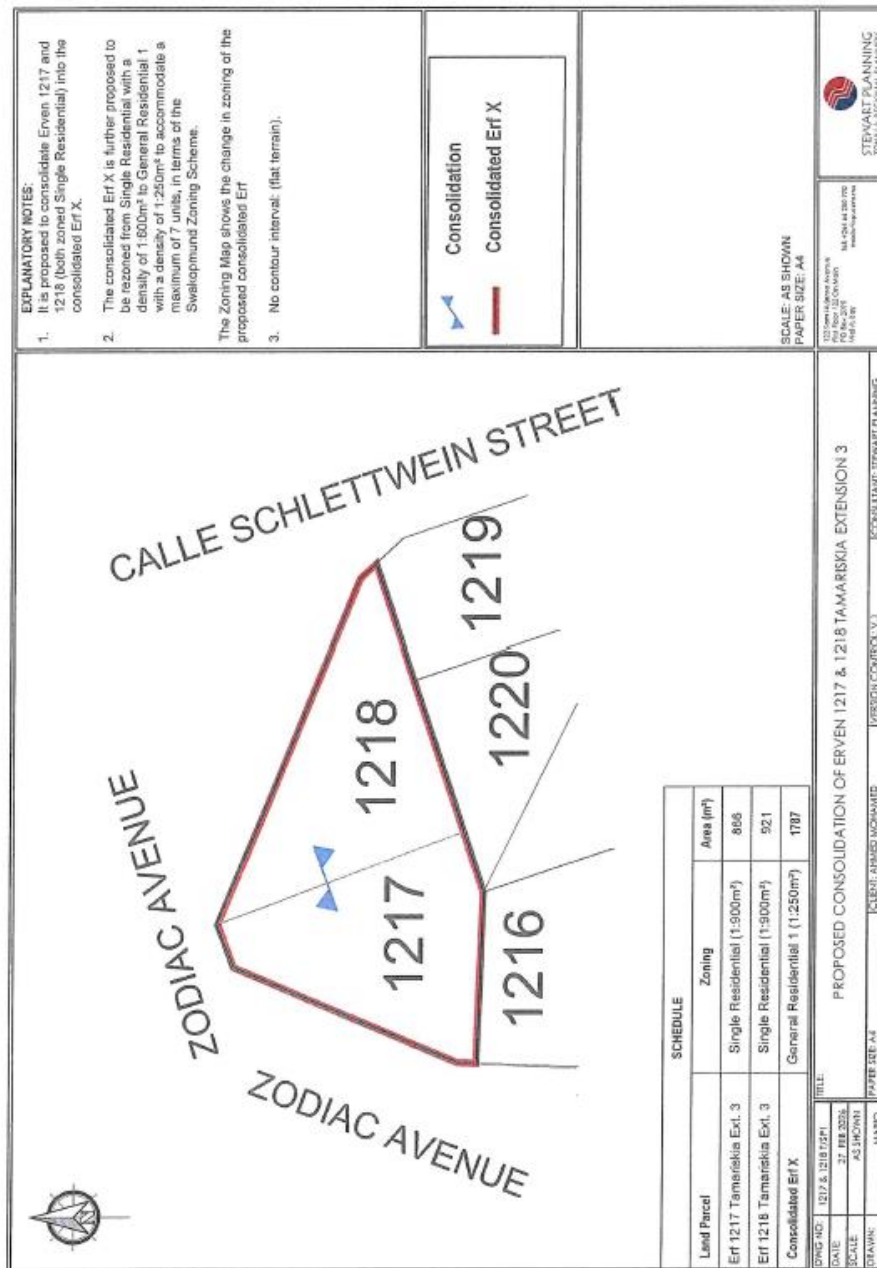
Bruce Stewart
Town Planner

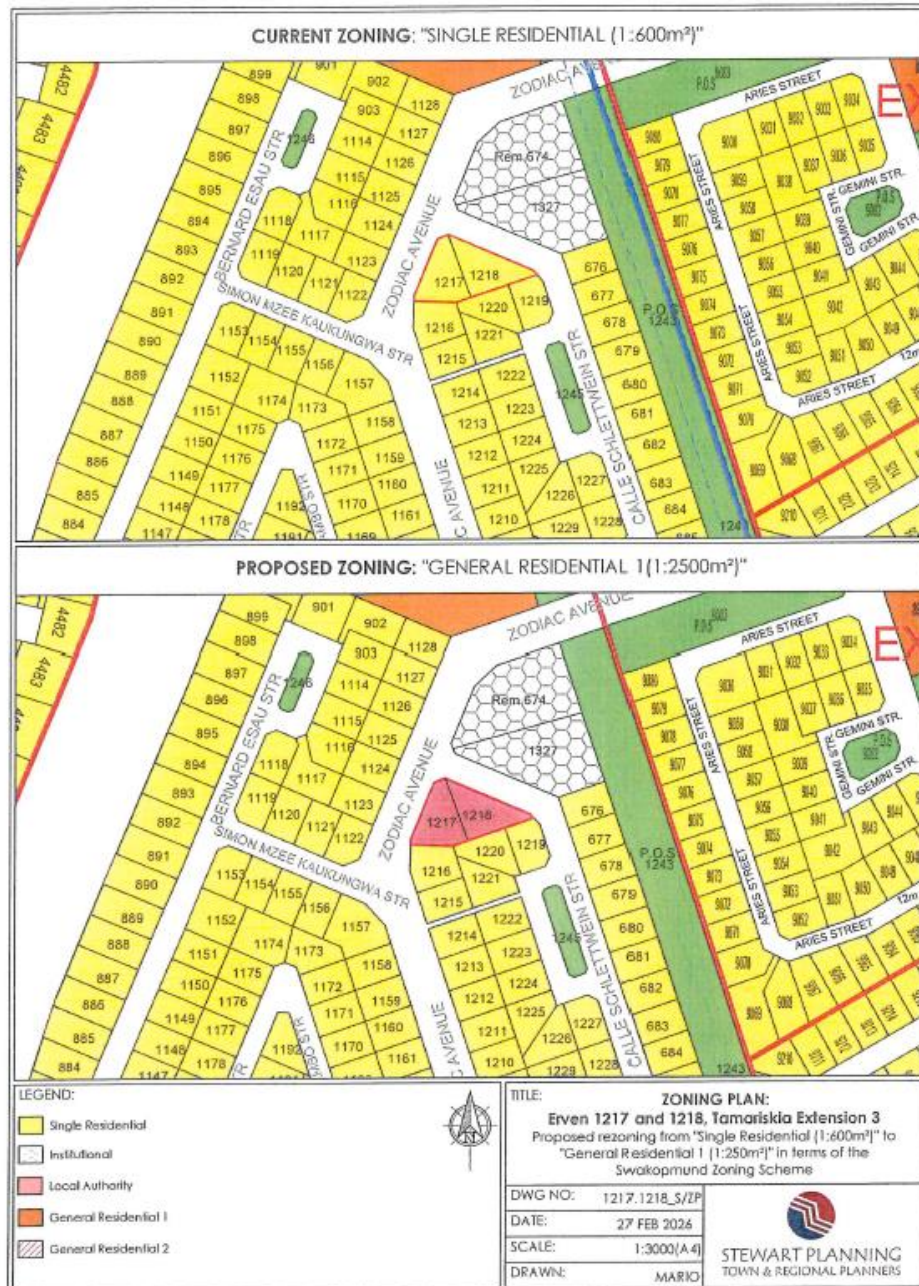


Tel: +264 64 280 770 | Email: bruce@sp.com.na









CONDITIONS TO BE REGISTERED

It is recommended that the title deed conditions registered against Erven 1217 and 1218 Tamariskia Extension 3 be cancelled and the following title deed conditions be registered against the consolidated Erf X (Erven 1217 and 1218 Tamariskia Extension 3).

IN FAVOUR OF THE LOCAL AUTHORITY

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

SPECIAL POWER OF ATTORNEY

I, We the undersigned

AHMED MOHAMED TAHA RASHED AND LITITIA MICHELLE BENADE

In our capacity as

The registered owner/s of erven 1217 and 1218 Tamariskia Extension 3
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 my lawful Attorney and Agent in my name, place and stead, to make the necessary applications to the Municipality of Swakopmund and/or the Urban and Regional Planning Board, Ministry of Urban and Rural Development for the:

- **CONSOLIDATION OF ERVEN 1217 AND 1218 TAMARISKIA EXTENSION 3 AND THE SUBSEQUENT REZONING FROM SINGLE RESIDENTIAL (1:600) TO GENERAL RESIDENTIAL 1 (1:250)**

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

signed at Swakopmund

on this 30th day of January 2026

in the presence of the undersigned witnesses

.....
AHMED MOHAMED TAHA RASHED

.....
LITITIA MICHELLE BENADE

Witness 1

Name: Gerlinde Hauser

Signature:

Witness 2

Name: Felicia Hepte

Signature:



STEWART PLANNING

TOWN & REGIONAL PLANNERS

First Floor 122 on Main
122 Sam Nujoma Avenue
Walvis Bay

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

COPY

Our reference: Erven 1217.1218

29 June 2026

Chief Executive Officer
Swakopmund Municipality
PO Box 53
Swakopmund
13001



RE: PROOF OF GIVING NOTICE: ERVEN 1217 AND 1218 TAMARISKIA EXTENSION 3.
• CONSOLIDATION AND REZONING.

Dear Sir,

Reference is made to the above-mentioned application. For purposes of sections 99(1) and (2) of the Urban and Regional Planning Act, 2018 the public was notified of the application in terms of regulations 10 and 12 of the Urban and Regional Planning Act Regulations.

Proof of Notice

The application was advertised in the following manner:

- **Regulation 10(1): Notice in the Gazette for 1 Week (Annexure A1).**
Notice was published in the Government Gazette (see attached).
- **Regulation 10(2): Notice in 2x Newspapers for two Weeks (Annexure A1).**
Notice was published in 2x Newspapers for once a week for two consecutive weeks (see attached).
- **Regulation 10(4)(a): Notice to neighbouring landowners (Annexure B1).**
Notice was sent to neighbouring landowners as shown in Figure 1 and Table 1 on page 2.
- **Regulation 12(a): Display of Notice on the land subject of the application (Annexure C1)**
Notice was displayed at the site for a period of 14 days (see attached).
- **Regulation 12(b) Display of Notice at the notice board of the relevant functionary (Annexure C1)**
Notice was displayed at the Council notice board for a period of 14 days (see attached).

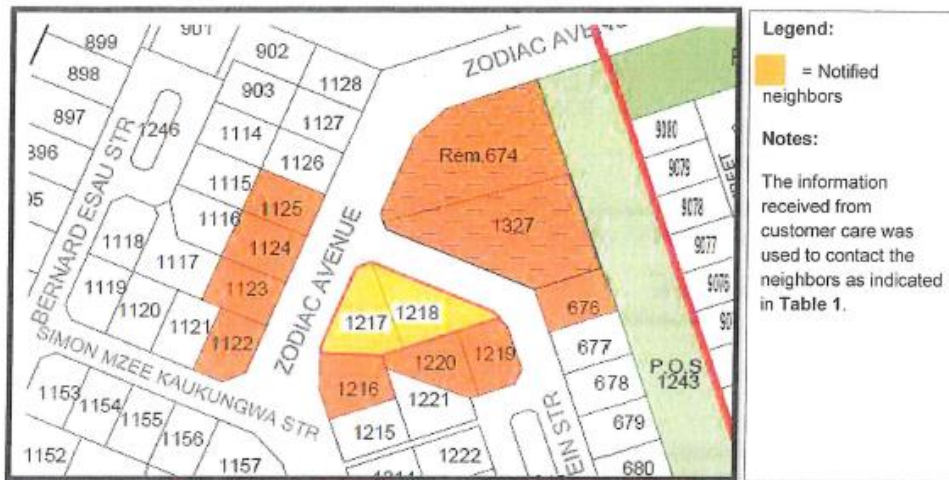


Figure 1: Identified neighbouring landowners notified.

Table 1: The neighbouring landowners and manner of notification during public consultation

Erf Number	Owner's Name	By registered Mail	By Email
Erf 1122 Tamariskia Ext 3	Ekondo Tobias	×	✓
Erf 1123 Tamariskia Ext 3	Titus Paul Jacobus	×	✓
Erf 1124 Tamariskia Ext 3	WA Davies	×	✓
Erf 1125 Tamariskia Ext 3	Khoeses Imelda	×	✓
Erf 1216 Tamariskia Ext 3	Risser Karin Hedwig	✓	×
Erf 1219 Tamariskia Ext 3	Acacia Tours & Safaris	✓	×
Erf 1220 Tamariskia Ext 3	Ground Rush Investment Holdings CC	×	✓
Erf 676 Tamariskia Ext 3	Andreas Jeremiah Shikongeni	✓	×
Rem Erf 674 Tamariskia Ext 3	Municipal Council of Swakopmund	✓	×
Erf 1327 Tamariskia Ext 3	Kaoseb C Richard	×	✓

The initial deadline for objections was before or on **17:00, Monday, 08 June 2026**. Consultation was done initially as set out in Table 1 on page 2. However, the deadline was extended to **Friday, 19 June 2026** because of the following reasons:

- The email notice sent to the owner of erf 1125 as per the information obtained from customer care could not be delivered (see attached). I conducted a site inspection and received the correct ownership details from the tenants. I called the owner and sent a new notice on email on **Wednesday, 20 May 2026**.
- The person presumed to be the owner of erf 1216 Tamariskia Extension 3 as per the information provided by customer care and indicated in Table 1 on page 2 contacted our office regarding the notice received by registered mail and said they are not the owner of the subject property. I received new contact information for the owner of the subject property (Mr. Jobah Simasiku). The notice was emailed to him on **Tuesday, 02 June 2026 (see attached)**.
- The person presumed to be the owner of erf 1219 Tamariskia Extension 3 as per the information provided by customer care and indicated in Table 1 on page 2 contacted our office on **Tuesday, 02 June 2026** regarding the notice received by registered mail and confirmed they are not the owner of the subject property (**see attached**). The notice was delivered by hand to the correct owner (Ms. Kavita) onsite (**see attached**).
- I did a site inspection for Erf 1220 Tamariskia Extension 3 as I had doubts with the information received from customer care. Upon site inspection I received the correct information from the tenant. I emailed the notice on **Wednesday, 03 June 2026** to the owner (Mr. Muhepa) who resides in Windhoek (see attached).

This afforded interested and affected parties at least 14 working days as required by Regulation 11(d) of the Act. **There were no objections received to the application by both deadlines as set out above.**

Therefore, it is recommended that:

Recommendation

Due to receiving no objections to our application, I request that the Management Committee favourably considers the application and further recommends to the full Council for approval.

In the meantime, please do not hesitate to contact me for any further information. I look forward to hearing from you.

Yours sincerely,



Mario Mberira
Town Planning Officer

 **STEWART PLANNING**
TOWN & REGIONAL PLANNERS

Tel: +264 64 280 773 | Email: mario@sp.com.na

Attachments

Annexure A1: Government Gazette notice, Namib Times and Namibian Newspaper tear sheets

Annexure B1: Proof of emails, Registered mail and letter notice

Annexure C1: Council and Site notices

8921

Government Gazette 15 May 2026

9

2.	DNAMS R133: 2026 OIML R133:2002 (E)	Liquid-in-glass thermometers
----	--	------------------------------

DR. EINO MVULA
CHIEF EXECUTIVE OFFICER
NAMIBIAN STANDARDS INSTITUTION

No. 325

2026

ALTERATION OF CONDITIONS FOR ERF 543, SWAKOPMUND

Stewart Planning – Town and Regional Planners has been appointed to apply to the Swakopmund Municipality and/or the Urban and Regional Planning Board for the following application:

Erf 543, Swakopmund (c/o Daniel Tjongarero Avenue and Windhuker Street): Deletion/alteration of title deed conditions and replacement with the standard zoning scheme and minimum building value conditions.

Erf 543, Swakopmund is currently zoned “general business” but the title deed contain outdated conditions from 1950 which restrict the use of the property for residential purposes only. The intention is to delete these conditions and to replace them with the standard zoning scheme conditions and to use the property for business purposes. The above application is submitted in terms of the Urban and Regional Planning Act, 2018.

Take note that –

- (a) Additional information is obtainable from Johann Otto via email at otto@sp.com.na or by visiting Stewart Planning during normal office hours located on the First Floor, 122 Sam Nujoma Avenue, Walvis Bay.
- (b) Any person having comments or objections to the application may lodge such comments or objections in writing, together with the grounds thereof, with Stewart Planning and the Authorised Planning Authority not later than **10 June 2026**.

Applicant:
J. Otto
Stewart Planning
Town and Regional Planners
P.O. Box 2095, Walvis Bay
+264 64 280 770
otto@sp.com.na

Authorised Planning Authority:
Chief Executive Officer
Municipality of Swakopmund
P.O. Box 53, Swakopmund
+264 64 410 4403
jheita@swkmmun.com.na

No. 326

2026

CONSOLIDATION AND REZONING OF ERVEN 1217 AND 1218, TAMARISKIA EXTENSION 3

Stewart Planning – Town and Regional Planners intends to apply, on behalf of the owner of Erven 1217 and 1218, Tamariskia Extension 3 (c/o Zodiac Avenue and Calle Schletwein Street) for:

- **Consolidation of Erven 1217 and 1218, Tamariskia Extension 3 into Erf X; and**
- **Rezoning of erven 1217 and 1218 (Consolidated Erf X), Tamariskia Extension 3 from “single residential” with a density of 1:600 to “general residential” with a density of 1:250.**

The consolidated site has an area of 1787m² in extent, is and is vacant. It is the intend of the owner to maximize the development potential of the site as per the Swakopmund Zoning Scheme and Swakopmund Urban Structure Plan to develop a maximum of 7 units on the site within the guidelines and provisions of the above-mentioned policies once the rezoning has been approved.

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

Take note that –

- (a) The town planning application lies open for inspection at the Town Planning Department of the Swakopmund Municipality, on the corner of Rakotoka and Daniel Kamho Streets, Swakopmund, or can be requested from mario@sp.com.na.
- (b) Any person having comments or objections to the application may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Swakopmund Municipality and with Stewart Planning within 14 days of the last publication of this notice.
- (c) Written comments, representations and/or objections must be submitted before or at **17h00 Monday, 8 June 2026**.

Applicant:
Stewart Planning
Town and Regional Planners
P.O. Box 2095, Walvis Bay
064 410 4403
mario@sp.com.na

Local Authority:
Chief Executive Officer
Municipality of Swakopmund
P.O. Box 53, Swakopmund
064 280 773
jheita@swkmun.com.na

No. 327

2026

**CONSOLIDATION, SUBDIVISION AND REZONING OF ERVEN 10827 TO 10829,
 SWAKOPMUND EXTENSION 42**

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:

- **Consolidation of Erven 10827, 10828 and 10829 into consolidated Portion X;**
- **Subdivision of the newly created Portion X into 20 erven (19 Portions and Remainder); and**
- **Rezoning Portions 1 to 19 and Remainder from “general residential 2” with a density of 1:250 to “single residential” with a density of 1:300.**

The intention of the consolidation, subdivision and rezoning application is to permit a community Savings Group affiliated to the Namibia Housing Action Group (NHAG) and Shack Dwellers Federation of Namibia (SDFN) to create “single residential” erven that will be used for free-hold dwelling houses/units.

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

Take note that –

6 NAMIB TIMES

COMMUNITY NEWS

8 MAY 2026

Erongo Leaders Celebrate Top Teachers but Warn of Declining Results

The Education Directorate in the Erongo Region had an awards ceremony last week to celebrate high-performing schools and issue a stark warning about declining academic results across the region in the 2024/2025 examinations.

Speaking at the 2026 Education Excellence Awards, regional leadership praised dedicated teachers and learners, but raised concern over stagnating performance and widening gaps in learner achievement.

The Deputy Director for Programmes and Quality Assurance, Natalia Gurirza, presented an overview of regional results, showing modest improvement in some areas. Ordinary level "quality symbols" (grades A to C) increased from 29.2% in 2023 to 35% in 2025, while Advanced Subsidiary (AS) results rose to 46% in 2025. Despite these gains, the region's national ranking has remained unchanged, placing 9th at the ordinary level and 11th at AS level in both 2024 and 2025. "We are not proud of that at all," Gurirza said, adding that the region aims to return to its previous position as a top-performing area. The data also revealed disparities between schools. Private schools dominated the top rankings, while a number of public schools were identified as needing urgent support. Nineteen schools across the region were classified as under-performing. Subjects such as mathematics, economics and history remain areas of concern, with particularly low pass rates, while English and entrepreneurship continue to perform well. In a strongly worded address, the Governor of Erongo region Natalia //Gogoses acknowledged the achievements of top educators but criticised what was described as a culture of complacency within the system. "It cannot be business as usual," the governor said,

questioning why a large proportion of learners are not achieving passing grades and calling for accountability at all levels of the education sector. The //Gogoses highlighted that the region has dropped from fifth place in national NSSCO rankings in 2023 to 9th place in both 2024 and 2025, with AS results stagnating at 11th position. Concerns were also raised about lost teaching time, weak leadership coordination, and the burden placed on schools to fundraise for infrastructure instead of focusing on teaching and learning.

"Teachers and principals are not appointed to run around to build school, their task is to provide instructional leadership," the governor said. At the same time, the ceremony highlighted positive interventions already underway, including holiday classes, teacher development workshops, and targeted support for under-performing schools. Education officials emphasised that improvement will require a collective effort involving teachers, parents, communities, and government. "Education is not a societal responsibility," the //Gogoses said. Speakers stressed the urgency of action ahead of upcoming examinations, with just months remaining to improve learner outcomes. While the evening celebrated excellence, it also served as a call to action to restore Erongo's reputation as a leading education region.

Erongo Marine Trust Continues Annual Worker Pay-Outs

Amid ongoing challenges facing Namibia's fishing industry, the Erongo Marine Harambee Workers Trust continues to demonstrate resilience and shared economic prosperity through its uninterrupted annual benefit distributions to employees.

In celebration of Workers' Day, beneficiaries of the Trust each received a pay-out of N\$45 000 before tax on 30 April 2026. The Trust distributed a total of N\$9.315 million equally among 207 permanent employees of Erongo Marine Enterprises (Pty) Ltd and Commercial Cold Storage Namibia (Pty) Ltd. The annual distribution is funded through dividends received from Arechanab Fishing and Development Company (Pty) Ltd and Commercial Cold Storage Namibia (Pty) Ltd, in which the Trust holds equity interests. Trust Chairperson, Ms Charlett Kambongara, said the organisation remains proud of its consistent track record of supporting workers despite difficult economic conditions. "The consistency of the Trust's annual pay-outs is something we are immensely proud of," she said. "In an environment where many Namibians are experiencing economic strain, it is important to highlight initiatives that continue to deliver real value and tangible support to workers year after year." The Trust was established in 2017 by Erongo Marine Enterprises to promote broad-based economic empowerment by giving permanent employees a direct stake in the horse mackerel right-holding company, Arechanab Fishing and Development Company (Pty) Ltd. In 2021, the Trust expanded its investment portfolio by acquiring equity in Commercial Cold Storage Namibia, the country's largest and most advanced cold storage facility situated at the



Some of the beneficiaries of the Erongo Marine Harambee Workers Trust

Port of Walvis Bay. The latest distribution marks another consecutive year of uninterrupted pay-outs since the Trust's inception, reinforcing its commitment to sustainable, equity-based empowerment. Since 2017, the Trust has distributed more than N\$40 million to beneficiaries, with annual pay-outs contributing significantly to the livelihoods of employees and their families. The Board of Trustees expressed appreciation to Arechanab Fishing and Development Company and Commercial Cold Storage Namibia for their continued support and contribution to the Trust's success. The Board also acknowledged Erongo Marine Enterprises for establishing the Trust and creating opportunities for meaningful employee participation in Namibia's fishing value chain through equity-based empowerment initiatives.

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

Please take note that Steward Planning - Town & Regional Planners intends to apply, on behalf of registered owners, to the Municipal Council of Walvis Bay, the Urban and Regional Planning Board and the Environmental Commission for permission for the following:

Re-zoning of Erf 3135 Walvis Bay (45 Sixth Street) from "Single Residential" (1:300m²) to "General Business" (Bulk 3/1).

Consent to proceed with development while the rezoning is ongoing, and

Application for an Environmental Clearance Certificate for the proposed rezoning.

The above application is submitted in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and the Walvis Bay Zoning Scheme. The rezoning of land from residential to commercial use is a listed activity, and an application for an Environmental Clearance Certificate will be made in terms of the Environmental Management Act, 2007 (Act No. 7 of 2007).

Take note that:

(a) the rezoning application lies open for inspection, during normal office hours, at Room 101 of the Roads and Building Control Department of the Municipality of Walvis Bay situated at Civic Centre, Walvis Bay or as electronic copy can be requested from Ms. Marina Muthoni: marina.muthoni@walvisbay.gov.na

(b) Potential interested and affected parties are invited to register with Steward Planning, and any person having comments or objections to the application, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Municipality of Walvis Bay and with Steward Planning within 14 days of the last publication of this notice.

(c) Registration and written comments or objections must be submitted before or at 17:00 Monday, 8 June 2026.

Applicant: Steward Planning
Town & Regional Planners
PO Box 2095 Walvis Bay
marina@sp.co.za
064 280 770

Local Authority: Chief Executive Officer
Municipality of Walvis Bay
Private Bag 9017 Walvis Bay
townplanning@walvisbay.gov.na
064 201 5229

NOTICE

1. CONSOLIDATION, SUBDIVISION AND PEZONING OF ERVEN 18027, 18028 AND 18029 SWAKOPMUND EXTENSION 42

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

Consolidation of Erven 18027, 18028 and 18029 into new consolidated Portion X, Subdivision of the newly created Portion X into 20 Erven (18 Portions and 2 Remainders) and the subsequent Rezoning of Portion 1-10 and Remainder from General Residential 1 with a density of 1:250m² to Single Residential with a density of 1:300m².

The intention of the consolidation, subdivision and rezoning application is to provide the owner to create single residential freehold erven that will be used for single freehold dwelling houses/units.

2. CONSOLIDATION OF ERVEN 1217 AND 1218 TAMARISKIA EXTENSION 3 INTO ERV X AND REZONING OF ERVEN 1217 & 1218 (CONSOLIDATED ERV X) TAMARISKIA EXTENSION 3 FROM "SINGLE RESIDENTIAL" WITH A DENSITY OF 1:500m² TO "GENERAL RESIDENTIAL" WITH A DENSITY OF 1:250m².

The consolidated erven consists of 170m² in extent, is well situated to the benefit of the owner to develop a residential area of use as per the Swakopmund Zoning Scheme and Swakopmund Urban Structure Plan to develop a maximum of units as for the within the guidelines and provisions of the above-mentioned policies, once the rezoning has been approved.

The applications are submitted in terms of the Urban and Regional Planning Act and the Swakopmund Zoning Scheme.

Take note that:

(a) The applications lie open for inspection at the Town Planning Department of the Swakopmund Municipality, at the offices of Taka and Daniel Kambongara: Swakopmund, or can be requested from marina@sp.co.za.

(b) Any person having comments or objections to the application, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Swakopmund Municipality and with Steward Planning within 14 days of the last publication of this notice.

(c) Written comments, representations and/or objections must be submitted before or at 17:00 Monday, 8 June 2026.

Local Authority: Chief Executive Officer
Municipality of Swakopmund
PO Box 53 Swakopmund
townplanning@swakopmund.gov.na
064 419 4403

Applicant: Steward Planning
Town & Regional Planners
PO Box 2095 Walvis Bay
marina@sp.co.za
064 280 770



M HARTMANN INVESTMENT 87 CC/2018/06280 - RENEWAL OF THREE (3) PARKING SPACE LOCATED ON A PORTION OF REMINDER ERF 313, SWAKOPMUND, SWAKOPMUND

Notice is hereby given in terms of the provisions of Section 63 (2) of the Local Authorities Act, Act 23 of 1992, as amended, that the Municipal Council of Swakopmund intends to renew a lease site to M Hartmann Investment 87 CC/2018/06280 to conduct a business:

Location	Erf Number	Erf Size	Zoning
Swakopmund	313	90 m ²	Public Open Space

The Municipal Council of Swakopmund intends to enter into lease agreements with PowerCom (Pty) Ltd for a business site as indicated in the table above. The lease periods will be 5 years.

Full particulars of the above lease transaction will lie for inspection in Room BC - 22 A, between 07:30 - 16:00 weekdays until Friday, 22 May 2026 at the Municipality Head Office. Contact person is Ms N Gustaf at 06441 4104214.

Any person objecting to the proposed leases may lodge such objection in writing, duly motivated, to the Chief Executive Officer, not later than 12:00 on Tuesday, 26 May 2026.

Take note: no objection via e-mail will be considered. The objection must be made by delivering a hard copy to the office of the Chief Executive Officer and supplying a return postal address and telephone number.

Ms N Gustaf
ngustaf@swakopmund.com.na
(064) 4104214

NOTICE NO 26/2026

A Benjamin
CHIEF EXECUTIVE OFFICER

It is a soft

[illegible][illegible][illegible][illegible]

12 NAMIB TIMES

15 MAY 2026

NOTICES & VACANCIES

ESTATE NOTICE

Estate of the late: David Bobby Gomachab Kuriz
 Identity Number: 510521 9833 3
 Marital Status: Married, male, in
 Jointure with Mrs. Mamea Kuriz Identity Number: 860425 0006 8 Married in
 Community of Property.
 Last Address: Walvis Bay, Erongo Region
 Date of death: 03/03/1988

Debtors and creditors in the above estate are called upon to forward their
 claims and pay their debts to the undersigned agent within 30 days as from
 the date of publication of this notice.

Agent: Yabveh-nissi Trust
 P.O. Box 1214, Windhoek
 Ref: I. Koujo email: ikoujo@yahoo.com/ytoumbe@yahoo.com
 Cell phone No. 0812555466/0818341655

CONSENT USES, ERECTION OF BUILDINGS AND
USE OF LAND IN TERMS OF TOWN PLANNING
SCHEME REGULATIONS

Notice is hereby given in terms of Clause 7.2 of the Swakopmund
 Zoning Scheme Regulations that the Municipal Council considers
 the following relaxation of building lines details of which are
 obtainable from the General Manager: Engineering & Planning
 Services.

The owner of Erf 994 Mondesa, Nickodemus Kavikunus street
 herewith intends to apply to the Municipality of Swakopmund for
 Building Line Relaxation along Erf 978, Mandume ya
 Ndemufayo street, Mondesa.

The owner of Erf 978, Mandume ya Ndemufayo street is hereby
 requested to provide their consent or any objection against such
 application in writing within 14 days of the last publication to the
 Swakopmund Municipality and the applicant, during normal
 business hours.

Closing date for objections or comments is 20 May 2026.

Contact Person: Cell: 081 289 1129
 Email: Ndakakule1@gmail.com

Technical Manager - Walvis Bay
(AGL Namibia)

AGL Namibia is seeking a skilled Technical Manager to lead fleet and equipment maintenance
 operations in Walvis Bay, ensuring optimal performance, safety, and cost-efficiency across all
 assets.

Key Responsibilities:

1. Technical Management & Fleet Oversight - Develop and implement maintenance
 strategies to maximise fleet availability, improve reliability, and ensure compliance with
 safety standards.
2. Workshop & Maintenance Management - Oversee workshop operations, manage
 technical teams, enforce quality standards, and monitor KPIs such as uptime and repair
 efficiency.
3. Port & Yard Equipment Management - Take full technical ownership of port equipment,
 ensuring preventative maintenance, statutory compliance, and effective fault diagnosis
 and repairs.
4. Tyre Management - Manage tyre performance, lifecycle, and cost per kilometre,
 including supplier engagement and reporting.
5. Component Rebuilds - Assess and manage rebuilds of key components (engines,
 hydraulics, etc.), both internally and through external contractors.
6. Bodywork & Fabrication - Supervise repairs, modifications, and fabrication work to
 maintain fleet condition and meet operational needs.
7. Data, Reporting & CMMS - Ensure accurate maintenance records, analyse data trends,
 and report on performance, costs, and asset availability.
8. Cost, Budget & Inventory Management - Control maintenance budgets, manage
 inventory, and oversee supplier and contractor agreements.
9. Compliance, Safety & Environmental - Ensure adherence to all legal, safety, and
 environmental standards, including permit authority requirements.
10. Continuous Improvement & Innovation - Drive improvements in maintenance
 practices, introduce new technologies, and promote a culture of efficiency and innovation.

Required Experience & Qualifications:

- Degree/Diploma in Mechanical, Electrical, or related field (or equivalent experience)
- 6-8 years' experience in fleet or industrial equipment maintenance
- Minimum 5 years in a leadership role
- Strong expertise in heavy vehicles, hydraulics, and plant equipment
- Experience with CMMS systems and data driven maintenance
- Strong leadership, planning, and communication skills

Interested candidates should submit a brief CV and relevant qualifications to:
hr@agl-namibia.com or apply online via our careers page:
<https://careers.agl-namibia.com>

Closing date: 15 May 2026

PUBLIC NOTICE

ENVIRONMENTAL IMPACT
ASSESSMENT

CEMAP Consultants, on behalf of Katjizend Lodge, hereby gives notice of a
 Public Consultation Meeting for the establishment of a lodge, to be held on 16 May
 2016 at 10:00 AM at Ozondati Village, Ohungu Conservancy Office, Ozondati
 Village, Erongo Region, as part of the Environmental Impact Assessment (EIA)
 process conducted in terms of the Environmental Management Act, Act 7 of 2007.

All Interested and Affected Parties (I&APs) are invited to attend and share their views.
 For enquiries, contact CEMAP Consultants, on 081 035 3451.
 Email: crowndengleinvest@gmail.com

Optimus Prime CC
VACANCY

TECHNICAL OPERATIONS MANAGER

Optimus Prime CC seeks an experienced Technical Operations Manager (TOM) to
 oversee daily operations, fleet coordination, and staff supervision.

Requirements:

- Grade 12
- 10+ years logistics/operations experience as a TOM
- Strong leadership & communication
- Valid driver's license

Added Advantage:

- Degree/Diploma in Logistics/Transport qualification
- Mechanical knowledge

Apply:

Send CV + documents to
enr4853@gmail.com
 Closing Date: 20 May 2026

NOTICE

1. CONSOLIDATION, SUBDIVISION AND
REZONING OF ERVEN 10827, 10828 AND
10829 SWAKOPMUND EXTENSION 42

Please take note that Stewart Planning - Town & Regional
 Planners intends to apply, on behalf of the registered owner, to the
 Municipal Council of Swakopmund and the Ministry of Urban and Rural
 Development for the following:
 Consolidation of Erven 10827, 10828 and 10829 into one
 consolidated Portion X, Subdivision of the newly created
 Portion X into 20 Erven (19 Portion and 1 Portion) and the subsequent
 Rezoning of Portion 1-19 and Portion 20 from General Residential 2 to a
 density of 1:3500.

The intention of the consolidation, subdivision and rezoning
 application is to permit the owner to create single residential
 freestanding houses that will be used for single freestanding
 households.

2. CONSOLIDATION OF ERVEN 1217 AND 1218
TAMARISKIA EXTENSION 3 INTO ERV X AND
REZONING OF ERVEN 1217 & 1218 (CONSOLIDATED
ERV X) TAMARISKIA EXTENSION 3 FROM
"SINGLE RESIDENTIAL" WITH A DENSITY OF
1:4000 TO "GENERAL RESIDENTIAL" WITH A
DENSITY OF 1:3500.

The consolidated areas of 1217 and 1218, in total, is not
 intended to be used for the development of a residential area of
 the site as per the Development Zoning Scheme and Swakopmund
 Urban Structure Plan to develop a residential area of the site
 within the guidelines and provisions of the above-mentioned policies
 and for rezoning to be approved.

The application is submitted in terms of the Urban and Regional
 Planning Act and the Development Zoning Scheme.

Take note that:-

(a) The application is open for inspection at the Town Planning
 Department of the Swakopmund Municipality, on the corner of Rato-
 lica and Daniel Banaue Street Swakopmund, or can be requested
 from enr4853@gmail.com.

(b) Any person having comments or objections to the application, may
 in writing lodge such objections and comments, together with the
 grounds thereof, with the Chief Executive Officer of the Swakop-
 mund Municipality and with Stewart Planning within 14 days of the
 last publication of this notice.

(c) Written comments, representations and/or objections must be
 submitted before or at 17:00 Monday, 8 June 2026.

Local Authority:

Chief Executive Officer
 Municipality of
 Swakopmund
 PO Box 53 Swakopmund
ce@swakopmund.com
 054 14 0402

Applicant:

Stewart Planning
 Town & Regional
 Planners
 PO Box 2033 Walvis Bay
enr4853@gmail.com
 064 280 773

MUNICIPALITY OF
WALVIS BAY

Notice is hereby given in
 terms of section 63(2)(b)
 of the Local Authorities
 Act, 1992 (Act 23/
 1992), as amended, that
 the Municipality of
 Walvis Bay intends to
 allocate by private trans-
 action erf 5915 Walvis
 Bay to Dietas Waste Oil
 Management CC.

Description

Erf 5915 Walvis Bay

Area

2,309,95 m²

Price

N\$650/m²

Total Purchase Price

N\$1,501,467.50 plus

15% VAT

Full particulars per-
 taining to the lease will
 be for inspection by
 interested persons until
 "Tuesday, 26 May 2026
 at room 30, Municipal
 Offices, Kuisebmond.

For more information
 Mr Desmond Zam-
 sombe can be contacted
 at telephone (064)
 2013232 during office
 hours.

Written objections, duly
 motivated, to the inten-
 ded transaction must be
 received by the under-
 signed before or at 12:00
 "Friday, 19 May 2026.

Erlison Pendapala

Mwanjelange

General Manager:

Community &

Economic Development

Municipal Offices

Civic Centre

Nangolo Mbumba

Drive

Private Bag 5017

Fax: (064) 209714

Walvis Bay

MUNICIPALITY OF
WALVIS BAY

Notice is hereby given in
 terms of section 63(2)(b)
 of the Local Authorities
 Act, 1992 (Act 23/
 1992), as amended, that
 the Municipality of Walvis Bay
 intends to lease, by
 private transaction, Por-
 tion 103 of land on Farm
 38 to Guanzi Invest-
 ments CC.

Description

Portion 114 of Farm 38,
Walvis Bay

Area

21,317 m²

Zoning

Undetermined

RENT/MONTH

N\$27,712.10/month plus

N\$4,156.80 (15% VAT)

Full particulars per-
 taining to the lease will
 be for inspection by
 interested persons until
 "Tuesday, 12 May 2026
 at room 27, Municipal
 Offices, Kuisebmond.

Any persons objecting to
 the proposed sale, may in
 writing lodge an objection
 together with the grounds/
 motivation thereof, to the
 Manager, Housing and
 Properties at the above
 address or to Private Bag
 5017, Walvis Bay, before
 or on Tuesday, 19 May
 2026 at 12:00.

Jack Manale

Acting General Manager:

Community and

Economic Development

Tel: (064) 201 3338

Email: jmanale@

walvisbaycc.org.na

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

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

Rezoning of Erf 3155 Walvis Bay (48 Sixth Street) from
 "Single Residential" (1:3500) to "General Business" (Bulk
 2.0).

- Consent to proceed with developments while the rezoning is
 ongoing, and

- Application for an Environmental Clearance Certificate for
 the proposed rezoning.

The above application is submitted in terms of the Urban and
 Regional Planning Act, 2018 (Act No. 3 of 2018) and the Wal-
 vis Bay Zoning Scheme. The rezoning of land from residen-
 tial to commercial use is a listed activity, and an application
 (see an Environmental Clearance Certificate will be made in
 terms of the Environmental Management Act, 2007 (Act
 No. 2 of 2007).

Take note that:-

(a) the rezoning application has been for inspection, during
 normal office hours, at Room 101 of the Book and Binding
 Control Department of the Municipality of Walvis Bay
 situated at Civic Centre, Walvis Bay or an electronic copy
 can be requested from Mr. Mario Maritz mario.maritz@walvisbaycc.org.na

(b) Potential interested and affected parties are invited to
 register with Stewart Planning, and any person lodging com-
 ments or objections to the application, may in writing lodge
 such objections and comments, together with the grounds
 thereof, with the Chief Executive Officer of the Municipality
 of Walvis Bay and with Stewart Planning within 14 days of the
 last publication of this notice.

(c) Registrations and written responses or objections must be
 submitted before or at 17:00 Monday, 8 June 2026.

Applicant:

Stewart Planning

Town & Regional Planners

PO Box 2033 Walvis Bay

enr4853@gmail.com

064 280 770

Local Authority:

Chief Executive Officer

Municipality of Walvis Bay

Private Bag 5017 Walvis Bay

ce@walvisbaycc.org.na

064 201 3329

© 2000 Blackwell Science Ltd

CHANGE OF SUR-
THE AUBURN ACT
NOTICE OF IN-
CHANGE OF SE-
SURRENDER OF
HALL residing at
HOUSE NO 15
STREET CHAMBER-
spring on business
(1) SELF-EMPLOY-
LASH DE FREED
Intend applying to
Home Affairs for
section 9 of the Act
to assume DE FRE-
HALL for the reason
GASTWOOD ACCER-
MIRA, CYNTHIA

COURT ORDER IN
MEASURE (A) 1 per
name) (4) ANELIN
applying for author
the SUMMIT of re
minor children) (3)
ANELINO to ARLE
FREDDO BACALINI
who objects to reg
of the cold runner
AS BACALINI she
may be lodge him
visiting, with a stat
reasons therefore,
state of WINDHOB
COURT, 31 MARCH
CL

Stone Edges
by
Gale of B...
Gale of B...
Though the stone
as her husband
beautiful memories
remain in our
You may be gone,
never be forgotten
Memorial

Burial
Saturday, 15th May
From 10am, St 200
Chakanda, K...
Chakanda at 0370
In Evangelical
Church of S...

Register
Kazanda 081230
Arch 081230
Facts 081230

02 000000

Obituary



Thomas
(Dorn Bob) Adams

Memorial Service
Friday, 15 May 2020
Macedonia Parish
Widfield, Papua New Guinea

Burial
Saturday, 16 May 2020
Kakula Cemetery
Departing: 07:00 PM
Tel 6850, Tuzi, Homa
Kakula

Enquiries:
Joanna Uggulue 681
Ernesto Uggulue 681
Lizette Shikimbur 681
Willy Shikimbur 681

ELAC membership

CHANGE OF SUR-
THE AUBURN ACT
NOTICE OF IN-
CHANGE OF SE-
SURRENDER OF
HALL residing at
HOUSE NO 15
STREET CHAMBER-
spring on business
(1) SELF-EMPLOY-
LASH DE FREED
Intend applying to
Home Affairs for
section 9 of the Act
to assume DE FRE-
HALL for the reason
GASTWOOD ACCER-
MIRA, CYNTHIA

COURT ORDER IN
MEASURE (A) 1 per
name) (4) ANELIN
applying for author
the SUMMIT of re
minor children) (3)
ANELINO to ARLE
FREDDO BACALINI
who objects to reg
of the cold runner
AS BACALINI she
may be lodge him
visiting, with a stat
reasons therefore,
state of WINDHOB
COURT, 31 MARCH
CL

Stone Edges
by
Gale of B...
Gale of B...
Though the stone
as her husband
beautiful memories
remain in our
You may be gone,
never be forgotten
Memorial

Burial
Saturday, 15th May
From 10am, St 200
Chakanda, K...
Chakanda at 0370
In Evangelical
Church of S...

Register
Kazanda 081230
Arch 081230
Facts 081230

02 000000

Obituary



Thomas
(Dorn Bob) Adams

Memorial Service
Friday, 15 May 2020
Macedonia Parish
Widfield, Papua New Guinea

Burial
Saturday, 16 May 2020
Kakula Cemetery
Departing: 07:00 PM
Tel 6850, Tuzi, Homa
Kakula

Enquiries:
Joanna Uggulue 681
Ernesto Uggulue 681
Lizette Shikimbur 681
Willy Shikimbur 681

ELAC membership

CHANGE OF SUR
THE ABOVE ACT
NOTICE OF CH
CHANGE OF SE
SURRENDER OF
HALL residing at
HOUSE NO 15
STREET CHAMBER
sing on business
(1) SELF-EMPLOY
LAST DE FREED
Intend applying to
Home Affairs for
section 9 of the A
to assume DE FR
HALL for the reason
CASTROV ACCER
MIR, CYN, N.

COURT ORDER IN
MEASURE (A) 1 per
name) (4) ANELIN
applying for authori
the SUMMIT of re
minor children) (3)
ANELINO to ARLE
FREDDO BACALINI
who objects to sign
of the cold runner
AS BACALINI she
may be lodge him
visiting, with a state
reasons therefore,
state of WINDHOB
COURT, 31 MAR 83
CL

Stone Edifice
 Ignited
 One of Eight
 One of Eight
 Though the stone
 as the structure
 beautiful monuments
 remain in our
 they may be gone.
 never be forgotten
Memorial

Burial
Saturday, 15th May
From 10am, St 200
Chahandja, Kariakoo

Burial
Saturday, 15th May
From 10am, St 200
Chahandja at 037M
In Evangelical
Church of S

Register
Kwenda 081230
Arch 081230
Facts 081230

02 00000000

Obituary



Thomas
(Dorn Bob) Adams

Memorial Service
Friday, 15 May 2020
Macedonia Parish
Widfield, Papua New Guinea

Burial
Saturday, 16 May
Kakula Cemetery
Departing: 07:00 PM
Tel 6850, Tuzi, Homa
Kakula

Enquiries:
Joanna Ugululu 681
Ernesto Ugululu 681
Lizette Shikimbur 681
Willy Shikimbur 681

ELAC members

NAME
1937
TENTION O
RNAME I
ETAS BACAL
ALMS OFEEZ
HUBORE
ENBA and co
I employed a
GO, BUSINES
S BACAL-AM
By Hime-
terially und
lent for, 120
ETAS BACAL
HWH DE REA
S OF THE M
S. 477-4-1

STATED AS JAN-
uary box IN
I intend
to change
while IRA an
ALMO JOE
JOSE P
Any person
assumption
of DE FRET
add as soon
as objection,
I want of both
with the magis-
trate(S)THW
2026
AC0800002



to 1947
to 2025
longer with
long, and
will long as
years
but you will
often.
service:

Price: \$19.95
May 2022
© Hau Fab
10 proceed
otherwise
1000



William Graham

2026
.....
vice;
@ 15 00
achbori
Sara
.....
2026,
ay
House
g Street.
.....
232 8064
8 94 23
0 12 0806
92 1607



STEWART PLANNING
TOWN & REGIONAL PLANNERS

First Floor 122 On Main
122 Sam Nujoma Avenue
Walvis Bay

P.O. Box 2095 Walvis Bay
Tel: (064) 280 773
Email: marion@sp.com.na

Reference: 1217.1218_T

20 April 2026

K. Kookayi
Customer Care
Swakopmund Municipality

Per email: kkookayi@swkmun.com.na

Dear Klaudia,

I am in the process of applying to the Swakopmund Municipality for permission to consolidate and rezone Erven 1217 & 1218 Tamariskia Extension 3 from Single Residential to General Residential. I need the contact details of the following neighbours to notify them about the application.

• **Erf 1122 Tamariskia Ext 3**

Name/Company Name:

Contact Number:

Email or Postal Address:

E. Kondo, Tobias

081 2358 777

tobi@3@gmail.com

• **Erf 1123 Tamariskia Ext 3**

Name/Company Name:

Contact Number:

Email or Postal Address:

Titus Paul Jacobus

081 244 261

roger@titus27@gmail.com

• **Erf 1124 Tamariskia Ext 3**

N Name/Company Name:

Contact Number:

Email or Postal Address:

Davies, WA

0811 29 2215

P.O. Box 6336, Windhoek

• **Erf 1125 Tamariskia Ext 3**

Name/Company Name:

Contact Number:

Email or Postal Address:

Khoeses, Imelda

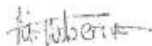
081 3364 835 / 064 404343

P.O. Box 65, SWK. ikhoeses@unam.na

- Erf 1216 Tamariskia Ext 3
 Name/Company Name: Risser Karin Hedwig
 Contact Number: 081 257 1990 / 064-401556
 Email or Postal Address: P.O. Box 1370, SWK
- Erf 1219 Tamariskia Ext 3
 Name/Company Name: Acacia Tours & Safaris cc
 Contact Number: R. Pien Meyer / 064-402967
 Email or Postal Address: P.O. Box 2039, SWK
- Erf 1220 Tamariskia Ext 3
 Name/Company Name: Ground Rush Investment Holding cc
 Contact Number: M. Mathias Rottcher & Craig Milne
 Email or Postal Address: 081 271 888 / 064-402064
P.O. Box 281, SWK
- Erf 676 Tamariskia Ext 3
 Name/Company Name: Andreus Jeremiah Shikangeni
 Contact Number: P.O. Box 11695, Dshakati
 Email or Postal Address:
- Rem Erf 674 Tamariskia Ext 3
 Name/Company Name: Municipality of SWK
 Contact Number: P.O. Box 53, SWK
 Email or Postal Address:
- Erf 1327 Tamariskia Ext 3
 Name/Company Name: Kaaseb Richard C
 Contact Number: 081 290 208
 Email or Postal Address: P.O. Box 2097, SWK
Cedrickaaseb@gmail.com

Thank you for your usual assistance and I look forward to hearing from you in due course.

Yours Faithfully,



Mario Mberira



Tel: (064) 280 770 | Email: mario@sp.com.na | Website: www.sp.com.na

INITIAL EMAIL SENT TO NEIGHBORS

Mario

From: Mario
Sent: Friday, May 15, 2026 3:00 PM
To: tobiekondo@gmail.com; rogeritus27@gmail.com; welmadavies@gmail.com; ilkhoeses@unam.na; rottcherm@gmail.com; cedrickaoseb@gmail.com
Subject: CONSOLIDATION AND REZONING OF ERVEN 1217 & 1218 TAMARISKIA EXTENSION 3
Attachments: 1217.1218 T_Adjacent Owners Letter.pdf; 1217.1218_T_Locality Plan.V1.pdf; 1217.1218_T_Consolidation Plan-V1.pdf; 1217.1218_T_Zoning Plan.V1.pdf

Dear interested and affected party,

As a nearby neighbor to Erven 1217 and 1218 (C/O Zodiac Avenue & Calle Schletwein Street) Tamariskia Extension 3 (the site), you are hereby informed of the following town planning application being made on the subject site:

Consolidation into Erf X and Rezoning from “Single Residential” (1:600) to “General Residential (1:250).

The application is being submitted in terms of the Urban and Regional Planning Act, 2018 (No. 5 of 2018).

- (a) The application lies open for inspection at the Town Planning Department of the Swakopmund Municipality, on the corner of Rakotoka and Daniel Kamho Streets, Swakopmund, or can be requested from mario@sp.com.na.
- (b) any person having comments or objections to the application, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Swakopmund Municipality and with Stewart Planning within 14 days of this notice.
- (c) the deadline to submit written comments, representations, input and/or objections will be on or before **17:00 Monday, 08 June 2026**.
- (d) details of the Applicant and Local Authority are provided below:

Please be informed that a notice of this application was also advertised in the Namib Times and Namibian Newspapers last week **Friday, 08 May 2026**. The notice appeared today again in the same newspapers and in the Government Gazette of **Friday, 15 May 2026**.

Applicant:

Stewart Planning
 Town & Regional Planners
 PO Box 2095 Walvis Bay
mario@sp.com.na
 064 280 773

Local Authority:

Chief Executive Officer
 Municipality of Swakopmund
 P.O Box 53, Swakopmund
jheita@swkmun.com.na
 064 280 773

EMAIL TO OWNER OF ERF 1125**Mario**

From: Mario
Sent: Wednesday, May 20, 2026 9:43 AM
To: 'imykhoses@yahoo.com'
Subject: CONSOLIDATION AND REZONING OF ERVEN 1217 & 1218 TAMARISKIA EXTENSION 3
Attachments: 1217.1218_T_Locality Plan.V1.pdf; 1217.1218_T_Consolidation Plan-V1.pdf; 1217.1218_T_Zoning Plan.V1.pdf; 1217.1218 T_Adjacent Owners Letter_for Erf 1125.pdf

Dear Ms. Khoeses,

As discussed yesterday over the telephone and as a nearby neighbor to Erven 1217 and 1218 (C/O **Zodiac Avenue & Calle Schletwein Street**) Tamariskia Extension 3 (**the site**), you are hereby informed of the following town planning application being made on the subject site:

Consolidation into Erf X and Rezoning from “Single Residential” (1:600) to “General Residential (1:250).

The application is being submitted in terms of the Urban and Regional Planning Act, 2018 (No. 5 of 2018).

- (a) The application lies open for inspection at the Town Planning Department of the Swakopmund Municipality, on the corner of Rakotoka and Daniel Kamho Streets, Swakopmund, or can be requested from mario@sp.com.na.
- (b) any person having comments or objections to the application, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Swakopmund Municipality and with Stewart Planning within 14 days of this notice.
- (c) the deadline to submit written comments, representations, input and/or objections will be on or before **17:00 Wednesday, 10 June 2026**.
- (d) details of the Applicant and Local Authority are provided below:

Please be informed that a notice of this application was also advertised in the Namib Times and Namibian Newspapers last week **Friday, 08 May 2026**. The notice appeared today again in the same newspapers and in the Government Gazette of **Friday, 15 May 2026**.

Applicant:

Stewart Planning
 Town & Regional Planners
 PO Box 2095 Walvis Bay
mario@sp.com.na
 064 280 773

Local Authority:

Chief Executive Officer
 Municipality of Swakopmund
 P.O Box 53 ,Swakopmund
jheita@swkmun.com.na
 064 280 773

EMAIL TO OWNER OF ERF 1216

Mario

From: Mario
Sent: Tuesday, June 2, 2026 10:31 AM
To: 'jobahsimasiku@gmail.com'
Subject: CONSOLIDATION AND REZONING OF ERVEN 1217 & 1218 TAMARISKIA EXTENSION 3
Attachments: 1217.1218_T_Locality Plan.V1.pdf; 1217.1218_T_Consolidation Plan-V1.pdf; 1217.1218_T_Zoning Plan.V1.pdf; 1217.1218 T_Adjacent Owners Letter_for Erf 1216.pdf

Dear Mr. Simasiku,

As a nearby neighbor to Erven 1217 and 1218 (C/O Zodiac Avenue & Calle Schletwein Street) Tamariskia Extension 3 (the site), you are hereby informed of the following town planning application being made on the subject site:

Consolidation into Erf X and Rezoning from “Single Residential” (1:600) to “General Residential (1:250).

The application is being submitted in terms of the Urban and Regional Planning Act, 2018 (No. 5 of 2018).

- (a) The application lies open for inspection at the Town Planning Department of the Swakopmund Municipality, on the corner of Rakotoka and Daniel Kamho Streets, Swakopmund, or can be requested from mario@sp.com.na.
- (b) any person having comments or objections to the application, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Swakopmund Municipality and with Stewart Planning within 14 days of this notice.
- (c) the deadline to submit written comments, representations, input and/or objections will be on or before **17:00 Friday, 19 June 2026**.
- (d) details of the Applicant and Local Authority are provided below:

Applicant:
 Stewart Planning
 Town & Regional Planners
 PO Box 2095 Walvis Bay
mario@sp.com.na
 064 280 773

Local Authority:
 Chief Executive Officer
 Municipality of Swakopmund
 P.O Box 53 ,Swakopmund
jheita@swkmun.com.na
 064 280 773

In the meantime, please do not hesitate to contact me for any further information or clarifications.

Best regards,

DELIVERY RECEIPT TO ERF 1122, 1123, 1124, 1220 AND 1327

Mario

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@sp.com.na>
To: tobiakondo@gmail.com; rogeritus27@gmail.com; welmadavies@gmail.com;
rottcherm@gmail.com; cedrickaoseb@gmail.com
Sent: Friday, May 15, 2026 8:33 PM
Subject: Relayed: CONSOLIDATION AND REZONING OF ERVEN 1217 & 1218 TAMARISKIA
EXTENSION 3

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

tobiakondo@gmail.com (tobiakondo@gmail.com)

rogeritus27@gmail.com (rogeritus27@gmail.com)

welmadavies@gmail.com (welmadavies@gmail.com)

rottcherm@gmail.com (rottcherm@gmail.com)

cedrickaoseb@gmail.com (cedrickaoseb@gmail.com)

Subject: CONSOLIDATION AND REZONING OF ERVEN 1217 & 1218 TAMARISKIA EXTENSION 3

EMAIL DELIVERY TO ERF 1125

Mario

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@sp.com.na>
To: imvkhoeses@yahoo.com
Sent: Wednesday, May 20, 2026 9:43 AM
Subject: Relayed: CONSOLIDATION AND REZONING OF ERVEN 1217 & 1218 TAMARISKIA
EXTENSION 3

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

imvkhoeses@yahoo.com (imvkhoeses@yahoo.com)

Subject: CONSOLIDATION AND REZONING OF ERVEN 1217 & 1218 TAMARISKIA EXTENSION 3

EMAIL DELIVERY TO ERF 1216

Mario

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@sp.com.na>
To: jobahsimasiku@gmail.com
Sent: Tuesday, June 2, 2026 10:32 AM
Subject: Relayed: CONSOLIDATION AND REZONING OF ERVEN 1217 & 1218 TAMARISKIA
EXTENSION 3

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

jobahsimasiku@gmail.com (jobahsimasiku@gmail.com)

Subject: CONSOLIDATION AND REZONING OF ERVEN 1217 & 1218 TAMARISKIA EXTENSION 3

EMAIL DELIVERY TO ERF 1220

Mario

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@sp.com.na>
To: nmuhepa.nm@gmail.com
Sent: Wednesday, June 3, 2026 11:02 AM
Subject: Relayed: CONSOLIDATION AND REZONING OF ERVEN 1217 & 1218 TAMARISKIA
EXTENSION 3

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

nmuhepa.nm@gmail.com (nmuhepa.nm@gmail.com)

Subject: CONSOLIDATION AND REZONING OF ERVEN 1217 & 1218 TAMARISKIA EXTENSION 3



STEWART PLANNING
TOWN & REGIONAL PLANNERS

OBJECTION FORM

**CONSOLIDATION AND REZONING OF ERVEN 1217 AND 1218 TAMARISKIA
EXTENSION 3**

Name: Jeremiah S. Anderson

Address: 5100 RITHMO ST, EXT. II ONENWEDIRA, ASHANA

Address: P.O. Box 11695, ASHANA II

I, the owner of Erf/Erven 676

Do not object to

☒

Please state when you will be available for consultation.

Object to

☐

**THE CONSOLIDATION AND REZONING OF ERVEN 1217 AND 1218 TAMARISKIA
EXTENSION 3**

If objecting, please state your reason(s):

Signature: Gabeau

Date: 18/06/2026

Kindly take note that comments should reach me by Monday, 08 June 2026 @ 17:00



Mario

From: Reiner Piepmeyer | PKF-FCSNAM <rp@fcsnam.com>
Sent: Tuesday, June 2, 2026 11:19 AM
To: Mario
Subject: Reference: 1217.1219 T

Dear Mario,

I am the owner of the property situated in Acacia Tours & Safaris CC.

ACACIA TOURS & SAFARIS CC	MR	00001219
---------------------------	----	----------

You send me a registered letter for the approval of consolidation of Erf 1217 & 1218 Tamariskia Extension 3.

Below is the correct person to send the application to.

KAVITA A	MR/MRS	00001219
----------	--------	----------

Kind regards

Reiner Piepmeyer | Chief Executive Officer
 PKF Financial Consulting Services (Pty) Ltd

+264 64 415 100

rp@pkf-fcsnam.com



Growth beyond
boundaries

Confidentiality Note: This e-mail and attachments (if any) may contain privileged or confidential information and is intended solely for the private and confidential use of the addressee. Should this mail reach any person other than the addressee, this mail must be deleted unread without further dissemination of the information and our offices should be notified immediately of the incorrect delivery. Any views contained in this communication are those of the sender and not to be regarded as official advice from PKF Financial Consulting Services (Pty) Ltd, unless specifically stated that such information is legally valid advice and confirmed as such by a member of PKF Financial Consulting Services (Pty) Ltd.

Disclaimer: PKF Financial Consulting Services (Pty) Ltd is a member of PKF Global, the network of member firms of PKF International Limited, each of which is a separate and independent legal entity and does not accept any responsibility or liability for the actions or inactions of any individual member or correspondent firm(s).



STEWART PLANNING
TOWN & REGIONAL PLANNERS

First Floor 122 on Main
122 Sam Nujoma Avenue
Walvis Bay

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

Reference: 1217.1218T

02 June 2026

PUBLIC CONSULTATION: Erven 1217 & 1218 Tamariskia Extension 3

PERSONAL HAND DELIVERY

1. Erf 1219 Tamariskia Extension 3

Avehorandu Kari L
In my capacity as owner/occupant of Erf 1219 Tamariskia Extension 3

, hereby confirm receipt of a notice for the application to consolidate and rezone erven 1217 and 1218

Tamariskia Extension 3. Signed at *Swakop* on *02 June* 2026.



STEWART PLANNING
TOWN & REGIONAL PLANNERS

OBJECTION FORM

**CONSOLIDATION AND REZONING OF ERVEN 1217 AND 1218 TAMARISKIA
EXTENSION 3**

Name: Aanchorandhi Karita

Address: Extension 3

Address: 1219 Tamariskia

I, the owner of Erf/Erven 1219

Do not object to

☒

Please tick where applicable for a comment

Object to

☐
☒

**THE CONSOLIDATION AND REZONING OF ERVEN 1217 AND 1218 TAMARISKIA
EXTENSION 3**

If objecting, please state your reason(s):

Signature: [Signature]

Date: 2 June 2026

Kindly take note that comments should reach me by Friday, 19 June 2026 @ 17:00





STEWART PLANNING

TOWN & REGIONAL PLANNERS

First Floor 122 On Main
122 Sam Nujoma Avenue
Walvis Bay

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

Reference: 1217.1218 T

02 June 2026

NOTICE TO NEIGHBOURING LANDOWNER: CONSOLIDATION AND REZONING OF ERVEN 1217 & 1218 TAMARISKIA EXTENSION 3 FROM SINGLE RESIDENTIAL WITH A DENSITY OF 1:600 TO GENERAL RESIDENTIAL WITH A DENSITY OF 1:250.

Please take note that Stewart Planning – Town & Regional Planners intends to apply, on behalf of the registered owner of Erven 1217 and 1218 Tamariskia Extension 3 to the Municipal Council of Swakopmund for consent for the following application:

Consolidation into Erf X and Rezoning from Single Residential (1:600m²) to General Residential (1:250m²) to develop 5 additional units/townhouses/flats.

The application is submitted in terms of the Urban and Regional Planning Act, 2018 (No.5 of 2018) and in terms of the Swakopmund Zoning Scheme. The town planning can be inspected at the Town Planning Department of the Municipality of Swakopmund, corner of Rakotoka and Daniel Kamho Avenue, Swakopmund or can be requested from Mario Mberira at mario@sp.com.na.

Take note that any person having objections or comments to the application must lodge such objections or comments, together with the grounds thereof, in writing with the Chief Executive Officer of the Municipality of Swakopmund and Stewart Planning within fourteen (14) days of the last publication of this notice to the address provided below. Written objections or comments must be submitted before **17:00, Friday, 19 June 2026**.

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

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

Yours sincerely,

Mario Mberira
Registered Town & Regional Planner in Training (NCTRP)



STEWART PLANNING
TOWN & REGIONAL PLANNERS

Tel: +264 64 280 773 | Email: mario@sp.com.na



by

[illegible]

shell: perl TEST

Number of items 47 Received by 10

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

Date-stamp

15/05/2012
P1/185

COUNCIL NOTICE 1

CONSOLIDATION OF ERVEN 1217 AND 1218 TAMARISKIA EXTENSION 3 INTO ERF X AND REZONING OF ERVEN 1217 & 1218 (CONSOLIDATED ERF X) TAMARISKIA EXTENSION 3 FROM "SINGLE RESIDENTIAL" WITH A DENSITY OF 1:800M² TO "GENERAL RESIDENTIAL" WITH A DENSITY OF 1:250M².

Take note that Stewart Planning – Town & Regional Planners intends to apply, on behalf of the owner of Erven 1217 and 1218 Tamariskia Extension 3 (C/O Zodiac Avenue & Calle Schletwein Street) for the consolidation into Erf X and subsequent rezoning of the property from Single Residential (1:800m²) to General Residential (1:250m²).

The consolidated site has an area of 1787m² in extent, is and is vacant. It is the intend of the owner to maximize the development potential of the site as per the Swakopmund Zoning Scheme and Swakopmund Urban Structure Plan to develop a maximum of units on the site within the guidelines and provisions of the above-mentioned policies once the rezoning has been approved.

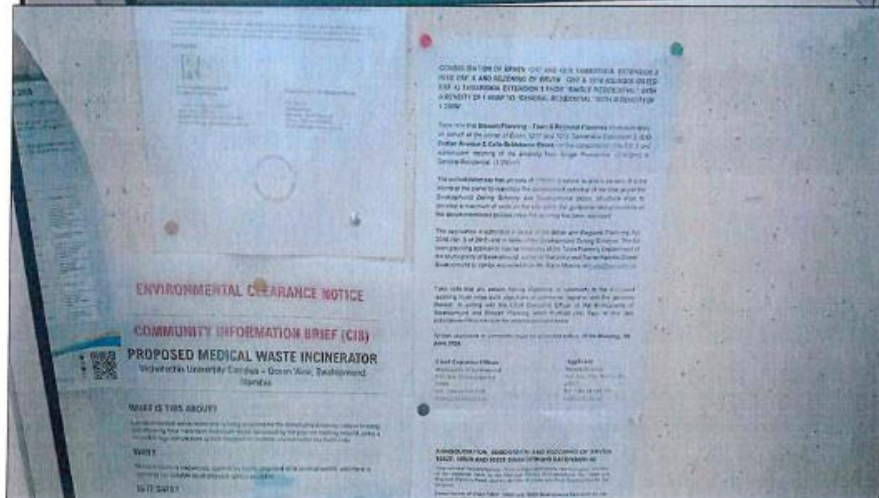
The application is submitted in terms of the Urban and Regional Planning Act, 2018 (No. 5 of 2018) and in terms of the Swakopmund Zoning Scheme. The full town planning application can be inspected at the Town Planning Department of the Municipality of Swakopmund, corner of Rakotoka and Daniel Kamho Street, Swakopmund or can be requested from Mr. Mario Mberira at mario@sp.com.na

Take note that any person having objections or comments to the proposed rezoning must lodge such objections or comments, together with the grounds thereof, in writing with the Chief Executive Officer of the Municipality of Swakopmund and Stewart Planning within fourteen (14) days of the last publication of this notice to the address provided below.

Written objections or comments must be submitted before 17:00 Monday, 08 June 2026.

Chief Executive Officer
Municipality of Swakopmund
P.O. Box 55, Swakopmund
13061
Tel: +264 64 260 770
info@swakopmund.na

Applicant
Stewart Planning
P.O. Box 5095, Walvis Bay
78013
Tel: +264 64 260 770
info@stewartplanning.na



SITE NOTICE 1

CONSOLIDATION AND REZONING NOTICE

**CONSOLIDATION OF ERVEN 1217 AND 1218 TAMARISKIA
EXTENSION 3 INTO ERF X AND REZONING OF ERVEN 1217 &
1218 (CONSOLIDATED ERF X) TAMARISKIA EXTENSION 3
FROM "SINGLE RESIDENTIAL" WITH A DENSITY OF 1:600M² TO
"GENERAL RESIDENTIAL" WITH A DENSITY OF 1:250M².**

Take note that Stewart Planning – Town & Regional Planners intends to apply, on behalf of the owner of Erven 1217 and 1218 Tamariskia Extension 3 (C/O Zodiac Avenue & Calle Schletwein Street) for the consolidation into Erf X and subsequent rezoning of the property from Single Residential (1:600m²) to General Residential (1:250m²).

The consolidated site has an area of 1787m² in extent, is and is vacant. It is the intend of the owner to maximize the development potential of the site as per the Swakopmund Zoning Scheme and

Swakopmund Urban Structure Plan to develop a maximum of units on the site within the guidelines and provisions of the above-mentioned policies once the rezoning has been approved.

The application is submitted in terms of the Urban and Regional Planning Act, 2018 (No. 5 of 2018) and in terms of the Swakopmund Zoning Scheme. The full town planning application can be inspected at the Town Planning Department of the Municipality of Swakopmund, corner of Rakotoka and Daniel Kamho Street, Swakopmund or can be requested from Mr. Mario Mberira at mario@sp.com.na.

Take note that any person having objections or comments to the proposed rezoning must lodge such objections or comments, together with the grounds thereof, in writing with the Chief Executive Officer of the Municipality of Swakopmund and Stewart Planning within fourteen (14) days of the last publication of this notice to the address provided below.

Written objections or comments must be submitted before **17:00 Monday, 08 June 2026**.

Chief Executive Officer

Municipality of Swakopmund
P.O. Box 53, Swakopmund
13001

Tel: +264 64 410 4403
jheita@swakopmund.com.na

Applicant

Stewart Planning
P.O. Box 2095, Walvis Bay
13013

Tel: +264 64 280 770
mario@sp.com.na

[illegible]

11.1.25

APPLICATION FOR THE REZONING OF ERF 400, SWAKOPMUND FROM “GENERAL BUSINESS” WITH A BULK OF 2.0 TO “GENERAL BUSINESS” WITH A BULK OF 4.0

(C/M 2026/09/03 – E 400)

Ordinary Management Committee Meeting of 19 August 2026, Addendum **8.19** page **95** refers.

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

The purpose of this submission is to seek Council’s consideration for the application for the rezoning of Erf 400, Swakopmund from “General Business” with a bulk of 2.0 to “General Business” with a bulk of 4.0 in terms of Section 105 (1)(a) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

2. Introduction and Background

An application was received by the Town Planning Department from van der Westhuizen Town Planning & Properties cc, for the rezoning of Erf 400, Swakopmund from “General Business” with a bulk of 2.0 to “General Business” with a bulk of 4.0 on behalf of the registered owners, under Südstrand Development cc. The application is attached as **Annexure A**.

3. Zoning, Size and Locality

Erf 400, Swakopmund is zoned “General Business” with a bulk of 2.0 and is 853m² in extent. Erf 400, Swakopmund is located along Südstrand opposite the Ministry of Fisheries and Marine Resources. See the locality plan below:

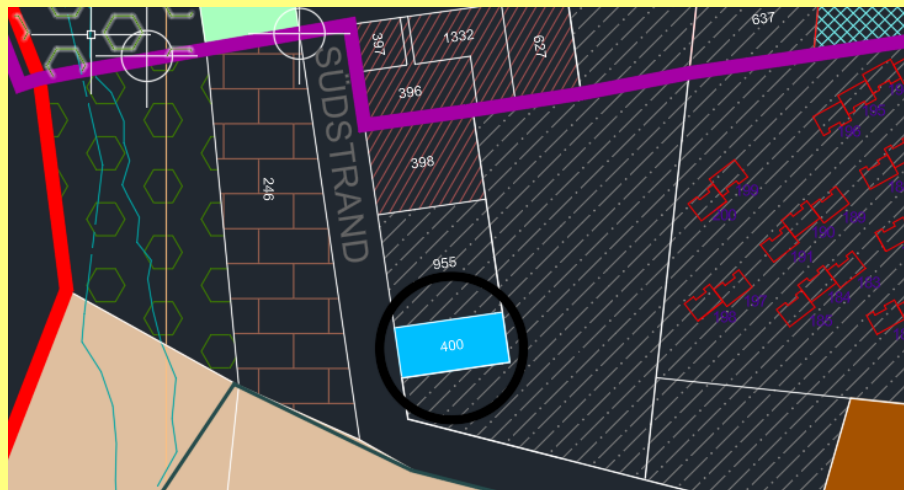


Figure 1: Locality plan for Erf 400, Swakopmund

4. Ownership

The ownership of Erf 400, Swakopmund vests in Südstrand Development cc held in the Certificate of Registered Sectional Title No. 51/2012. The Südstrand Development cc is owned by Johan Hendrik Christoffel Kok and Johannes Gerhardus van der Merwe on a 42% and 58% basis, respectively.

5. Access, Municipal Services and Parking

Access to Erf 400, Swakopmund is obtained via Sudstrand of which access point remains the same after the rezoning. The property is already serviced and connected to the existing bulk and internal municipal services. However, all additional infrastructure resulting from the proposed development should be the responsibility of the applicant or the property owner.

Parking for the proposed development must be provided on-site in accordance with the provision of the Swakopmund Zoning Scheme. In a case of a hotel, one parking bay per 50m² is required.

6. Public Participation

The proposed rezoning of Erf 400, Swakopmund was advertised in the Republikein and the New Era newspapers on the 22nd and 29th of October 2025. A notice was placed on site and was published in the Government Gazette No. 8910, Notice No. 291 dated 30th April 2026. Neighbouring property owners were also notified in writing of the intent.

The closing date for objections was the 19th of May 2026. No objections were received.

7. Development Proposal

The applicant indicated that the intention of the application is to implement a decision by the Council's Aesthetic Committee upon submission of the building plans for consideration, that the property be rezoned to a higher bulk for the plans to obtain approval.

The applicant further believed that the rezoning is not necessary as property owners have already gained the unlimited bulk, by virtue of the approval of Swakopmund Scheme No.61.

According to the plans attached to the Aesthetic Committee application, owners proposed to add three (3) storeys on top of the four (4) existing storeys.

8. Technical Comments

The application was circulated to services departments including the Engineering, Urban Development and Environmental Management Department for their comments, and the following comments were received:

- (i) *"Parking is limited in the Central Business District (CBD), applicant to demonstrate how will the proposed development's parking will be accommodated, it will not be advisable to sell or lease public parking as this will not solve but will increase pressure on Council"*
- (ii) *"Infrastructure study will also need to be conducted to determine the availability, capacity, condition and suitability of existing and proposed municipal services and infrastructure required to support the intended development."*

9. Evaluation

The applicant stated that the proposal was declined by the Aesthetic Committee which is not correct. The committee has approved as per its approval letter dated 12 September 2025. See **Annexure B**.

Erf 400, Swakopmund is currently zoned “general business” with a bulk of 2.0. The maximum development potential in terms of the total floor area is 1706m². However, the existing building’s total floor area is 3007.9m², which exceeds the current bulk set at 2.0. The total floor area for both existing and proposed additions would be 4367.4m². That would exceed the proposed bulk of 4.0, which would only yield a maximum floor area of 3412m². This means that the proposed development can only be accommodated by a bulk of 6.0, which is not provided for in terms of the Swakopmund Zoning Scheme.

Given the land use of the property, being a hotel, the parking requirement in terms of the Swakopmund Zoning Scheme is one (1) parking bay per 50m² of floor area. For a development of 4367.4, eighty-seven (87) (4367.4m²/50m²) parking bays are required to be provided on-site.

The applicant indicated that out of 4367.4m² only 3199.3m² is useable area. The 1168.1m² is for the uncovered open spaces and balconies. His argument is that it should not form part of the floor area calculations. Contrary, the Swakopmund Zoning Scheme Number 12 clearly distinguishes what needs to be included when calculating the floor area to determine whether a proposed development is within or exceeds the bulk provision. The scheme further defines the floor area as:

“means the total maximum floor area of all the floors and basements of all the buildings, which may be erected on an erf, measured across the external walls and may in no instance exceed the maximum bulk factor as defined in this Scheme: Provided that the following will be excluded from the calculation of Floor Area.

- (i) any parking area, and
- (ii) the area of all balconies, veranda or staircase above the ground floor, when covered by a roof, slab or any other covering shall be included: Provided that where such balconies or veranda are provided for the benefit of, and which are freely accessible to the public and the occupants of the building, the area shall be excluded.

In this case the balconies are not accessible to the public, hence inclusion in the floor area calculation.

Seeing that the development exceeds the current maximum bulk of 2.0, the property may be rezoned to a bulk of 4.0 (853x4=3412m²) to bring the existing development to conformity, on condition that no further additions to the existing development.

10. Compensation

The proposed rezoning of Erf 400, Swakopmund from “General Business” with a bulk of 2.0 to “General Business” with a bulk of 4.0. is subject to a compensation fee of 30% 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.

11. Conclusion

An increase to a bulk 4.0 represents a significant intensification of land use, be that as it may, the existing development on Erf 400, Swakopmund has exceeded its current bulk of 2.0, thus a bulk factor of 4.0, as applied for, is recommended to accommodate the current situation.

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

RECOMMENDED:

- (a) That the rezoning of Erf 400, Swakopmund from “General Business” with a bulk of 2.0 to “General Business” with a bulk of 4.0 be approved.**
 - (b) That the implementation of this Council decision only be affected upon the promulgation of the Swakopmund Zoning Scheme No.71.**
 - (c) That the rezoning of Erf 400, Swakopmund is subject to a 30% compensation fee calculated according to the National Betterment Fee Policy of 2009 and be paid by the applicant.**
 - (d) That no building plans inclusive of relaxation of building lines or aesthetics application be approved until proof of payment of the compensation fee for the rezoning has been received by Council.**
 - (e) That the applicant undertakes an infrastructure study to the satisfaction of the General Manager: Engineering, Urban Development and Environmental Management.**
 - (f) That the developer approaches the Engineering, Urban Development and Environmental Management for guidance with regard to infrastructure study,**
 - (g) That the cost of upgrading and all additional infrastructure leading to and required at the erf as a result of the proposed development be for the account of the applicant and be installed in accordance with the specifications of the General Manager: Engineering Urban Development and Environmental Management.**
 - (h) That the applicant submits a parking layout indicating the parking on-site proportional to the bulk factor of 4.0, in line with the Swakopmund Zoning Scheme. No parking on street reserve; shall be tolerated.**
 - (i) That the applicant provides proof that the rezoning has been approved by the Minister and promulgated, and any development plan or proposal before and after of such approval should be confined to “General Business” and a bulk of 4.0.**
-

ANNEXURE A - APPLICATION

37

22-03-07-400

E 400



PO BOX 1598
SWAKOPMUND, NAMIBIA
+264 81 122 4661
+264 81 122 4661
andrew@vdtwp.com

Chief Executive Officer
Municipality of Swakopmund
PO Box 53
Swakopmund
Namibia



7 January 2026

Dear Sir,

APPLICATION FOR THE REZONING OF ERF 400, SWAKOPMUND, FROM "GENERAL BUSINESS" WITH A BULK OF 2.0 TO "GENERAL BUSINESS" WITH A BULK OF 4.0.

Application is herewith made in terms of the Urban and Regional Planning Act of 2018, on behalf of the owner/s of Erf 400, Swakopmund, Südstrand Development CC, for the rezoning of Erf 400, Swakopmund, from "General Business" with a Bulk of 2.0 to "General Business" with a Bulk of 4.0.

1. BACKGROUND

Our client recently submitted proposed building plans for consideration by the Local Authority's Aesthetics Committee and a formal response was forwarded to our client resulting in this application (**Annexure I**).

We wish to point out the fact that with the recognition of Schemes 61 and 71 by the Swakopmund Municipality the institution adopted the provisions contained within those Schemes (**Annexure J**). Scheme 61 specifically has relevance here as the Scheme, as approved by the Minister, allows for no bulk to be applicable, hence making this application unnecessary.

The matter pertaining to the relevance of the rezoning shall be dealt with on another platform once Scheme 71 is advertised by the Ministry of Urban and Rural Development. In order for the client to save time in achieving their intentions we have initiated the process to comply with the wishes of the Municipality, although under protest to its legality.

2. LOCALITY AND ERF SIZE

Erf 400, Swakopmund, currently measures approximately 853m² in extent and is located Südstrand Street directly east of the Ministry of Fisheries and Marine Resources. (**Annexure A**). The erf is located in what is known as the CBD area of the town and as such is being used for business purposes.

3. OWNERSHIP

Ownership of Erf 400, Swakopmund, currently vests with Südstrand Development CC (Annexure B1). Power of Attorney from the members are attached as Annexure B2.

4. ACCESS TO THE PROPERTY

Access to the property is obtained from Südstrand Street and due to the fact that the property is developed the access point will remain the same for the current situation. If and when in future any additional access points are planned or needed then the Municipality should be consulted first and approval obtained for such new requirements.

5. TOPOGRAPHY

There are no topographical factors that will have any negative impact on the intentions of the client. The surrounding area is already developed and this is a clear indication that the soil conditions are suitable and stable for any form of development / redevelopment of the property.

6. INFRASTRUCTURE

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

The current infrastructure available and dedicated to the property is more than sufficient to accommodate the intentions of the client.

7. PARKING

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

There will be no need for extra parking as the number of space available falls in line with the intentions of the client. Once the final design is completed and plans submitted to the Municipality for approval shall the parking be checked by the officials.

8. MOTIVATION FOR INTENTION

As previously indicated in this application, the client has submitted plans for consideration by the Municipality and it was indicated that the property be rezoned to a higher bulk for the plans to obtain approval.

We wish to place the following on record; it is our opinion that the application is not necessary as the client has already obtained an unlimited bulk by virtue of the approval of

Scheme 61.

The proposed plans speak for itself and it is clear that the intentions of the client will be fitting with the surrounding area and architectural requirements.

The reality of Swakopmund in terms of growth is that there is a need for densification and the more intense use of existing properties. Applications like these, although not necessary, whereby the Municipality encourages higher Bulk usage is already a step in the right direction. Numerous individuals in Swakopmund have seen the notices for higher bulk and densities in terms of the new Schemes and has also indicated their willingness to apply for higher bulk and densities in terms of the Schemes.

9. ADVERTISEMENTS

Advertisements for the proposed Rezoning of Erf 400, Swakopmund, was placed in the Republikein and New Era on the 22nd and 29th of October 2025 (**Annexure D**). Closing dates for objections was on the 14th 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 14th of November 2025 (**Annexure G**).

10. RESPONSE FROM PUBLIC

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

11. CONCLUSION

It is clear from the attached documentation that the intentions of the client are supported by the Aesthetics Committee of the Swakopmund Municipality provided that a rezoning to a higher bulk factor to support the intentions be concluded.

The intentions of the clients will as a matter of fact enhance the overall look of the area with the development of the property. Since the intentions it to extend the activities of the if the current hotel it is not expected that the intentions of the client will have impact on the surrounding area.

It can thus be concluded that the intentions of the client will respond positively to the existing character of the area and contribute to the stimulation of the local economy.

12. APPLICATION

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

- **REZONING OF ERF 400, SWAKOPMUND, FROM "GENERAL BUSINESS" WITH A BUK OF 2.0 TO "GENERAL BUSINESS" WITH A BULK OF 4.0**

It is trusted that Council will find the above application for the rezoning of Erf 400, Swakopmund, from "General Business" with a Buk of 2.0 to "General Business" with a Bulk of 4.0, in order.

Yours Faithfully,



A R VAN DER WESTHUIZEN

REPUBLIC OF NAMIBIA BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY - BIPA CLOSE CORPORATIONS ACT, 1988 (Sections 12, 13, 14, 24, 27, 29, 47 and 68) (Regulations 2, 3 and 13)	 CC2
--	--

Amended Founding Statement

Before filling in the form, first see notes on page 2.

REGISTRATION NUMBER OF CORPORATION	DATE OF RECEIPT
CC/2008/2303	2025-02-19

PART A

	Dates of commencement of change
Full name of corporation <u>SÜDSTRAND DEVELOPMENT CC</u>	*
Previous name of corporation (if applicable)* <u>N/A</u>	*
Literal translation of name (if applicable)* <u>N/A</u>	*
Shortened form of name (if applicable)* <u>N/A</u>	*
Description of principal business* <u>PROPERTY DEVELOPMENT, INVESTMENT IN PROPERTY, OWNING AND LETTING OF IMMOVABLE PROPERTY AND ALL RELATED TRADING ACTIVITIES THERETO</u>	*
Date of end of financial year* <u>LAST DAY OF FEBRUARY EACH YEAR</u>	*

PART B

Postal address* <u>P.O. BOX 130, SWAKOPMUND, NAMIBIA</u>	*
Email address: <u>secswk@fcsnam.com</u>	
Address of registered office (not post office box)* <u>3 HEUSCHNEIDER STREET, SWAKOPMUND, NAMIBIA</u>	*
Name and address of accounting officer* <u>PKF FINANCIAL CONSULTING SERVICES (PTY) LTD</u> <u>P.O. BOX 130, SWAKOPMUND, NAMIBIA</u>	*

(Attach written consent to appointment)

Full name of association or body of which accounting officer is a member Namibia Institute of Professional Accountants (NIPA)

Membership/Practice No. 20007

Signature of previous accounting officer: _____

Signature of current accounting officer: _____

* See note 2 on page 2

NOTES

1. Form CC 2 must be written in block capitals or be typewritten, lithographed or printed in legible characters with deep permanent black ink, and lodged in triplicate.
2. Change(s) effective from date of registration or upon a later date mentioned.
3. Where a person signs on behalf of a member, a power of attorney must be attached.
4. Minor children and other persons under legal disability must be assisted by their parents, guardians or representatives, as the case may be, and the capacity must be stated.
5. If no identity document has been issued, a written statement to this effect must be attached.
6. Particulars which do not change should also be furnished.
7. No fee is payable in respect of any changes in particulars under Part B and C.
8. New members must personally sign the form.
9. Form CC 2 which does not comply with the requirements of the Act, regulations or these notes, will be rejected.
10. Particulars to be furnished under PART C.
 - (a) Full names and surname. (if juristic person, mention name and capacity and if trustee, also mention name and particulars of testamentary trust).
 - (b) Identity number ((i) if no identity document has been issued, state date of birth and see par. 4 above.) ((ii) If juristic person, mention registration number).
 - (c) Size of interest expressed as a percentage.
 - (d) Particulars of interest and fair value thereof.
 - (e) Residential address
 - (f) Postal address.
 - (g) Signature of member or representative (where applicable).

NAME OF CORPORATION SÜDSTRAND DEVELOPMENT CC

REGISTRATION NUMBER

CC/2008/2303

PART C

Date of Change

MEMBERS **2 (TWO)**Full names and surname **JOHAN HENDRIK CHRISTOFFEL KOK**

		Year	Month	Day										
Identity number or date of birth	(i)	8	1	0	1	2	9	1	0	3	6	9		
Registration number	(ii)													
Percentage of interest	42%	Particulars of contribution										NS42-00	04 JUL 2025	
Residential address	4 CHAMELEON CRESCENT, ROSSMUND GOLF ESTATE, SWAKOPMUND, NAMIBIA													
Postal address	P.O. BOX 274, SWAKOPMUND, NAMIBIA													
Email address:	johan@plaza.na													
Signature of member or representative														

Full names and surname **JOHANNES GERHARDUS VAN DER MERWE**

		Year	Month	Day										
Identity number or date of birth	(i)	6	9	1	0	0	4	0	0	0	9	2		
Registration number	(ii)													
Percentage of interest	58%	Particulars of contribution										NS58-00	04 JUL 2025	
Residential address	NO 9 EUPHORBIA AVENUE, ROSSMUND GOLF ESTATE, SWAKOPMUND, NAMIBIA													
Postal address	P.O. BOX 75, SWAKOPMUND, NAMIBIA													
Email address:	gerhardvdm2@gmail.com													
Signature of member or representative														

Witness Signature  Date of signature 14/05/2025Full names **RICHARD DEAN FAITH VAN ROOI** 04 JUL 2025Residential address **1224 TAMARISKIA, SWAKOPMUND, NAMIBIA**Business address **3 HEUSCHNEIDER STREET, SWAKOPMUND, NAMIBIA**Postal address **P.O. BOX 130, SWAKOPMUND, NAMIBIA**Email address: **secswk@fcsnam.com**



CERTIFICATE OF REGISTERED SECTIONAL TITLE NO

**CERTIFICATE OF REGISTERED SECTIONAL TITLE ISSUED IN TERMS OF
SECTION 8(2)(d) OF THE SECTIONAL TITLES ACT, 1971**

I, Registrar of Deeds at WINDHOEK
hereby certify that

SÜDSTRAND DEVELOPMENT CC
Registration No CC/2008/2303

is/are the registered owner(s) of a unit consisting of

- (a) Section No 8, as shown and more fully described on Sectional Plan No
51 /2012 in the building or buildings known as SÜDSTRAND of which
section the floor area, according to the said sectional plan, is 136 (One Three Six)
square metres in extent; and

um W in

- 2 -

- (b) an undivided share in the common property in the land and building or buildings as shown and more fully described on the said sectional plan, apportioned to the said section in accordance with the participation quota of the said section specified in a schedule endorsed on the said sectional plan,

and that the said owner's title to the said section and undivided share in the said common property is subject to or shall benefit by:

- (i) the servitudes, other real rights and conditions, if any, endorsed on the said sectional plan and the servitudes referred to in Section 19 of the Sectional Titles Act, 1971; and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

16 NOV 2012

Signed at WINDHOEK on



for endorsements see attached schedule.

SÜDSTRAND

22/08/2012 B. 440/2012
M. 2900 000-00 Released
Windhoek

ENTRY NO. - 3- 104
1004/204
30/05/2016 6 524 000 30
01
August 16
TV REGISTER OF POLICE
1987

PAGE NO.....4.....

SÜDSTRAND

2025-05-02	- 4 -	WOP
12/04/2025	SB	1/2025
Winghook	6000	000,00
of As A Ct		

Prepared by me

CONVEYANCER
KOTZE, W C51 / 2012(9)
(UNIT)**CERTIFICATE OF REGISTERED SECTIONAL TITLE NO****CERTIFICATE OF REGISTERED SECTIONAL TITLE ISSUED IN TERMS OF
SECTION 8(2)(d) OF THE SECTIONAL TITLES ACT, 1971**I, Registrar of Deeds at WINDHOEK
hereby certify that**SÜDSTRAND DEVELOPMENT CC**
Registration No CC/2008/2303

is/are the registered owner(s) of a unit consisting of

- (a) **Section No 9**, as shown and more fully described on **Sectional Plan No 51 /2012** in the building or buildings known as **SÜDSTRAND** of which section the floor area, according to the said sectional plan, is **133 (One Three Three) square metres** in extent; and

L 111 K M

- 2 -

- (b) an undivided share in the common property in the land and building or buildings as shown and more fully described on the said sectional plan, apportioned to the said section in accordance with the participation quota of the said section specified in a schedule endorsed on the said sectional plan,

and that the said owner's title to the said section and undivided share in the said common property is subject to or shall benefit by:

- (i) the servitudes, other real rights and conditions, if any, endorsed on the said sectional plan and the servitudes referred to in Section 19 of the Sectional Titles Act, 1971; and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

5 NOV 2012

Signed at WINDHOEK on


Registrar of Deeds

for endorsements see attached schedule.

PAGE NO.....3.....

SÜDSTRAND

1 -

B 6637/2011 Poles and

16/09/2011 N 10 735 000

Windhoek

1/2011

of Deeds.

2 -

B 4740/2012 Poles and

22/08/2012 N 2 500 000 000

Windhoek

1/2012

- 3 -

1004/2016

21/05/2016 N 524 000 00

to WINDHOK C1

Angi

1/2016

DEUTY REGISTRAR OF DEEDS

SPECIAL POWER OF ATTORNEY

I/We, the undersigned,

JOHAN HENDRIK CHRISTOFFEL KOK (ID: 810129 1036 9)

AND

JOHANNES GERHARDUS VAN DER MERWE (ID: 691004 0009 2)

In my/our capacity as:

100% MEMBERS OF SÜDSTRAND DEVELOPMENT CC: REGISTRATION NO. CC/2008/2303

do hereby nominate, constitute and appoint,

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

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

- **REZONING OF ERF 400, SWAKOPMUND, FROM "GENERAL BUSINESS" WITH A BULK OF 2.0 TO "GENERAL BUSINESS" WITH A BULK OF 4.0.**

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

SIGNED at Swakopmund this 7th day of January 20 26

In the presence of the undersigned witnesses.

WITNESSES:

1. 

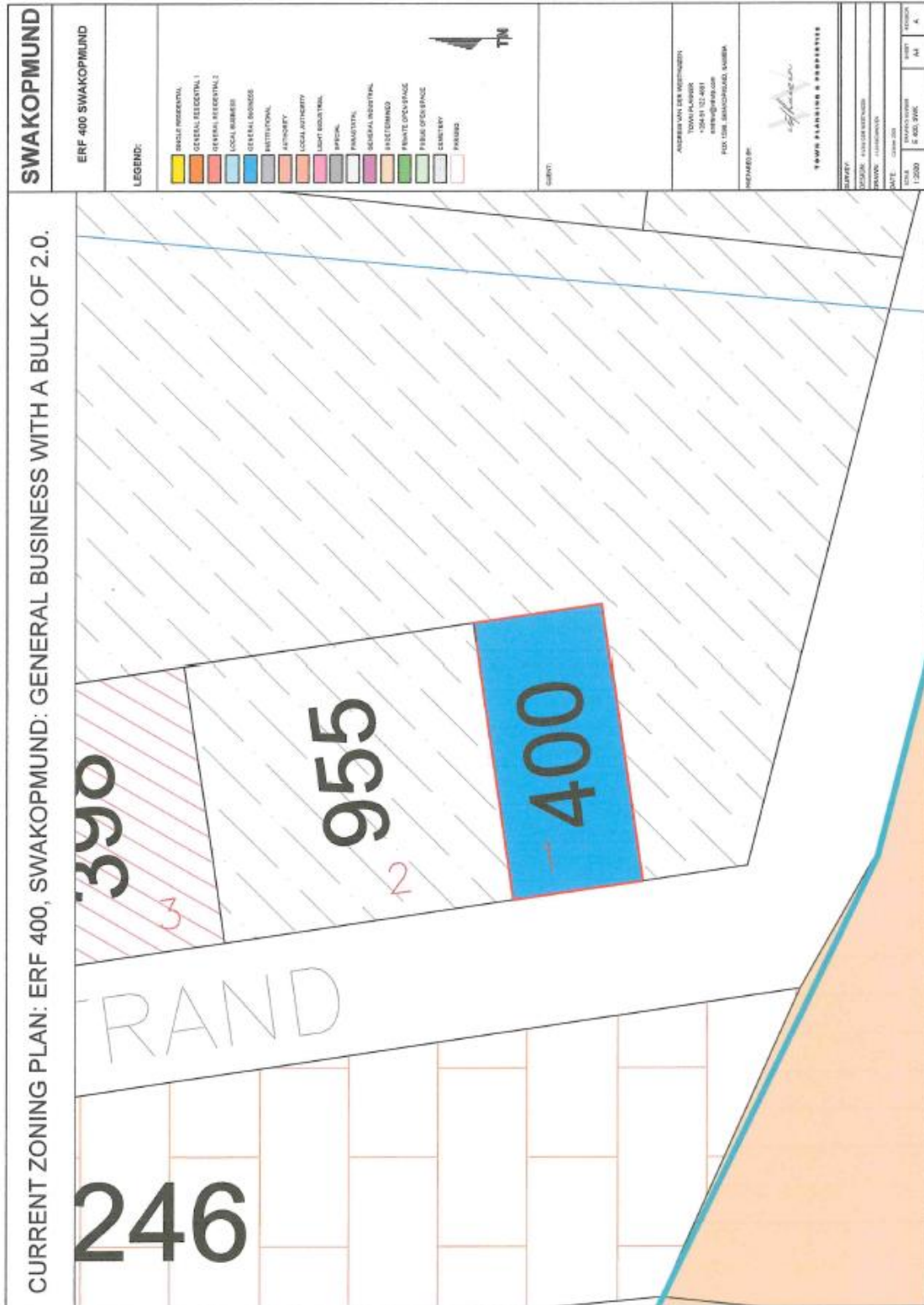
2. 

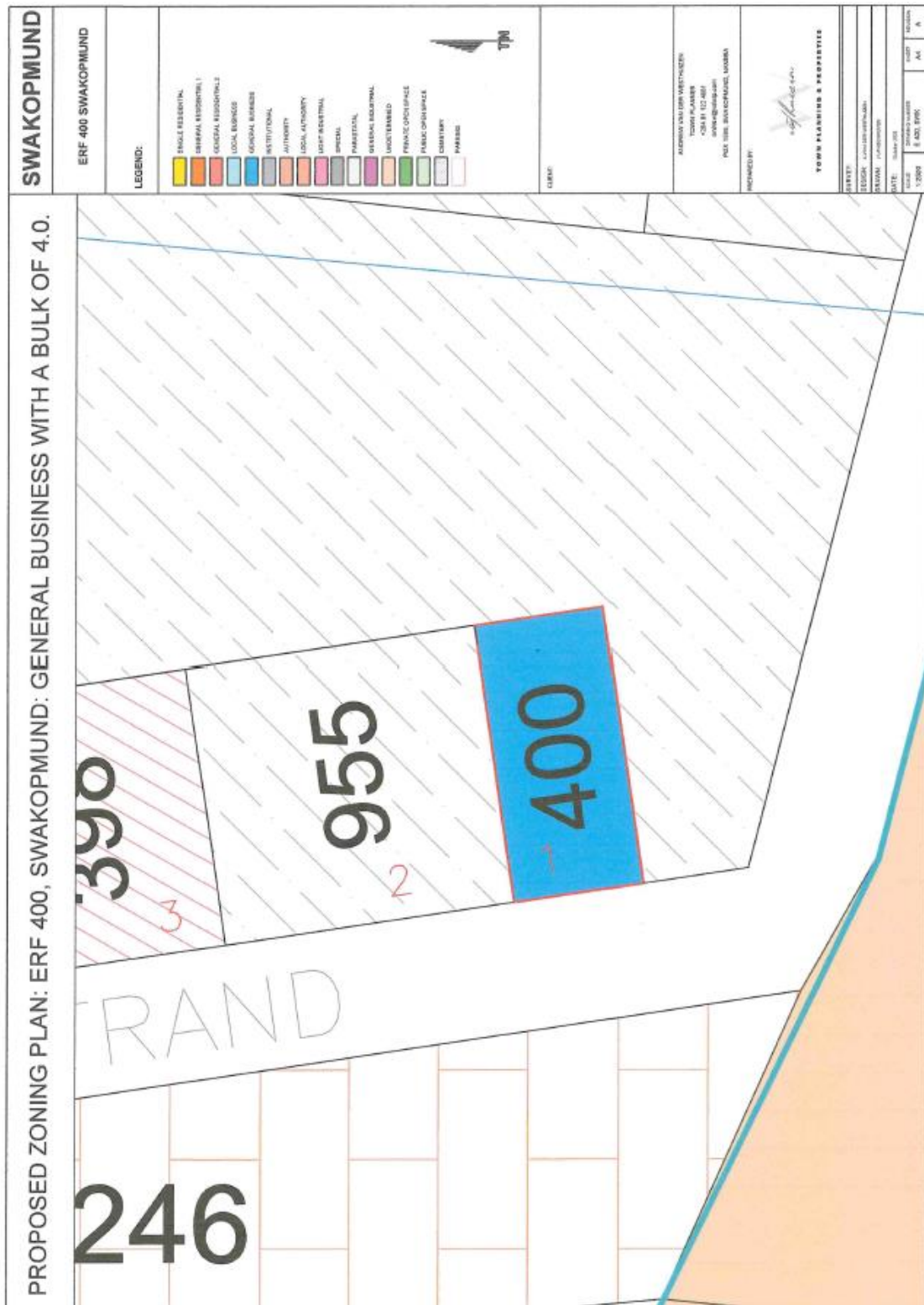


JOHAN HENDRIK CHRISTOFFEL KOK



JOHANNES GERHARDUS VAN DER MERWE





Kleinadvertensies • Classifieds

No advertisements will be accepted telephonically.

[illegible]

CONDITIONS OF ACCEPTANCE: Republic-Insure reserves the right to withhold or cancel any advertisement unless it has been accepted. Republic-Insure accepts no liability for failure to publish an advertisement received by telephone.

ERRORS: Please report errors immediately. Republic-Insure accepts no responsibility for errors from incorrect insertion of any advertisement of any cost beyond the cost of the space occupied by the faulty advertisement. It is the advertiser's responsibility to give data to small typographical errors which do not lessen the effectiveness of the advertisement. Republic-Insure does not accept responsibility for misprints or errors in advertisements.

[illegible]

Savor the delightful crunch of these small, pestom-packed bites that add a satisfying twist to snacks and dishes. **Mixed, Hacked, Cleaned, Keta Mats, Pine Mats, Cashews,** and more. There are more types of nuts in the world than you could realize, and many more of them are used for food than people suspect. Most people have a favorite kind of nut, most commonly involved in a favored kind of treat, but there are varieties and uses for nuts that are not commonly known.

IN THE High Court of Namibia
Main Division
Case No. HC- MD-LAB
AA-2022/00254

In the matter between:
MBERESHU TIMOTHIOUS and
55 OTHERS Execution Creditors
/Plaintiff
and
CL SECURITY SERVICES-Execution
Debtors/Defendants

NOTICE OF SALE IN EXECUTION

In execution of a Judgement against the above mentioned Execution Debtors/Defendants by the above Honorable Court on 17th of August 2023 public goods owned by the undermentioned goods will be sold by public auction by the Deputy Sheriff for the District of Katima Mulilo in front of the Magistrate's Court, Katima Mulilo at 12h00 on 30 October 2023.

Vocatus to the highest bid.

erty to increase the bulk factor and increase the development potential of the property. The property currently accommodates a single-family detached house and is zoned for residential use. The property is being used for Business and Residential purposes. In terms of the Urban and Regional Planning Act of 2008 it is thus required to apply to both the Snaresprund Municipal Council and the Ministry of Urban and Regional Development for approval of such development. Please further take note that: (a) The plan of the erf can be inspected at the Public Notice Board of the Snaresprund Municipality located on the corner of Rakekotsa Street & Daniel Kaffo Avenue.

any person having objections to the proposed rezoning of the property, to comment the rezoning, may lodge such objections and comments, together with the grounds thereof, in writing to the Municipality of Swakopmund and the applicant within 14 days of the final publication of this notice. Please be advised that the written objection must be accompanied by the prescribed fee as required by the Urban and Regional Planning Act of 2018.

Such written objection or comment must therefore be submitted by no later than 17:00 on 12 November 2025.

Applicant: Van der Westhuizen Properties & Properties cc
Contact Persons: Aam van der Westhuizen
Cell: 08371226661
Email: andrew@vwdp.co.na
P.O. Box: 1598, Swakopmund, Namibia

Sy vrou Toy en kind
Terence & Marella, Nic
sy kleinkinders Cham
Matthias en Noah en
Mia en Stef gaan h
Hy was 'n reuse h
Lam, Pappa, Oupa, G
allied in ons harte
Ons is dankbaar jou l
verby. Ru

ROUDIENS
Donderdag
23 Oktober om 14h30
Ermenauw Kerk
Ploerspoort

rs Laura & Adriaan,
en Susan saam met
lla, Kalissa, Dwayne,
we agterleekinders
om geweld mis-
teken se lewens.
sa, Smitte - jy sal vir
stories voortleef.
ding hier op aarde is
in vrede.

Nicolaas Stephanus "Nickie" Smit

Geboore 3 Januarie 1935, is verlede Donderdaggoggend 36 Oktober vreedsaam in Windhoek MediClinic oorlede.



Sy vrou Toy en kinders Laura & Adriaan, Terence & Mareille, en Susan saam met sy kleinkinders Chantelle, Kalissa, Dwayne, Matthias en Noah en twee agterkleinkinders Mia en Stef gaan hom geweldig mis.

Hy was 'n reus in elke se lewde.

Lam, Pappa, Dupie, Opa, Smitkie – jy sal vir altyd in ons harte en stories voortleef.

Ons is dankbaar hier op lyding hier op aarde is verby. Rus in vrede.

ROUDIENS
Donderdag
23 Oktober om 14h30
Emmanuel Kirk
Panierspark

FERN FLORIST & GARDEN CENTRE
Dorchester 557

LIST OF REGISTERED ITEMS POSTED ErF 400



by Van Der Westhuizen Town Planning & PropertiesCC 

[illegible]

studio print 28064

Number of items 21 Received by [Signature]

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

P1/185



Swakopmund currently measures approximately 500m² in extent and is located along Libertine Amathila Avenue. It is the intention to rezone the property to increase the bulk factor for further development of the property. The property currently accommodates an existing structure that is being used for Business related purposes.

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

Please further take note that -

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

Please be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objection or comment must therefore be submitted by no later than 17:00 on 12 November 2025.

Applicant: Van Der Westhuizen Town Planning & Properties cc
 Contact Persons: A van der Westhuizen
 Cell: 0811224681
 Email: andrew@vdtwp.com
 P.O. Box: 1598

NOTICE OF INTENTION:

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018): REZONING OF ERF 5006, SWAKOPMUND, EXTENSION NO. 14 FROM "SINGLE RESIDENTIAL" WITH A DENSITY OF 1:600M² TO "GENERAL RESIDENTIAL" WITH A DENSITY OF 1:250M².

Please take note that Van Der Westhuizen Town Planning and Properties CC, on behalf of our client/s, intends to apply to the Swakopmund Municipal Council for the rezoning of Erf 5006, Swakopmund, Extension No. 14, from "Single Residential" with a Density of 1:600m² to "General Residential" with a Density of 1:250m².

Erf 5006, Swakopmund, Extension No. 14, currently measures approximately 1264m² in extent and is located along Onyx Street. It is the intention to rezone the property to construct an upmarket camping facility. The property is currently standing vacant.

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

Please further take note that -

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

Please be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objection or comment must therefore be submitted by no later than 17:00 on 12 November 2025.

Applicant: Van Der Westhuizen Town Planning & Properties cc
 Contact Persons: A van der Westhuizen
 Cell: 0811224681
 Email: andrew@vdtwp.com
 P.O. Box: 1598, Swakopmund, Namibia

NOTICE OF INTENTION:

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018): REZONING OF ERF 400, SWAKOPMUND FROM "GENERAL BUSINESS" WITH A BULK OF 2.0 TO "GENERAL BUSINESS" WITH A BULK OF 4.0.

Please take note that Van Der Westhuizen Town Planning and Properties CC, on behalf of our client/s, intends to apply to the Swakopmund Municipal Council for the rezoning of Erf 400, Swakopmund from "General Business" with a Bulk of 2.0 to "General Business" with a Bulk of 4.0.

Erf 400, Swakopmund currently measures approximately 853m² in extent and is located along Südstrand Street. It is the intention to rezone the property to increase the bulk factor and construct additional units. The property currently accommodates an existing structure that is being used for Business related purposes.

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

Please further take note that -

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

Please be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objection or comment must therefore be submitted by no later than 17:00 on 12 November 2025.

Applicant: Van Der Westhuizen Town Planning & Properties cc
 Contact Persons: A van der Westhuizen
 Cell: 0811224681
 Email: andrew@vdtwp.com
 P.O. Box: 1598, Swakopmund, Namibia

NOTICE OF INTENTION:

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018): REZONING OF ERF 400, SWAKOPMUND FROM "GENERAL BUSINESS" WITH A BULK OF 2.0 TO "GENERAL BUSINESS" WITH A BULK OF 4.0.

Please take note that Van Der Westhuizen Town Planning and Properties CC, on behalf of our client/s, intends to apply to the Swakopmund Municipal Council for the rezoning of Erf 400, Swakopmund from "General Business" with a Bulk of 2.0 to "General Business" with a Bulk of 4.0.

Erf 400, Swakopmund currently measures approximately 853m² in extent and is located along Südstrand Street. It is the intention to rezone the property to increase the bulk factor and construct additional units. The property currently accommodates an existing structure that is being used for Hotel purposes.

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

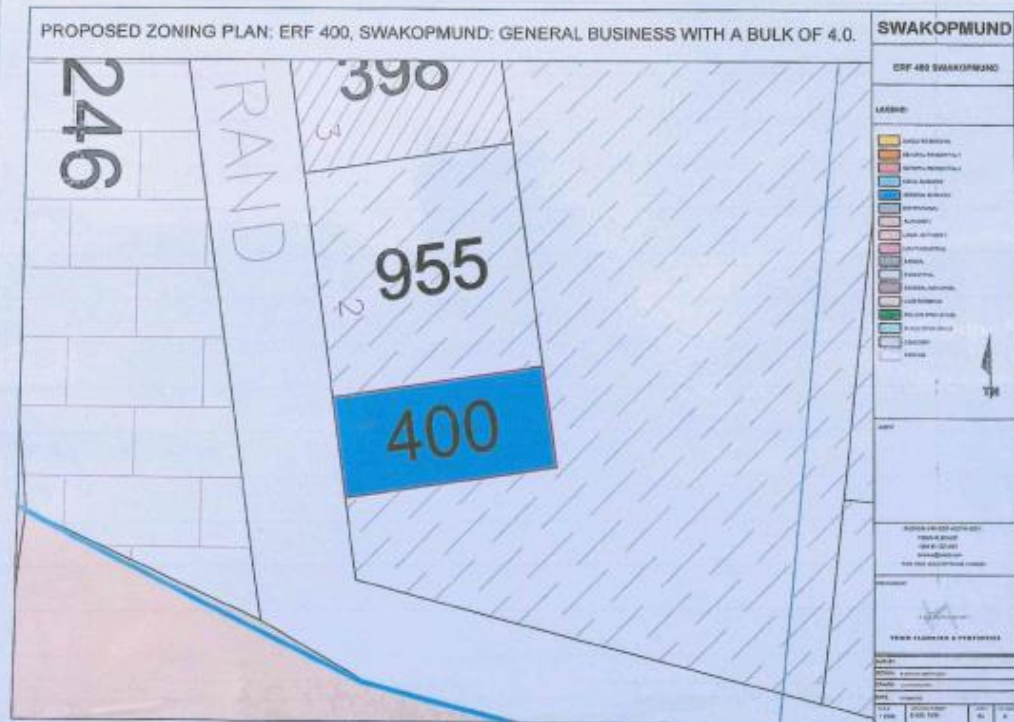
Please further take note that -

(a) the plan of the erf can be inspected at the Public Notice Board of the Swakopmund Municipality located on the Corner of Rakotoka Street & Daniel Kamho Avenue.

(b) any person having objections to the proposed rezoning or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing to the Municipality of Swakopmund and the applicant within 14 days of the last publication of this notice.

Please be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objection or comment must therefore be submitted by no later than 17:00 on 12 November 2025.

Applicant:	Van Der Westhuizen Town Planning & Properties cc
Contact Persons:	A van der Westhuizen
Cell:	0811224651
Email:	andrew@vdtvp.com
P.O. Box:	1598, Swakopmund, Namibia



No. 827

2025

REZONING OF ERF 400, 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 Erf 400, Swakopmund, intends to apply to the Swakopmund Municipal Council and intends on applying to the Urban and Regional Planning Board for the following:

Rezoning of Erf 400, Swakopmund from “general business” with a bulk of 2.0 to “general business” with a bulk of 4.0.

Erf 400, Swakopmund currently measures approximately 853m² in extent and is located along Südstrand Street. It is the intention to rezone the property to increase the bulk factor and construct additional units. The property currently accommodates an existing structure that is being used for hotel purposes.

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

Take note that –

- (a) The plan of the erf can be inspected at the Public Notice Board of the Henties Bay Municipality located on the corner of Jakkalsputz Road and Nicky Iyambo Avenue.

8772

Government Gazette 31 October 2025

29

- (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 Henties Bay Municipality and the applicant within 14 days of the last publication of this notice.

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

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

ANNEXURE B - AESTHETIC COMMITTEE APPROVAL

+264 64 410 4100 | swkmun@swkmun.com.na | P.O. Box 53, Swakopmund, Namibia

Erf 400

Ms Annalize Swart

12 September 2025

Brynard Kotze Architects Incorporated
P.O. Box 2707
WALVIS BAY

Dear Mr Kotze

AESTHETIC SUBMISSION : ERF 400, SWAKOPMUND – ADDITIONS TO EXISTING DEVELOPMENT – BEACH HOTEL

Your aesthetical application received with attached drawings bears reference.

It is my pleasure to inform you that your application for approval of the additions to the existing development on Erf 400, Swakopmund has been approved by the Aesthetics Committee of the Swakopmund Municipality.

Approved aesthetical plans will lapse after 12 months from date of approval.

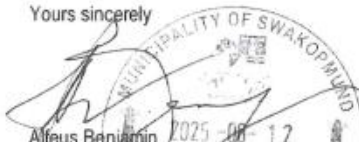
Kindly be informed that aesthetical submissions, which were approved may not be altered or modified after the approval, whether it be by way of structural elements, in appearance or by colour scheme, or other decorative change. If alterations become necessary, these must be submitted for aesthetical approval prior to any of these alterations being carried out on site.

Once this approval has been obtained a full submission of plans including the stamped Aesthetic approval plans needs to accompany the drawings submitted to Council for approval.

Attached, please find the approved concept plans as submitted.

We await your final proposal for submission to Council.

Yours sincerely


Alfeus Benjamin
CHIEF EXECUTIVE OFFICER
/as





- 11.1.26 **REZONING OF ERF 8925 SWAKOPMUND FROM “GENERAL BUSINESS” WITH A BULK OF 2.0 TO “GENERAL BUSINESS” WITH A BULK OF 4.0**
(C/M 2026/09/03 - E 8925)

Ordinary Management Committee Meeting of 19 August 2026, Addendum **8.20** page **126** refers.

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

1. Purpose

The purpose of this submission is for the Council to consider the application for the rezoning of Erf 8925, Swakopmund, from “General Business” with a Bulk of 2.0 to “General Business” with a bulk of 4.0 in terms of Section 105 (1) (a) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018).

2. Introduction and Background

A rezoning application was received by the Town Planning Department from Van Der Westhuizen Town Planning & Properties cc on behalf of the registered owner, DEMARO PROPERTIES CC. The application is attached as **Annexure A**.

Erf 8925, Swakopmund is derived from the consolidation of Erven 274, 780, 3502 and 3503, Swakopmund. The erf currently accommodates Swakopmund Plaza Hotel.

3. Ownership

Ownership of Erf 8925, Swakopmund, is held in the Certificate of Consolidated Title T0027/2020 and vests in DEMARO PROPERTIES CC. Proof of ownership has been attached together with the application.

4. Zoning, Locality and Size

Erf 8925, Swakopmund is zoned “General Business” with a bulk of 2.0 as indicated on the figure below. The erf is situated in the CBD at the corner of Hendrik Witbooi Street and Libertina Amadhila Avenue and measures 1 891m² in extent. The property is currently used for business purposes as the Swakopmund Plaza Hotel.

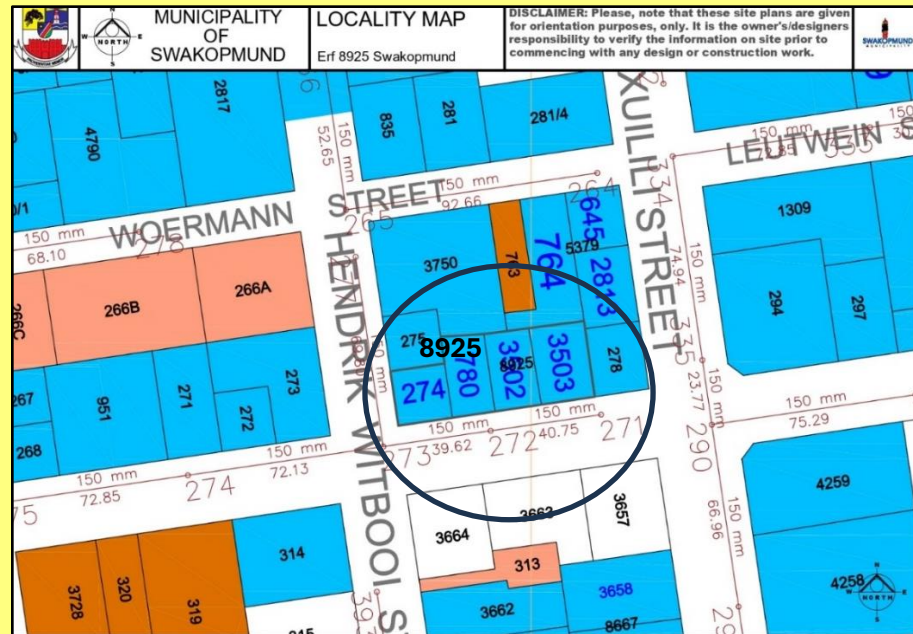


Figure 3: Locality Map of Erf 8925 Swakopmund

5. Access, parking and municipal services

Access to Erf 8925, Swakopmund is obtained via both Libertina Amadhila Avenue and Hendrik Witbooi. No additional entrances are envisaged as a result of the proposed development. The additional parking that may be required as result of the proposed increase in the bulk factor will be provided as stipulated by the Swakopmund Zoning Scheme. The Erf is already connected to the services network. However, all additional infrastructure resulting from the proposed development shall be the responsibility of the owner of the property.

6. Advertisement

The proposed rezoning was advertised on the 22nd and 29th October 2025 in the Republikein and New Era Newspaper. The closing date for objections was on the 14th November 2025.

A notice was also placed on site for public comments and neighbouring property owners were notified of the intent. A notice was published in the Government Gazette No. 8772 dated, 31st October 2025.

The last date for objections was 14th November 2025, and no objections were received.

7. Proposal

The applicant proposes to alter the existing building and optimise the utilisation of Erf 8925, Swakopmund (CBD). The surrounding area comprises a mix of land use zonings, including Single Residential, General Residential, and General Business, creating a transitional urban environment. In this context, the proposed rezoning to General Business with a bulk factor of 4.0 is considered appropriate to facilitate the proposed alterations and accommodate the intended development for the site specific but deemed to be slightly high from a broader perspective of the CBD area.

The applicant previously submitted building plans that exceeded the permissible bulk factor under the current zoning. Consequently, the applicant was advised to apply for a rezoning to increase the allowable bulk factor from 2.0 to 3.0 or higher. The current proposal has been prepared with due consideration of the Swakopmund Amendment Zoning Scheme No. 71, which supports a maximum bulk factor of 4.0 for the subject property. It is, however, acknowledged that under the currently applicable Swakopmund Operative Zoning Scheme, the maximum permissible bulk factor remains 2.0. The proposed rezoning therefore seeks to align the development potential of the property with the provisions of the approved amendment scheme and the evolving land use character of the surrounding area.

8. Technical Comments

The application was circulated to the Engineering, Urban Development and Environmental Management Department for their comments, and the following comments were received:

- (i) *"All additional infrastructure that will be required because of this subdivision be for the account of the applicant/owner to the satisfaction of the General Manager: Engineering, Urban Development and Environmental Management."*
- (ii) *"No construction to be considered before approval have been obtained from General Manager: Engineering, Urban Development and Environmental Management."*

9. Evaluation

Erf 8925, Swakopmund, is of sufficient size to accommodate the proposed increase in bulk and the associated development but may have overreaching implication the surrounding, if the maximum development scale is granted. The surrounding area is predominantly characterized by general residential and general business land uses, and the proposal is considered compatible with the existing land use pattern, urban form, and development intensity within the CBD.

The Scheme in Course of Preparation (Swakopmund Amendment Zoning Scheme No. 71) was adopted by Council in July 2020, and it is currently awaiting promulgation by the Minister of Urban and Rural Development, which provides for a maximum bulk factor of 4.0 for the subject property. In contrast, the current Swakopmund Operative Zoning Scheme permits for a maximum bulk factor of 2.0.

Although the applicant seeks a bulk factor exceeding the maximum permitted under the operative scheme, the proposal is consistent with the provisions of the adopted zoning scheme that is in the process of being promulgated. Furthermore, in terms of Section 44(2) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), when considering an application, due regard may be given to a draft zoning scheme that is in the course of preparation, provided that the proposed development is not in conflict with its provisions.

The proposed bulk is further in line with the strategic objectives of the Swakopmund Structure Plan 2020-2040, which encourages residential densification and mixed-use development within the existing urban footprint in order to accommodate the future growth thereby curbing

further urban expansion. The Structure Plan promotes a compact urban form through high density development, mixed land uses and, where appropriate, increase in buildings to enhance the use of existing infrastructure and services.

In view of the above, it is considered practical to support an increase in the bulk factor from 2.0 to 3.0, as this would facilitate the proposed development while remaining consistent with the planning intentions of the forthcoming amendment scheme and ensuring an orderly and sustainable pattern of development within the Swakopmund CBD.

Although the property is currently serviced for General Business development with a bulk factor of 2.0, the proposed increase in development intensity is likely to place additional demand on existing municipal infrastructure and services. Should the Department of Engineering, Urban Development and Environmental Management determine that upgrades to the existing infrastructure are necessary to accommodate the proposed development, such upgrades shall be undertaken at the applicant's expense and to the satisfaction of the Council.

In terms of Sections 59(1) and 9 of the Regulations under the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), the Swakopmund Municipal Council is mandated to enforce its zoning scheme and may recover betterment contributions arising from increased land value. In accordance with the Betterment Fee Policy of 2009, a levy of 30% is applicable for changes in land use rights.

10. Conclusion

Considering the merits of the application, the applicable planning legislation, the Swakopmund Operative Zoning Scheme, the adopted Swakopmund Amendment Zoning Scheme No. 71, and the strategic objectives of the Swakopmund Structure Plan 2020-2040, the application is considered acceptable from a town planning perspective but on a reduced scale in terms of the bulk factor. Subject to appropriate conditions of approval, the proposed increase in the bulk factor from 2.0 to 3.0 is not expected to adversely affect the surrounding area and will contribute towards the orderly, efficient and sustainable development of the Swakopmund CBD.

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

RECOMMENDED:

- (a) **That the rezoning of Erf 8925, Swakopmund from “General Business” with a bulk of 2.0 to “General Business” with a bulk of 4.0 be turned down.**
- (b) **That instead, Erf 8925, Swakopmund, be rezoned from “General Business” with a bulk of 2.0 to “General Business” with a bulk of 3.0,**
- (c) **That the applicant provides proof that the rezoning of Erf 8925, Swakopmund, from “General Business” with a bulk of 2.0 to “General Business” with a bulk of 3.0 has been approved by the Minister and promulgated before any submission of building plans to the Engineering, Urban Development and Environmental Management for approval.**

- (d) That the rezoning of Erf 8925, Swakopmund, from “General Business” with a bulk of 2.0 to “General Business” with a bulk of 3.0 is subject to a 30% compensation fee calculated according to the Betterment Fee Policy of 2009 and be paid by the applicant.
 - (e) That no building plans inclusive of relaxation of building lines relaxation or aesthetics application be approved until proof of payment of the compensation fee has been received by Council.
 - (f) That all additional infrastructures that are to be required as a result of the proposed development be for the account of the applicant and in accordance with the specifications of the General Manager: Engineering, Urban Development and Environmental Management.
 - (g) That the applicant be responsible for conducting, at its own cost, an infrastructure study to assess the ability to accommodate the proposed future densification and to identify any potential infrastructure constraints, to the satisfaction of the Department of Engineering, Urban Development and Environmental Management.
 - (h) That parking requirements be on-site as per the Swakopmund Zoning Scheme.
 - (i) That the applicant be informed of this decision and of the rights to appeal the Council decision to the Minister of Urban and Rural Development with valid reasons within twenty-one (21) days from the date of the decision in accordance with Regulations 18 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).
-

ANNEXURE A – APPLICATION FORM

23

22-03-07.8925

E 8925



PO BOX 1598
SWAKOPMUND, NAMIBIA
+264 81 122 4661
+264 81 122 4661
andrew@vdwtp.com

Chief Executive Officer
Municipality of Swakopmund
PO Box 53
Swakopmund
Namibia



7 April 2026

Dear Sir,

APPLICATION FOR THE REZONING OF ERF 8925, SWAKOPMUND, FROM “GENERAL BUSINESS” WITH A BULK OF 2.0 TO “GENERAL BUSINESS” WITH A BULK OF 4.0.

Application is herewith made in terms of the Urban and Regional Planning Act of 2018, on behalf of the owner/s of Erf 8925, Swakopmund, DEMARO PROPERTIES CC, for the rezoning of Erf 8925, Swakopmund, from “General Business” with a Bulk of 2.0 to “General Business” with a Bulk of 4.0.

1. BACKGROUND

Our clients recently submitted proposed building plans for consideration by the Local Authority's Aesthetics Committee and a formal response was forwarded to our client resulting in this application (**Annexure I**).

It is indicated by the Aesthetics Committee response that the client applies for a bulk factor of 3.0 or higher to accommodate the intentions. It was decided by the client that a bulk factor of 4.0 will be required to eventually achieve all of their intentions.

2. LOCALITY AND ERF SIZE

Erf 8925, Swakopmund, currently measures approximately 1891m² in extent and is located on the corner of Libertina Amathila Avenue and Hendrik Witbooi Street (**Annexure A**). The erf is located in what is known as the CBD area of the town and as such is being used for business purposes (Plaza Hotel).

3. OWNERSHIP

According to the Certificate of Consolidated Title Nr. 0027/2020, ownership of Erf 8925, Swakopmund, currently vests with DEMARO PROPERTIES CC (**Annexure B1**). Power of Attorney from the owner/s is attached as **Annexure B2**. There exist no conditions within the

Title Deeds that prohibits the intended intention to rezone the property to the said bulk.

4. ACCESS TO THE PROPERTY

Access to the property is obtained from either Libertina Amathila Avenue and Hendrik Witbooi Street due to the fact that the property is a "corner property". Access to the property will remain as is and no additional entrances are envisaged for the proposed intentions of the client.

5. TOPOGRAPHY

There are no topographical factors that will have any negative impact on the intentions of the client. The surrounding area is already developed and this is a clear indication that the soil conditions are suitable and stable for any form of development / redevelopment of the property. The topography in this case will not be of importance.

6. INFRASTRUCTURE

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

7. PARKING

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

Once the final design is completed and plans submitted to the Municipality for approval shall the parking be checked by the officials.

8. MOTIVATION FOR INTENTION

It is the intention of the client/s to alter the current building and include additions to maximise the potential of the said property. As previously indicated in this application, the client has submitted plans for consideration by the Municipality and it was indicated that the property be rezoned to a higher bulk for the plans to obtain approval.

We wish to place the following on record; it is our opinion that the application is not necessary as the client has already obtained an unlimited bulk by virtue of the approval of Scheme 61.

The proposed plans speak for itself and it is clear that the intentions of the client will be fitting with the surrounding area and architectural requirements.

The reality of Swakopmund in terms of growth is that there is a need for densification and

the more intense use of existing properties. Applications like these, although not necessary, whereby the Municipality encourages higher Bulk usage is already a step in the right direction. Numerous individuals in Swakopmund have seen the notices for higher bulk and densities in terms of the new Schemes and has also indicated their willingness to apply for higher bulk and densities in terms of the Schemes.

9. ADVERTISEMENTS

Advertisements for the proposed Rezoning of Erf 8925, Swakopmund, was placed in the Republikein and New Era on the 22nd and 29th of October 2025 (**Annexure D**). Closing dates for objections was on the 14th 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 14th of November 2025 (**Annexure G**).

10. RESPONSE FROM PUBLIC

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

11. CONCLUSION

It is clear from the attached documentation that the intentions of the client are supported by the Aesthetics Committee of the Swakopmund Municipality provided that a rezoning to a higher bulk factor to support the intentions be concluded.

The intentions of the clients will as a matter of fact enhance the overall look of the area with the development of the property. Since the intentions it to extend the activities of the plaza hotel it is expected that the new additions to take the shape and form of the existing building on Erf 8925.

It can thus be concluded that the intentions of the client will respond positively to the existing character of the area and contribute to the stimulation of the local economy.

12. APPLICATION

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

- **REZONING OF ERF 8925, SWAKOPMUND, FROM “GENERAL BUSINESS” WITH A BUK OF 2.0 TO “GENERAL BUSINESS” WITH A BULK OF 4.0**

It is trusted that Council will find the above application for the rezoning of Erf 8925, Swakopmund, from “General Business” with a Buk of 2.0 to “General Business” with a Bulk of 4.0, in order.

Yours Faithfully,

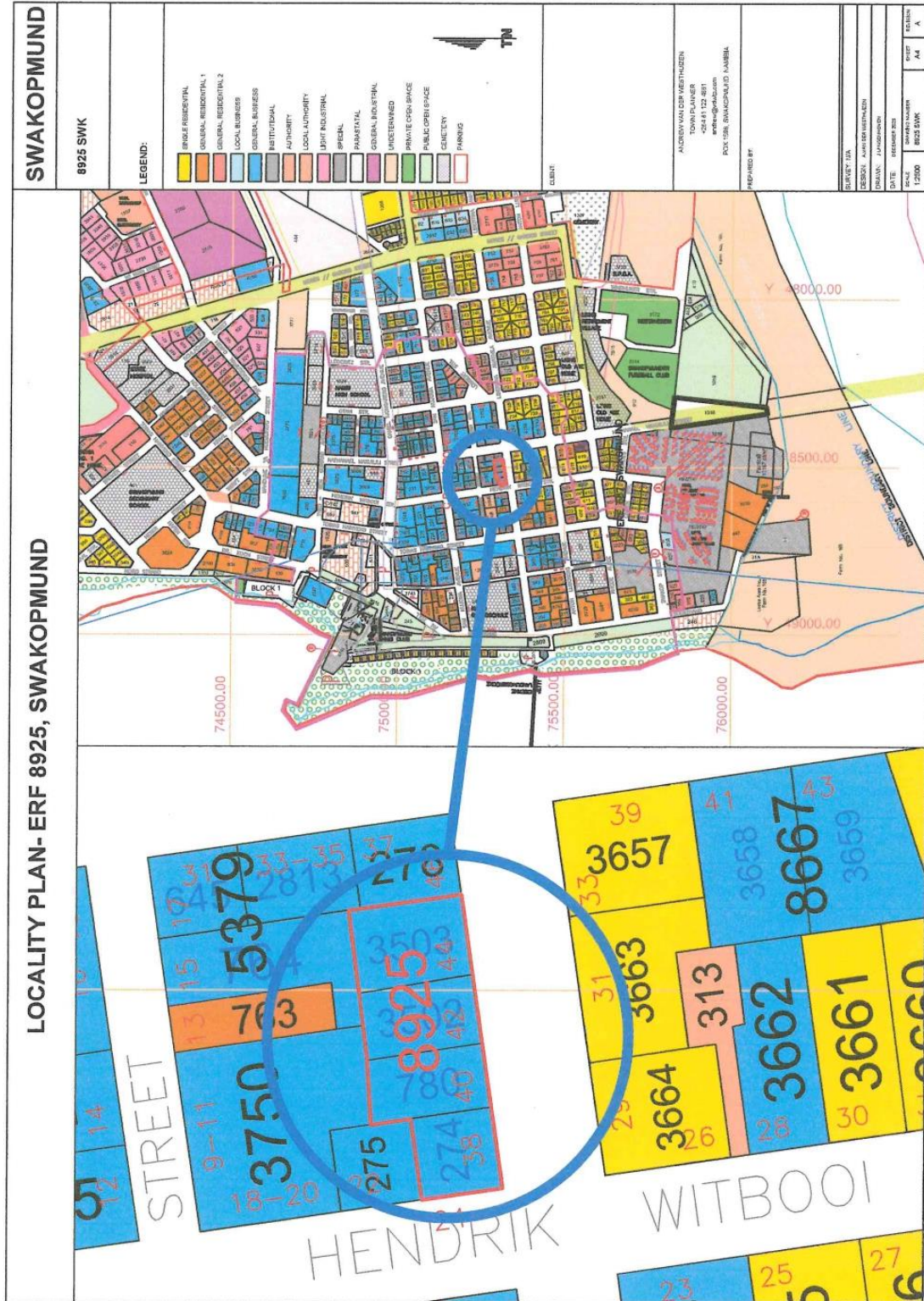


A R VAN DER WESTHUIZEN

LIST OF ANNEXURES

Annexure A:	Locality Plan
Annexure B1:	Certificate of Consolidated
Annexure B2:	CC Docs, Company Resolution, Power of Attorney
Annexure C1:	Current Zoning
Annexure C2:	Proposed Zoning
Annexure D:	Newspaper Notices
Annexure E:	Copies of Neighbours letters
Annexure F:	Site Notice
Annexure G:	Government Gazette Notice
Annexure H:	No Objection
Annexure I:	Aesthetic response on Application

Annexure A



Annexure B1

2019-12-16

CERTIFICATE OF CONSOLIDATED TITLE NO.

DEMARO PROPERTIES CC

ERF NO. 8925 SWAKPMUND

0027 202

KOGP
PARTNERSCONVEYANCERS
3516, WINDHOEK
382800

REF: SW/lvw/4214

MORTGAGED for the sum of **N\$42 710 100-00**
 with preference for an additional amount not exceeding **N\$599000-00**
 by Deed No. **6117819016** dated **17/12/2015**
 under Section **40(3)** of the Deeds Registries Act, 1937
 2020-01-15
 DEEDS OFFICE
 WINDHOUK
 JMT
 REGISTRAR OF DEEDS

MORTGAGED for the sum of **N\$1 500 000-00**
 with preference for an additional amount not exceeding **N\$300 000-00**
 by Deed No. **6159219014** dated **27/03/2014**
 under Section **40(3)** of the Deeds Registries Act, 1937
 2020-01-15
 DEEDS OFFICE
 WINDHOUK
 JMT
 REGISTRAR OF DEEDS

Prepared by me:

CONVEYANCER
KOTZE W C**CERTIFICATE OF CONSOLIDATED TITLE**

(Issued under section 40 of the Deeds Registries Act, 1937 (Act 47 of 1937).)

WHEREAS

T 0027 / 2020

DEMARO PROPERTIES CC

(Registration Number: CC/2001/1146)

has applied for the issue to it of a Certificate of Consolidated Title under the provisions of section
 40 of the Deeds Registries Act, 1937;

- 2 -

AND WHEREAS IT IS THE REGISTERED OWNER OF

1. **CERTAIN:** ERF NO. 780 SWAKOPMUND
- SITUATE:** IN THE MUNICIPALITY OF SWAKOPMUND
REGISTRATION DIVISION "G"
ERONGO REGION
- HELD** BY DEED OF TRANSFER NO. T1368/2014

and

2. **CERTAIN:** REMAINING EXTENT OF ERF NO. 3502 SWAKOPMUND
- SITUATE:** IN THE MUNICIPALITY OF SWAKOPMUND
REGISTRATION DIVISION "G"
ERONGO REGION
- HELD** BY DEED OF TRANSFER NO. T5473/2014

and

3. **CERTAIN:** ERF NO. 3503 (A PORTION OF ERF NO. 3502) SWAKOPMUND
- SITUATE:** IN THE MUNICIPALITY OF SWAKOPMUND
REGISTRATION DIVISION "G"
ERONGO REGION
- HELD** BY DEED OF TRANSFER NO. T5561/2006

and

4. **CERTAIN:** ERF NO. 274 SWAKOPMUND
- SITUATE:** IN THE MUNICIPALITY OF SWAKOPMUND
REGISTRATION DIVISION "G"
ERONGO REGION
- HELD** BY DEED OF TRANSFER NO. T2444/2014



- 3 -

which have been consolidated into the land hereinafter described;

NOW, THEREFORE, in pursuance of the provisions of the said Act, I, the Registrar of Deeds at Windhoek do hereby certify that the said

DEMARO PROPERTIES CC

(Registration Number: CC/2001/1146)

its Successors in Title or Assigns, is the registered owner of:

CERTAIN: ERF NO. 8925 SWAKOPMUND

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

MEASURING: 1 891 (ONE THOUSAND EIGHT HUNDRED AND NINETY ONE) SQUARE
METRES as indicated on the annexed Diagram No. A244/2016

SUBJECT to the following conditions imposed in terms of Section 30 of the Townships and
Division of Lands Ordinance (Ordinance 11 of 1963), namely:

IN FAVOUR OF THE LOCAL AUTHORITY:

- 1. 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 Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954).
- 2. The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the prevailing valuation of the erf.

AND that by virtue of these presents the said

- 4 -

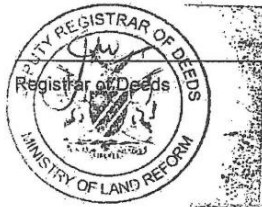
DEMARO PROPERTIES CC

(Registration Number: CC/2001/1146)

its Successors in Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State however, reserving its rights.

Signed at Windhoek on

and confirmed with my seal of office.

2020-01-15

5-

MORTGAGED for the sum of: NS\$ 2 000 000 -00
 with preference for an additional amount not exceeding NS\$ 500 000 -00
 by Bond No. B 526012014 dated 29/08/2014
 under Section 126(1)(a) Act 47/37
 2020-01-15
 DEEDS OFFICE
 WINDHOEK
 REGISTRAR OF DEEDS

2020-11-15
 MORTGAGED No B 0031 12020
 NS\$ 13 000 000 -00 with preference
 for additional amount not exceeding NS\$ 2 600 000 -00
 DEEDS OFFICE
 WINDHOEK
 REGISTRAR OF DEEDS

APPROVED <i>C. G. Pieterse</i>			No. A244/2016			
for SURVEYOR-GENERAL			Sheet 1 of 2 Sheets			
SIDES metres	ANGLES OF DIRECTION	CO-ORDINATES Y System: Lo.22/15 X		Designation		
	Constants					
A B	21.74	266.14.50	A	+ 48 511.42	+ 75 291.28	777e
B C	31.07	261.42.00	B	+ 48 480.68	+ 75 286.80	764b
C D	27.92	351.39.50	C	+ 48 476.63	+ 75 314.43	278d
D E	72.52	81.40.00	D			
E F	20.00	171.39.50	E			
F G	20.00	261.48.50	F	+ 48 548.47	+ 75 324.55	274a
G A	9.77	171.39.50	G	+ 48 805.38	+ 75 239.38	Flagstaff
				+ 48 454.77	+ 75 312.78	Gag 1

Components

- 1) The figure FGaE Represents Erf 274, vide diagram No. A130/26
Annexed to Deed of Transfer No.T, dated
- 2) The figure AbcaG Represents Erf 780, vide Diagram No. A437/60
Annexed to Deed of Transfer No.T, dated
- 3) The figure bBdec Represents the Remainder of Erf 3502, vide Diagram No. A69/82
Annexed to Deed of Transfer No. 1229/1982, dated 28/06/1982
- 4) The figure dCDe Represents Erf 3503, vide Diagram No. A70/82
Annexed to Deed of Transfer No. 1230/1982, dated 28/06/1982

The figure A B C D E F G
represents 1891 square metres of land being

ERF 8925 (Comprising of 1), 2), 3), and 4) as shown above
Swakopmund

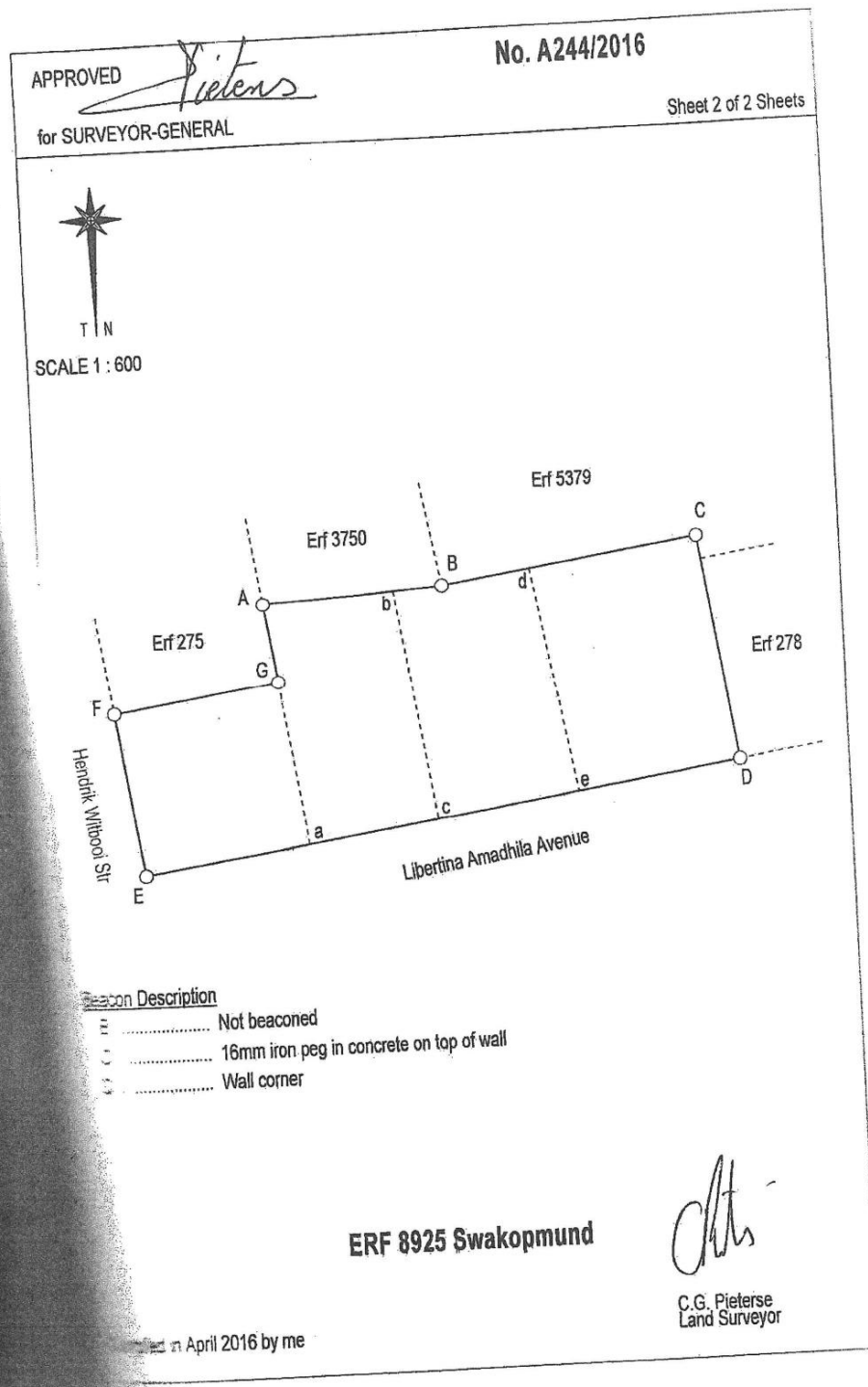
Situate in the Municipal Area of Swakopmund
Registration Division G, Erongo Region, Namibia

Compiled in April 2016 by me

C.G. Pieterse
C.G. Pieterse
Land Surveyor

The diagram is annexed to <i>127/2020</i>	The original diagram is as quoted above Transfer/Grant	S.R. No.: Compiled Gen. Plan No.: G56/9 Noting Plan: MD-6CA/Z2 File No.: SW.53
--	--	---

Registrar of deeds



Annexure B2

SPECIAL POWER OF ATTORNEY



I/We, the undersigned,

JOHANNES GERHARDUS VAN DER MERWE (ID: 691004 0009 2)

In my/our capacity as

A MEMBER OF DEMARO PROPERTIES CC WITH REGISTRATION NUMBER CC/2001/1146
CC/2004/0851

do hereby nominate, constitute and appoint,

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

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

- REZONING OF ERF 8925, SWAKOPMUND FROM "GENERAL BUSINESS" WITH A BULK OF 2.0 TO "GENERAL BUSINESS" WITH A BULK OF 4.0.

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

SIGNED at Swakopmund this 30th day of March 2026

In the presence of the undersigned witnesses

WITNESSES:

1. [Signature]

2. [Signature]

[Signature]
JOHANNES GERHARDUS VAN DER MERWE

RESOLUTION OF THE MEMBERS OF CLOSE CORPORATION

At a member meeting of **DEMARO PROPERTIES CC** with registration number **CC/2001/1146**, held at Swakopmund on this 3rd day of March 2025, at which the named members were present, the following changes to the entity were proposed and approved:

LIMITED POWER OF ATTORNEY

I/ We the undersigned hereby appoint (MEMBER) Mr Johannes Gerhardus van der Merwe ID: 6904100092

to review and sign all documents relating to the Rezoning application of the below mention erf on behalf of all Members:

Erf No. 8925, Swakopmund

Members and Signatures:

Full name and Surname	ID/Passport	Signature
Ivor Bothma Laubchser	55080100346	
Roberto Schneider	6609260100066	
Andre Barnard	56041200905	
Marleen Laubscher	88040500257	
Francois Nicolaas Loots	46021300114	
Johannes Gerhardus van der Merwe	6904100092	

Date: 3rd March

Place: Swakopmund, Namibia

REPUBLIC OF NAMIBIA BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY - BIPA CLOSE CORPORATIONS ACT, 1988 (Sections 12, 13, 14, 24, 27, 29, 47 and 60) (Regulations 2, 3 and 13)		CC 2
Amended Founding Statement		
Before filling in the form, first see notes on page 2.		
REGISTRATION NUMBER OF CORPORATION CC/2001/1146	DATE OF RECEIPT	
PART A		
Full name of corporation <u>DEMARO PROPERTIES CC</u>	Dates of commencement of change *	
Previous name of corporation (if applicable)* <u>N/A</u>	*	
Literal translation of name (if applicable)* <u>N/A</u>	*	
Shortened form of name (if applicable)* <u>N/A</u>	*	
Description of principal business* <u>THE INVESTMENT IN IMMOVABLE PROPERTY AND MATTERS RELATING THERETO</u>	*	
Date of end of financial year* <u>LAST DAY OF FEBRUARY EACH YEAR</u>	*	
PART B		
Postal address* <u>P O BOX 14, WALVIS BAY, NAMIBIA</u>	*	
Email address: <u>info@wbm.com.na</u>	*	
Address of registered office (not post office box)* <u>149 SAM NUJOMA AVENUE WALVIS BAY</u>	*	
Name and address of accounting officer* <u>WBM Chartered Accountants P O BOX 14, WALVIS BAY</u>	*	
(Attach written consent to appointment)		
Full name of association or body of which accounting officer is a member <u>INSTITUTE OF CHARTERED ACCOUNTANTS OF NAMIBIA</u>		
Membership Practice No. <u>21202</u>		
* See note 2 on page 2		

- 2 -

CC 2

NOTES

1. Form CC 2 must be written in block capitals or be typewritten, lithographed or printed in legible characters with deep permanent black ink, and lodged in triplicate.
2. Change(s) effective from date of registration or upon a later date mentioned.
3. Where a person signs on behalf of a member, a power of attorney must be attached.
4. Minor children and other persons under legal disability must be assisted by their parents, guardians or representatives, as the case may be, and the capacity must be stated.
5. If no identity document has been issued, a written statement to this effect must be attached.
6. Particulars which do not change should also be furnished.
7. No fee is payable in respect of any changes in particulars under Part B and C.
8. New members must personally sign the form.
9. Form CC 2 which does not comply with the requirements of the Act, regulations or these notes, will be rejected.
10. Particulars to be furnished under PART C.
 - (a) Full names and surname. (if juristic person, mention name and capacity and if trustee, also mention name and particulars of testamentary trust).
 - (b) Identity number ((i) if no identity document has been issued, state date of birth and see par. 4 above.) ((ii) If juristic person, mention registration number).
 - (c) Size of interest expressed as a percentage.
 - (d) Particulars of interest and fair value thereof.
 - (e) Residential address.
 - (f) Postal address.
 - (g) Signature of member or representative (where applicable).

NAME OF CORPORATION **DEMARO PROPERTIES CC**

- 3 -

CC 2

REGISTRATION NUMBER

CC/2001/1146

PART C

Date of Change

MEMBERS

Full names and surname **IVOR BOTHIMA LAUBSCHER**

	Year	Month	Day
Identity number or date of birth (i)	5	5	0
Registration number (ii)	0	8	0
Percentage of interest	45%	Particulars of contribution	NS45.00
Residential address	NO 3 SECOND AVENUE, VINETA, SWAKOPMUND, NAMIBIA		

Postal address **P O BOX 180, SWAKOPMUND, NAMIBIA**Email address: max.laubsher@gmail.com

Signature of member or representative

Full names and surname **ROBERTO SCHNEIDER**

	Year	Month	Day
Identity number or date of birth (i)	6	6	0
Registration number (ii)	9	2	6
Percentage of interest	10%	Particulars of contribution	NS10.00
Residential address	NO 10, RICHTHOFEN STREET, SWAKOPMUND, NAMIBIA		

Postal address **P O BOX 2196, SWAKOPMUND, NAMIBIA**Email address: robbie@ctm.com.na

Signature of member or representative

Witness Signature

Date of signature **26-6-2020**Full names **RIAAN CORNELIUS LOOTS**Residential address **28a LEUTWEIN STREET, KRAMERSDORP, SWAKOPMUND, NAMIBIA**Business address **28a LEUTWEIN STREET, KRAMERSDORP, SWAKOPMUND, NAMIBIA**Postal address **P O BOX 8786, SWAKOPMUND, NAMIBIA**Email address: riaan.c.loots@gmail.com

- 4 -

CC 2

NAME OF CORPORATION DEMARO PROPERTIES CC

REGISTRATION NUMBER

CC/2001/1146

PART C

Date of Change

MEMBERS

Full names and surname ANDRE BARNARD

Identity number or date of birth (i)

Year	Month	Day
5	6	0
4	1	2
0	0	9
0	5	

Registration number (ii)

Percentage of interest 15%Particulars of contribution NS15.00Residential address NO 19, SECOND AVENUE, VINETA, SWAKOPMUND, NAMIBIAPostal address P O BOX 80296, SWAKOPMUND, NAMIBIAEmail address: barnfambw@yahoo.com

Signature of member or representative

Full names and surname MARLEEN LAUBSCHER

Identity number or date of birth (i)

Year	Month	Day
8	8	0
4	0	5
0	0	2
5	7	

Registration number (ii)

Percentage of interest 5%Particulars of contribution NS5.00Residential address NO 3 SECOND AVENUE, VINETA, SWAKOPMUND, NAMIBIAPostal address P O BOX 180, SWAKOPMUND, NAMIBIAEmail address: marleen.laubscher@gmail.com

Signature of member or representative

Witness Signature

Date of signature

4-7-2020Full names RIAAN CORNELIUS LOOTSResidential address 28a LEUTWEIN STREET, KRAMERSDORP, SWAKOPMUND, NAMIBIABusiness address 28a LEUTWEIN STREET, KRAMERSDORP, SWAKOPMUND, NAMIBIAPostal address P O BOX 8786, SWAKOPMUND, NAMIBIAEmail address: riaan.c.loots@gmail.com

- 5 -

CC 2

NAME OF CORPORATION DEMARO PROPERTIES CC

REGISTRATION NUMBER

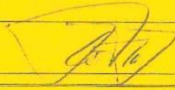
CC/2001/1146

PART C

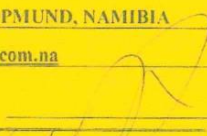
Date of Change

MEMBERS

Full names and surname FRANCOIS NICOLAAS JACOBUS LOOTS

	Year	Month	Day
Identity number or date of birth (i)	4	6	0
Registration number (ii)	2	1	3
Percentage of interest	5%	Particulars of contribution	N\$5.00
Residential address	NR 20, COMMIPHORA STR, ROSSMUND, SWAKOPMUND, NAMIBIA		
Postal address	P O BOX 8786, SWAKOPMUND, NAMIBIA		
Email address	Fralo777@gmail.com		
Signature of member or representative			

Full names and surname JOHANNES GERHARDUS VAN DER MERWE

	Year	Month	Day
Identity number or date of birth (i)	6	9	0
Registration number (ii)	4	1	0
Percentage of interest	20%	Particulars of contribution	N\$20.00
Residential address	NO 9 EUPHORBIA AVENUE, ROSSMUND, SWAKOPMUND, NAMIBIA		
Postal address	P O BOX 75, SWAKOPMUND, NAMIBIA		
Email address	gerhardvdm2@mweb.com.na		
Signature of member or representative			

Witness Signature  Date of signature 24.6.2020Full names RIAAN CORNELIUS LOOTSResidential address 28a LEUTWEIN STREET, KRAMERSDORP, SWAKOPMUND, NAMIBIABusiness address 28a LEUTWEIN STREET, KRAMERSDORP, SWAKOPMUND, NAMIBIAPostal address P O BOX 8786, SWAKOPMUND, NAMIBIAEmail address riaan.c.loots@gmail.com

- 6 -

CC 2

NAME OF CORPORATION DEMARO PROPERTIES CC

REGISTRATION NUMBER

CC/2001/1146

PART C

Date of Change

MEMBERS

Full names and surname

Identity number or date of birth

(i)

Year

Month

Day

Registration number

(ii)

Percentage of interest

Particulars of contribution

Residential address

Postal address

Email address

Signature of member or representative

Full names and surname

Identity number or date of birth

(i)

Year

Month

Day

Registration number

(ii)

Percentage of interest

Particulars of contribution

Residential address

Postal address

Email address

Signature of member or representative

Witness Signature

Date of signature

Full names

Residential address

Business address

Postal address

Email address

- 7 -

CC 2

NAME OF CORPORATION DEMARO PROPERTIES CC

REGISTRATION NUMBER

CC/2001/1146

PART C

Date of Change

MEMBERS

Full names and surname

	Year	Month	Day
Identity number or date of birth (i)			
Registration number (ii)			

Percentage of interest

Particulars of contribution

Residential address

Postal address

Email address

Signature of member or representative

Full names and surname

	Year	Month	Day
Identity number or date of birth (i)			
Registration number (ii)			

Percentage of interest

Particulars of contribution

Residential address

Postal address

Email address

Signature of member or representative

Witness Signature

Date of signature

Full names

Residential address

Business address

Postal address

Email address

NAME OF CORPORATION DEMARO PROPERTIES CC

REGISTRATION NUMBER

CC/2001/1146

MEMBERS WHO CEASE TO BE MEMBERS

Full name and surname of member	Identity number													Signature
PAULO ALEXANDER COIMBRA	6	6	1	2	2	4	0	0	5	2	1			
JOAO CARLOS MARQUES COIMBRA	6	4	1	2	3	1	0	1	0	0	2	9	9	

Membership ceases on the date of registration of the Amended Founding Statement.

Witness Signature

Date of signature

26-6-2020

Full names RIAAN CORNELIUS LOOTSResidential address 28a LEUTWEIN STREET, KRAMERSDORP, SWAKOPMUND, NAMIBIABusiness address 28a LEUTWEIN STREET, KRAMERSDORP, SWAKOPMUND, NAMIBIAPostal address P O BOX 8786, SWAKOPMUND, NAMIBIAEmail address riaan.c.loots@gmail.com

FOR OFFICE USE

Amended Founding Statement registered

Registrar of Close Corporations

Date

Data Processing

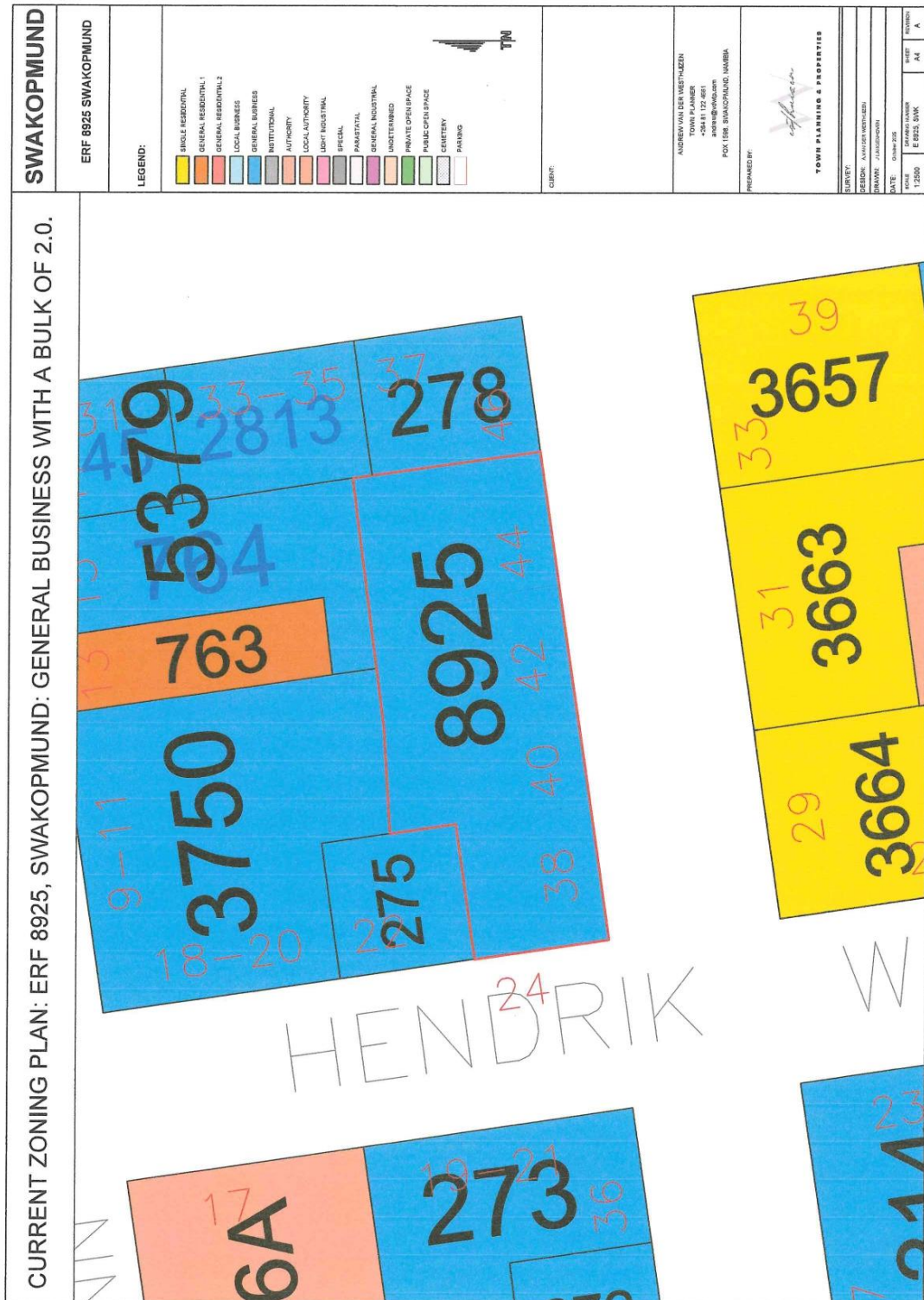
Classification

Recorded

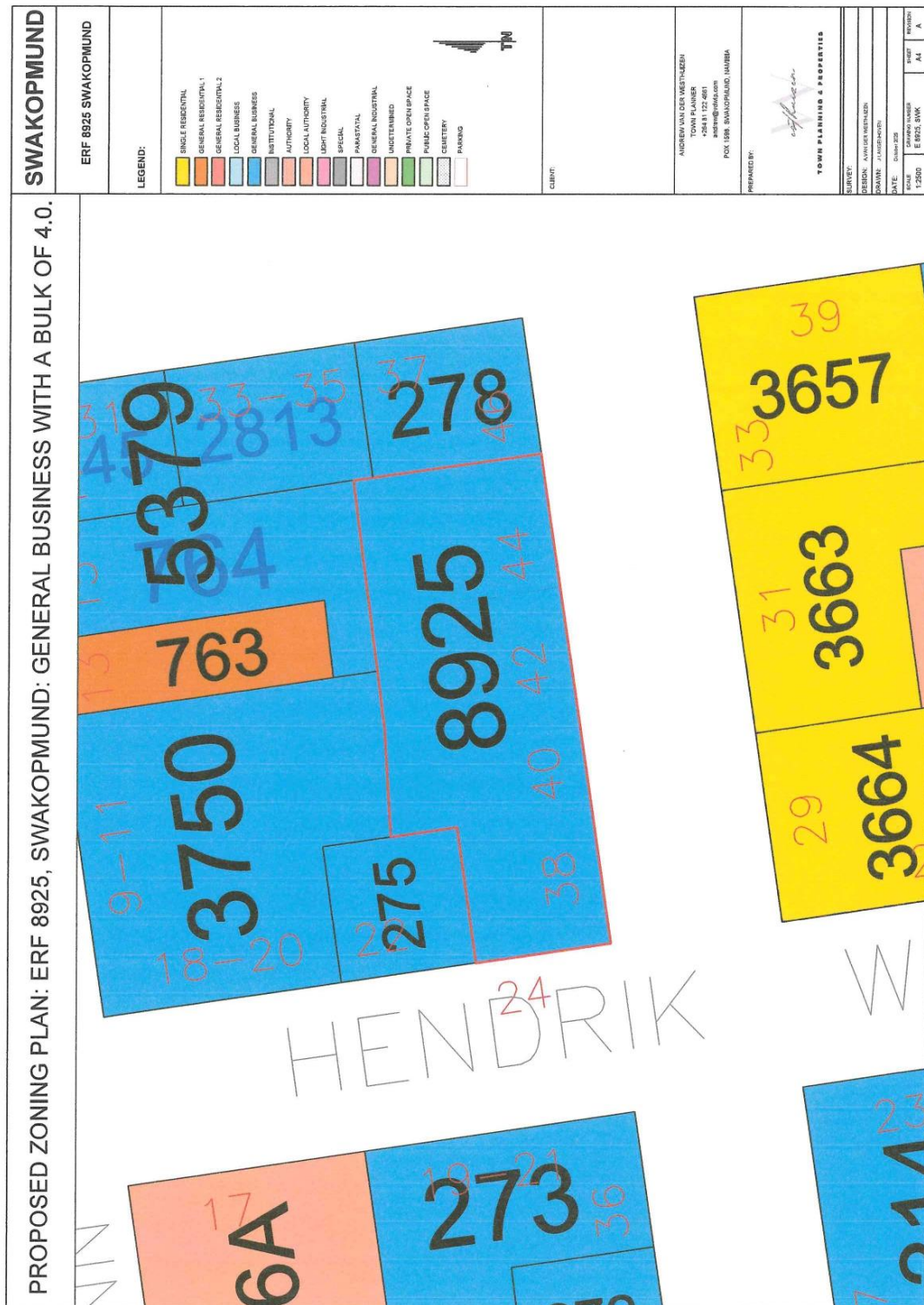
Initials and date

N\$60,00 fee payable in
terms of the Act and as
set out in the
regulations

Annexure C1



Annexure C2



Annexure D

WEDNESDAY 29 OCTOBER 2025

Market Watch

9

Regskenningswings
Legal Notices

035

NOTICE OF INTENTION: NOTI-

CE OF INTENTION IN TERMS

OF THE URBAN AND REGION-

AL PLANNING ACT OF 2018

(ACT 5 OF 2018): CONSOLIDA-

TION OF ERVEN 4078, 4079

AND 4080, SWAKOPMUND, EX-

TENSION NO. 11, INTO CON-

SOLIDATED ERV "X". REZO-

NING OF CONSOLIDATED ERV

"X" FROM "SINGLE RESIDEN-

TIAL" WITH A DENSITY OF

1:1500M² TO "GENERAL RESI-

DENTIAL" WITH A DENSITY

OF 1:250M²; AND CONSENT

TO OPERATE A RESIDENTIAL

GUESTHOUSE FROM THE

CONSOLIDATED ERV "X".

Please take note that Van Der

Westhuizen Town Planning and

Properties CC, on behalf of our

client/s, intends to apply to the

Swakopmund Municipal Council

for the rezoning of Erven

4078, 4079 and 4080, Swa-

kopmund, Extension No. 11,

into Consolidated Erv "X", re-

zoning of Consolidated Erv "X"

from "Single Residential" with a

density of 1:1500m² to "General

Residential" with a Density of

1:250m² and consent to operate

a Residential Guesthouse from the

Consolidated Erv "X".

Erven 4078, 4079 and 4080,

Swakopmund, Extension No. 11,

and has a combined size of ap-

proximately 2.84ha in extent.

The erven are located along

Tavartite Street. It is the inten-

tion to consolidate the prop-

erty and operate a residen-

tial guesthouse from the con-

solidated property.

The Erf 4080 currently accom-

modates an existing structure

that is being used for Residen-

tial purposes. Erven 4078 and

4079, Swakopmund, Extension

No. 11, are currently vacant. In

terms of the Urban and Regional

Planning Act of 2018 it is thus

required to apply to both the

Swakopmund Municipal Council

and the Ministry of Urban and

Rural Development for approval

of such intentions.

Please further take note that -

(a) the plan of the erf can be

inspected at the Public Notice

Board of the Swakopmund Mu-

nicipality located on the Cor-

ner of Rakotoka Street & Daniel

Kamho Avenue.

(b) any person having objec-

tions to the proposed rezoning

or who wants to comment there-

on, may lodge such objections

and comments, together with

the grounds thereof, in writing

to the Municipality of Swako-

pund and the applicant within

14 days of the last publication

of this notice. Please be advised

that the written objection must

be forwarded within the pre-

scribed time as required by the

Urban and Regional Planning

Act of 2018.

Such written objection or com-

ment must therefore be submit-

ted by no later than 17:00 on 12

November 2025.

Applicant: Van Der Westhuizen

Town Planning & Properties cc

Contact Persons: A van der

Westhuizen

Cell: 0811224661

Email: andrew@vdpwtp.com

P.O. Box: 1598, Swakopmund,

Namibia

DM0202500423360

NOTICE OF INTENTION: NOTI-

CE OF INTENTION IN TERMS

OF THE URBAN AND REGION-

AL PLANNING ACT OF 2018

(ACT 5 OF 2018): REZONING

OF THE REMAINING EXTENT

OF ERV NO. 98, SWAKOP-

MUND, FROM "GENERAL RE-

SIDENTIAL" WITH A DENSITY

OF 1:1500M² TO "GENERAL RE-

SIDENTIAL" WITH A DENSITY

OF 1:1500M². Please take note

that Van Der Westhuizen Town

Planning and Properties CC, on

behalf of our client/s, intends

to apply to the Swakopmund

Municipal Council for the rezo-

ning of the Remaining Extent of

Erf No. 98, Swakopmund, cur-

rently measures approximately

1285m² in extent and is located

along Dunes Weg Street.

It is the intention to rezone the

property to construct addi-

tional units. The property cur-

rently accommodates an exist-

ing structure that is being used

for Residential purposes. In terms

of the Urban and Regional Plan-

ning Act of 2018 it is thus re-

quired to apply to both the Swa-

kopmund Municipal Council

Regskenningswings
Legal Notices

035

NOTICE OF INTENTION: NOTI-

CE OF INTENTION IN TERMS

OF THE URBAN AND REGION-

AL PLANNING ACT OF 2018

(ACT 5 OF 2018): REZONING

OF ERV 25 (A PORTION OF

ERF NO. 65), VOGELSTRAND,

SWAKOPMUND, FROM "GENE-

RAL RESIDENTIAL" WITH A DEN-

SITY OF 1:1500M² TO "GENE-

RAL RESIDENTIAL" WITH A DEN-

SITY OF 1:1500M². Please take

note that Van Der Westhuizen

Town Planning and Properties

CC, on behalf of our client/s,

intends to apply to the Swako-

pund Municipal Council for the

rezoning of Erf 25 (a Portion

of Erf No. 65), Vogelstrand, Swa-

kopmund from "General Resi-

dential" with a Density of 1:1500m²

to "General Residential" with a

Density of 1:1500m². Please

take note that the written ob-

jection must be forwarded with-

in the prescribed time as re-

quired by the Urban and Re-

gional Planning Act of 2018.

Such written objection or com-

ment must therefore be submit-

ted by no later than 17:00 on 12

November 2025.

Applicant: Van Der Westhuizen

Town Planning & Properties cc

Contact Persons: A van der

Westhuizen

Cell: 0811224661

Email: andrew@vdpwtp.com

P.O. Box: 1598, Swakopmund,

Namibia

DM0202500423360

NOTICE OF INTENTION: NOTI-

CE OF INTENTION IN TERMS

OF THE URBAN AND REGION-

AL PLANNING ACT OF 2018

(ACT 5 OF 2018): REZONING

OF ERV 278, SWAKOP-

MUND, FROM "GENERAL

BUSINESS" WITH A BULK OF

2.0 TO "GENERAL BUSINESS"

WITH A BULK OF 4.0.

Please take note that Van Der

Westhuizen Town Planning

and Properties CC, on behalf

of our client/s, intends to ap-

ply to the Swakopmund Mu-

nicipality for the rezoning of

Erf 278, Swakopmund from "Ge-

neral Business" with a Bulk of

2.0 to "General Business" with

a Bulk of 4.0.

Erf 278, Swakopmund cur-

rently measures approxi-

mately 500m² in extent and is

located along Libertina Amathila

Avenue. It is the intention to re-

zone the property to increase the

bulk factor for further develop-

ment of the property. The pro-

perty currently accommodates

an existing structure that is

being used for Business re-

lates purposes.

In terms of the Urban and Re-

gional Planning Act of 2018 it

is thus required to apply to both

the Swakopmund Municipal

Council and the Ministry of U-

rban and Rural Development for

approval of such intentions.

Please further take note that -

(a) the plan of the erf can be

inspected at the Public Notice

Board of the Swakopmund Mu-

nicipality located on the Cor-

ner of Rakotoka Street & Daniel

Kamho Avenue.

(b) any person having objec-

tions to the proposed rezoning

or who wants to comment there-

on, may lodge such objections

and comments, together with

the grounds thereof, in writing

to the Municipality of Swako-

pund and the applicant within

14 days of the last publication

of this notice. Please be advised

that the written objection must

be forwarded within the pre-

scribed time as required by the

Urban and Regional Planning

Act of 2018.

Such written objection or com-

ment must therefore be submit-

ted by no later than 17:00 on 12

November 2025.

Applicant: Van Der Westhuizen

Town Planning & Properties cc

Contact Persons: A van der

Westhuizen

Cell: 0811224661

Email: andrew@vdpwtp.com

P.O. Box: 1598, Swakopmund,

Namibia

DM0202500423364

NOTICE OF INTENTION: NOTI-

CE OF INTENTION IN TERMS

OF THE URBAN AND REGION-

AL PLANNING ACT OF 2018

(ACT 5 OF 2018): REZONING

OF ERV 2786 (A PORTION OF

ERF NO. 98), SWAKOP-

MUND, FROM "SINGLE RE-

SIDENTIAL" WITH A DEN-

SITY OF 1:1500M² TO "GENE-

RAL RESIDENTIAL" WITH A

DENSITY OF 1:1500M² AND A

BULK OF 3.0.

Please take note that Van Der

Westhuizen Town Planning

and Properties CC, on behalf

of our client/s, intends to ap-

ply to the Swakopmund Mu-

nicipality for the rezoning of

Erf 2786 (a portion of erf no.

98), Swakopmund, from "Single

Residential" with a Density of

1:1500m² to "General Resi-

dential" with a Density of 1:150

m² and a Bulk of 3.0.

Erf 2786 (a portion of erf no.

98), Swakopmund, cur-

rently measures approxi-

mately 1298m² in extent and is

located along Berg Street. It is

the intention to rezone the pro-

perty to construct a block of flats.

The property currently accom-

modates an existing struc-

ture that is being used for Resi-

dential purposes.

In terms of the Urban and Re-

gional Planning Act of 2018 it

is thus required to apply to both

the Swakopmund Municipal

Council and the Ministry of U-

rban and Rural Development for

approval of such intentions.

Please further take note that -

(a) the plan of the erf can be

inspected at the Public Notice

Board of the Swakopmund Mu-

nicipality located on the Cor-

ner of Rakotoka Street & Daniel

Kamho Avenue.

(b) any person having objec-

tions to the proposed rezoning

or who wants to comment there-

on, may lodge such objections

and comments, together with

the grounds thereof, in writing

to the Municipality of Swako-

pund and the applicant within

14 days of the last publica-

tion of this notice.

Please be advised that the

written objection must be

forwarded within the pre-

scribed time as required by

the Urban and Regional Plan-

ning Act of 2018.

Such written objection or

comment must therefore be

submitted by no later than

17:00 on 12 November 2025.

Applicant: Van Der Westhuizen

Town Planning & Properties cc

Contact Persons: A van der

Westhuizen

Cell: 08112246

035 Regskennisgewings
Legal Notices

day of February 2022 in the above mentioned case, and also all other costs and charges all your costs thereby incurred. Further payment to the said judgment creditor or his or her legal practitioner the sum of sum due to him or her with costs above mentioned, and for you so doing, this is your warrant. DATED at Windhoek on this 01st day of April 2022
Kajaja Kanguehe
Legal practitioner for the applicant
Kanguehe & Kaverdiji Inc.
c/o Hosea Kutako House
c/o Hosea Kutako and Rigembach Streets
Windhoek
Namibia
Khosas Region
Namibia
9000
Tel: 061-257 351 / 252 954
Fax: 061-257 397
DM020220404237

submit expression of interest
for individuals or
bank rating) together with
es, ex-Afrox employees, Afrox
sted parties. Take note that
quired to resign from full time
Linde. Integrity, compliance,
Afrox employees take pride
not limited to:
ket

ding products would be an

gent to operate as an Afrox
tionnaire and submit it for
return email.
be evaluated against these
sited for interviews with the
ffer to become an Afrox
with a higher bank rating.

Kleinanzeigen T: 061-297 2175

Kleinanzeigen T: 061-297 2175

7

095 Regskennissigswaags
Legal Notices

day of February 2022 in the above mentioned case, and for all other costs and charges, all other costs thereby incurred. Further pay to the said judgment creditor or his or her legal practitioner the sum or sums due to him or her with costs as above mentioned, and for you so doing, this is your warrant.

DATED at Windhoek on this 01st day of April 2022

Kajata Kanguezi
Legal practitioner for the applicant

Kanguezi & Kavendji Inc.
Hosea Kutako House
of Hosea Kutako and Rigobach Streets
Windhoek

Namibia
Windhoek

Windward Region
 Namibia
 9000
 Tel: 061-257 351/ 257 952
 Fax: 061-257 397
 DM020250042339

Linde. Integrity, compliance, Afrox employees take pride

not limited to:
ket
ding products would be an
application with mandatory
gent to operate as an AfroX

be evaluated against these

ANONYMOUS
IBIA
Control?
Tel: 081-243 2649
www.ibia.com

Reference: Afrox Reseller Opportunity

A business opportunity has arisen for interested parties to operate as **Afrox Resellers at selected locations in Oshana Region.**

This advertisement serves as an invitation to those interested to submit expression of interest with:

- Resume and any other credentials (including bank rating) for individuals or
- A Company profile for registered businesses (including bank rating) together with Resumes for Management.

Please note, the invitation is extended to current Afrox employees, ex-Afrox employees, Afrox Agents, Afrox Partners, Afrox Distributors and any other interested parties. Take note that should a current Afrox employee be successful, they will be required to resign from full time employment.

Afrox is a market leader in gases and welding products and part of Linde. Integrity, compliance, and ethics are driving forces behind our dealings with customers. Afrox employees take pride in what they do and turn every challenge into an opportunity.

Will have to meet a broad set of selection criteria, including but not limited to

- Entrepreneurial skills and a good understanding of the market
- Sales background and excellent customer service skills
- Administrative skills
- Safety, Health, Environment & Quality (SHEQ) knowledge
- Experience with handling or working with gases and welding products would be an added advantage
- Credit vetting and completion of the standard Afrox account application with mandatory required documents

The following process will be followed to identify a suitable Agent to operate as an Afrox Agent or Partner at the listed Afrox site:

- Step 1. Applicants will be required to complete a Questionnaire and submit it for evaluation. The questionnaire will be sent to applicants by return email.
- Step 2. Selection criteria and expressions of interest will be evaluated against these criteria based on Questionnaire submissions.
- Step 3. Candidates who meet the minimum criteria will be invited for interviews with the Selection Steering Committee.
- Step 4. The nominated candidate will be approached with an Offer to become an Afox Reseller

Afrox Namibia reserves the right to give preference to applicants with a higher bank rating

Applications must be submitted via email addressed to

- o prince.tsuru@afrox.linde.com
- o ellis.mieze@afrox.linde.com

Closing date: Friday, 31st October 2025

AA ALCOHOLICS ANONYMOUS
NAMIBIA
Losing Control?

Windhoek: 081 379 6366 Swakopmund: 081-243 2649
E-mail: alcoholicsanonymousna@gmail.com

Annexure E

LIST OF REGISTERED ITEMS POSTED *ErP 8995*



by Van Der Nesthuizen Town Planning & Properties CC

nampost®

[illegible]

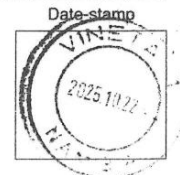
studio print 28054

Number of items

Received by

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

P1/185





TOWN PLANNING & PROPERTIES

PO BOX 1598
SWAKOPMUND, NAMIBIA
+264 81 122 4661
+264 81 122 4661
andrew@vdwtp.com

ERF 275, SWAKOPMUND
IRMGARD SIXTY FOUR CC
H K TRAEGER
P O BOX 349
OKAHANDJA
12004

22 OCTOBER 2025

Dear Sir / Madam,

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018): REZONING OF ERF 8925, SWAKOPMUND FROM “GENERAL BUSINESS” WITH A BULK OF 2.0 TO “GENERAL BUSINESS” WITH A BULK OF 4.0.

Please take note that Van Der Westhuizen Town Planning and Properties CC, on behalf of our client/s, intends to apply to the Swakopmund Municipal Council for the rezoning of Erf 8925, Swakopmund, from “General Business” with a Bulk of 2.0 to “General Business” with a Bulk of 4.0.

Erf 8925, Swakopmund currently measures approximately 1891m² in extent and is located along Libertina Amathila Avenue. It is the intention to rezone the property to increase the bulk factor for further development of the property. The property currently accommodates an existing structure that is being used for Business related purposes.

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

Please further take note that -

(a) the plan of the erf can be inspected at the Public Notice Board of the Swakopmund Municipality located on the Corner of Rakotoka Street & Daniel Kamho Avenue.

(b) any person having objections to the proposed rezoning or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing to the Municipality of Swakopmund and the applicant within 14 days of the last publication of this notice.

Please be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objection or comment must therefore be submitted by no later than 17:00 on 12 November 2025.

Yours Faithfully,

A R VAN DER WESTHUIZEN



TOWN PLANNING & PROPERTIES

PO BOX 1598
SWAKOPMUND, NAMIBIA
+264 81 122 4661
+264 81 122 4661
andrew@vdtw.co.na

ERF 278, SWAKOPMUND
JHC KOK
P O BOX 274
SWAKOPMUND
13001

22 OCTOBER 2025

Dear Sir / Madam,

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018): REZONING OF ERF 8925, SWAKOPMUND FROM "GENERAL BUSINESS" WITH A BULK OF 2.0 TO "GENERAL BUSINESS" WITH A BULK OF 4.0.

Please take note that Van Der Westhuizen Town Planning and Properties CC, on behalf of our client/s, intends to apply to the Swakopmund Municipal Council for the rezoning of Erf 8925, Swakopmund, from "General Business" with a Bulk of 2.0 to "General Business" with a Bulk of 4.0.

Erf 8925, Swakopmund currently measures approximately 1891m² in extent and is located along Libertina Amathila Avenue. It is the intention to rezone the property to increase the bulk factor for further development of the property. The property currently accommodates an existing structure that is being used for Business related purposes.

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

Please further take note that -

(a) the plan of the erf can be inspected at the Public Notice Board of the Swakopmund Municipality located on the Corner of Rakotoka Street & Daniel Kamho Avenue.

(b) any person having objections to the proposed rezoning or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing to the Municipality of Swakopmund and the applicant within 14 days of the last publication of this notice.

Please be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objection or comment must therefore be submitted by no later than 17:00 on 12 November 2025.

Yours Faithfully,

A R VAN DER WESTHUIZEN



TOWN PLANNING & PROPERTIES

PO BOX 1598
SWAKOPMUND, NAMIBIA
+264 81 122 4661
+264 81 122 4661
andrew@vdwtp.com

ERF 763, SWAKOPMUND
NEW APOS CHURCH AFRICA
PASTOR H GEIGER
P O BOX 4465
VINETA
13003

22 OCTOBER 2025

Dear Sir / Madam,

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018): REZONING OF ERF 8925, SWAKOPMUND FROM "GENERAL BUSINESS" WITH A BULK OF 2.0 TO "GENERAL BUSINESS" WITH A BULK OF 4.0.

Please take note that Van Der Westhuizen Town Planning and Properties CC, on behalf of our client/s, intends to apply to the Swakopmund Municipal Council for the rezoning of Erf 8925, Swakopmund, from "General Business" with a Bulk of 2.0 to "General Business" with a Bulk of 4.0.

Erf 8925, Swakopmund currently measures approximately 1891m² in extent and is located along Libertina Amathila Avenue. It is the intention to rezone the property to increase the bulk factor for further development of the property. The property currently accommodates an existing structure that is being used for Business related purposes.

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

Please further take note that -

(a) the plan of the erf can be inspected at the Public Notice Board of the Swakopmund Municipality located on the Corner of Rakotoka Street & Daniel Kamho Avenue.

(b) any person having objections to the proposed rezoning or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing to the Municipality of Swakopmund and the applicant within 14 days of the last publication of this notice.

Please be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objection or comment must therefore be submitted by no later than 17:00 on 12 November 2025.

Yours Faithfully,

A R VAN DER WESTHUIZEN



TOWN PLANNING & PROPERTIES

PO BOX 1598
SWAKOPMUND, NAMIBIA
+264 81 122 4661
+264 81 122 4661
andrew@vdtw.com

ERF 3750, SWAKOPMUND
HAUS GERMANIA BODY CORPORATE
P O BOX 393
SWAKOPMUND
13001

22 OCTOBER 2025

Dear Sir / Madam,

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018): REZONING OF ERF 8925, SWAKOPMUND FROM "GENERAL BUSINESS" WITH A BULK OF 2.0 TO "GENERAL BUSINESS" WITH A BULK OF 4.0.

Please take note that Van Der Westhuizen Town Planning and Properties CC, on behalf of our client/s, intends to apply to the Swakopmund Municipal Council for the rezoning of Erf 8925, Swakopmund, from "General Business" with a Bulk of 2.0 to "General Business" with a Bulk of 4.0.

Erf 8925, Swakopmund currently measures approximately 1891m² in extent and is located along Libertina Amathila Avenue. It is the intention to rezone the property to increase the bulk factor for further development of the property. The property currently accommodates an existing structure that is being used for Business related purposes.

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

Please further take note that -

(a) the plan of the erf can be inspected at the Public Notice Board of the Swakopmund Municipality located on the Corner of Rakotoka Street & Daniel Kamho Avenue.

(b) any person having objections to the proposed rezoning or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing to the Municipality of Swakopmund and the applicant within 14 days of the last publication of this notice.

Please be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objection or comment must therefore be submitted by no later than 17:00 on 12 November 2025.

Yours Faithfully,

A R VAN DER WESTHUIZEN



TOWN PLANNING & PROPERTIES

PO BOX 1598
SWAKOPMUND, NAMIBIA
+264 81 122 4661
+264 81 122 4661
andrew@vdtwp.com

ERF 5379, SWAKOPMUND
AREVA PLAZA BODY CORPORATE
PIETER RUST
P O BOX 4580
VINETA
13003

22 OCTOBER 2025

Dear Sir / Madam,

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018): REZONING OF ERF 8925, SWAKOPMUND FROM "GENERAL BUSINESS" WITH A BULK OF 2.0 TO "GENERAL BUSINESS" WITH A BULK OF 4.0.

Please take note that Van Der Westhuizen Town Planning and Properties CC, on behalf of our client/s, intends to apply to the Swakopmund Municipal Council for the rezoning of Erf 8925, Swakopmund, from "General Business" with a Bulk of 2.0 to "General Business" with a Bulk of 4.0.

Erf 8925, Swakopmund currently measures approximately 1891m² in extent and is located along Libertina Amathila Avenue. It is the intention to rezone the property to increase the bulk factor for further development of the property. The property currently accommodates an existing structure that is being used for Business related purposes.

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

Please further take note that -

(a) the plan of the erf can be inspected at the Public Notice Board of the Swakopmund Municipality located on the Corner of Rakotoka Street & Daniel Kamho Avenue.

(b) any person having objections to the proposed rezoning or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing to the Municipality of Swakopmund and the applicant within 14 days of the last publication of this notice.

Please be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objection or comment must therefore be submitted by no later than 17:00 on 12 November 2025.

Yours Faithfully,

A R VAN DER WESTHUIZEN

Annexure F

NOTICE OF INTENTION:

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018): REZONING OF ERF 8925, SWAKOPMUND FROM "GENERAL BUSINESS" WITH A BULK OF 2.0 TO "GENERAL BUSINESS" WITH A BULK OF 4.0.

Please take note that Van Der Westhuizen Town Planning and Properties CC, on behalf of our client/s, intends to apply to the Swakopmund Municipal Council for the rezoning of Erf 8925, Swakopmund, from "General Business" with a Bulk of 2.0 to "General Business" with a Bulk of 4.0.

Erf 8925, Swakopmund currently measures approximately 1891m² in extent and is located along Libertina Amathila Avenue. It is the intention to rezone the property to increase the bulk factor for further development of the property. The property currently accommodates an existing structure that is being used for Business relates purposes.

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

Please further take note that -

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

Please be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objection or comment must therefore be submitted by no later than 17:00 on 12 November 2025.

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

NOTICE OF INTENTION:

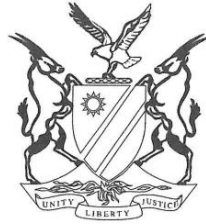
NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018): REZONING OF ERF 4790, SWAKOPMUND FROM "GENERAL BUSINESS" WITH A BULK OF 2.0 TO "GENERAL BUSINESS" WITH A BULK OF 4.0.

Please take note that Van Der Westhuizen Town Planning and Properties CC, on behalf of our client/s, intends to apply to the Swakopmund Municipal Council for the rezoning of Erf 4790, Swakopmund from "General Business" with a Bulk of 2.0 to "General Business" with a Bulk of 4.0.

It is the intention to rezone the property located along Woermann Street. It is the intention to rezone the property to increase the bulk factor for further development of the property. The property currently accommodates an existing structure that is being used for Business relates purposes.



Annexure G



GOVERNMENT GAZETTE

OF THE

REPUBLIC OF NAMIBIA

NS\$36.80

WINDHOEK - 31 October 2025

No. 8772

CONTENTS

Page

PROCLAMATIONS

No. 39	Recognition of removal of chief of traditional community: Traditional Authorities Act, 2000	3
No. 40	Recognition of designation of chief of traditional community: Traditional Authorities Act, 2000	4

GOVERNMENT NOTICES

No. 274	Announcement of commencement of course of post graduate study for training of candidate legal practitioners: Candidate Legal Practitioners Regulations, 1995	5
No. 275	Amendment of Government Notice No. 111 of 20 May 2009: Recognition of Otjikaoko Customary Court as community court and appointment of assessors and justices of Customary Court: Community Courts Act, 2003	6
No. 276	Amendment of Government Notice No. 108 of 20 May 2009: Recognition of Shambyu Customary Court as community court and appointment of assessors and justices of Customary Court: Community Courts Act, 2003	6
No. 277	Alteration of boundaries of local authority area of Outjo: Local Authorities Act, 1992	7
No. 278	Declaration of operations of Bank Windhoek (Pty) Ltd to be continuous operations: Labour Act, 2007	8
No. 279	Declaration of operations of Brado Trading CC to be continuous operations: Labour Act, 2007	8
No. 280	Declaration of operations of Oshitenda Engineering Works CC to be continuous operations: Labour Act, 2007	8
No. 281	Determination of total allowable catch in respect of seals: Marine Resources Act, 2000	9
No. 282	Notification of approval of amendment of Gobabis Zoning Scheme: Urban and Regional Planning Act, 2018	9
No. 283	Notification of approval of amendment of Katima Mulilo Zoning Scheme: Urban and Regional Planning Act, 2018	10
No. 284	Notification of approval of amendment of Oranjemund Zoning Scheme: Urban and Regional Planning Act, 2018	10

8772	Government Gazette 31 October 2025	3
No. 832	Rezoning of Erf 1466, Rundu Extension 5	32
No. 833	Rezoning of Erf 2098, Swakopmund Extension 1	32
No. 834	Rezoning of Erf 2174, Oshakati North Extension 4	33
No. 835	Rezoning of Erf 2296, Rundu Extension 3	34
No. 836	Rezoning of Erf 2786 (a portion of Erf 98), Swakopmund	34
No. 837	Rezoning of Erf 2938 (a portion of Erf 1902), Narraville Extension 1	35
No. 838	Rezoning of Erf 3251 (a portion of Consolidated Erf 3150), Windhoek	36
No. 839	Rezoning of Erf 4790, Swakopmund	36
No. 840	Rezoning of Erf 5006, Swakopmund Extension 14	37
No. 841	Rezoning of Erf 5162 (a portion of Erf 3122), Oshakati Extension 3	38
No. 842	Rezoning of Erven 6142, 6143, 6152, 6153 and 6154, Swakopmund Extension 20	38
No. 843	Rezoning of Erf 8925, Swakopmund	39
No. 844	Rezoning of Portion 490 (a portion of Portion 21) of Farm Brakwater No. 48	40
No. 845	Rezoning of Portion 2031 of the Remainder of Gobabis Townlands No. 114	41
No. 846	Subdivision and subsequent rezoning of Erf 589, Nautilus	41
No. 847	Subdivision of Erf 1697, Oshakati North Extension 8	42
No. 848	Subdivision of the Remainder of Farm Helao Nafidi Townlands No. 997	43
No. 849	Subdivision and subsequent rezoning of the Remainder of Farm Rundu Townlands No. 1392	43
No. 850	Subdivision of the Remainder of Oniipa Town and Townlands No. 1164	44
No. 851	Subdivision of the Rehoboth Town and Townlands No. 302	45
No. 852	Township establishment and layout approval of Nautilus Extension 6	45

Proclamations

by the

PRESIDENT OF THE REPUBLIC OF NAMIBIA

No. 39

2025

RECOGNITION OF REMOVAL OF CHIEF OF TRADITIONAL COMMUNITY:
TRADITIONAL AUTHORITIES ACT, 2000

Under the powers vested in me by subsection (4) of section 8 of the Traditional Authorities Act, 2000 (Act No. 25 of 2000), I recognise the removal of the person, in respect of whom the particulars referred to in subsection (3) of that section are set out in the Schedule, as chief of the traditional community mentioned in that Schedule.

Given under my Hand and the Seal of the Republic of Namibia at Windhoek, this 23rd day of October, Two Thousand and Twenty-Five.

- building” for the purpose of establishing frail care clinic or assisted living units with related facilities;
- Rezoning of Erf 6154 from “general residential 2” (1:250) to “institutional” (bulk 1.0) to establish a more appropriate zoning. Rezoning of Erf 6141 from “institutional” to “institutional” (bulk 1.0);
 - Consolidation into Portion Y (±3141m²) to assemble a single site for development; and
 - Consent to proceed with construction while the rezoning and consolidation are in progress.

The proposed Memory Centre and Frail Care Clinic will form an integral part of the Hidden Hills Retirement Village and will be located in the centre of Swakopmund Extension 20, between Oyster and Mussel Streets. The owner(s)/developer is considering the option of consolidating all the erven into Portion Z.

Stewart Planning has been appointed by the owner(s)/developer to apply for the above applications in accordance with the Swakopmund Zoning Scheme, as amended, and the Urban and Regional Planning Act of 2018.

Take note that –

- (a) The background information document is available for inspection during normal office hours at the Town Planning Section of the Swakopmund Municipality, corner of Rakotoka and Daniel Kamho Street, and at Stewart Planning, 122 Sam Nujoma Avenue, Walvis Bay. An electronic copy can be requested from Johann Otto: otto@sp.com.na.
- (b) Any person having objections or comments to the application, may lodge such objections and comments, together with the reasons for the objection, in writing with the Swakopmund Municipality and with Stewart Planning before or on **17h00, Thursday, 20 November 2025** to the addresses provided below.

Applicant:
Stewart Planning
P.O. Box 2095, Walvis Bay
Tel: 064 280 773 (J. Otto)
Email: otto@sp.com.na

Swakopmund Municipality
P.O. Box 53, Swakopmund
Tel: 064 410 4403 (J. Heita)
Email: jheita@swkmun.com.na

No. 843

2025

REZONING OF ERF 8925, 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 Erf 8925, Swakopmund, intends to apply to the Swakopmund Municipal Council and intends on applying to the Urban and Regional Planning Board for the following:

Rezoning of Erf 8925, Swakopmund from “general business” with a bulk of 2.0 to “general business” with a bulk of 4.0.

Erf 8925, Swakopmund currently measures approximately 1891m² in extent and is located along Libertina Amathila Avenue. It is the intention to rezone the property to increase the bulk factor for further development of the property. The property currently accommodates an existing structure that is being used for business relates purposes.

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

Take note that -

- (a) The plan of the erf can be inspected at the Public Notice Board of the Henties Bay Municipality located on the corner of Jakkalsputz Road and Nicky Iyambo 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 Henties Bay Municipality and the applicant within 14 days of the last publication of this notice.

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

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

No. 844

2025

**REZONING OF PORTION 490 (A PORTION OF PORTION 21),
OF THE FARM BRAKWATER NO. 48**

Notice is hereby given that **Nghivelwa Planning Consultants (Town and Regional Planners)** on behalf of the owners of Portion 490 (a portion of Portion 21) of the Farm Brakwater No. 48, has applied to the Windhoek Municipal Council and intends applying to the Urban and Regional Planning Board for

Rezoning of Portion 490 (a portion of Portion 21) of the Farm Brakwater No. 48 from “residential” with a density of 1:50 000 to “restricted business” with a bulk of 1.0.

Portion 490 is located along the Brakwater main road opposite Bokomo Namibia and currently measures 14,9035 Hectares in extent. The erf is currently zoned for “residential” purposes. It is the intention of the owners to apply for the rezoning to allow for the development and operation of a warehouse facility with associated offices and yard space.

Should this application be successful, the number of vehicles for which parking must be provided on-site will be in accordance with the Windhoek Zoning Scheme.

The locality plans of the erf lie for inspection on the Town Planning Notice Board of the Windhoek Municipality: Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek and the Applicant: Office No. 3, 64, Jenner Street, Windhoek West.

Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Windhoek Municipality and with the applicant (Nghivelwa Planning Consultants) in writing within 14 days of the last publication of this notice.

The last date for any objections is: **21 November 2025**.

Annexure H



Andrew van der Westhuizen <andrew@vdwtp.com>

RE: Objections // Rezoning of Erf 8925, Swakopmund

1 message

Jennifer Batley <jbatley@swkmun.com.na>
 To: Andrew van der Westhuizen <andrew@vdwtp.com>
 Cc: Johanna Angolo <jangolo@swkmun.com.na>

Fri, Nov 21, 2025 at 12:51 PM

None received

Jennifer Batley
 Admin Officer: Town Planning

Tel: +264 64 410 4421 **Email:** jbatley@swkmun.com.na
Cell: +264 81 124 4131 **Address:** cnr Rakotoka Street & Daniel Kamho Avenue
 Swakopmund, Erongo



swkmun@swkmun.com.na
 www.swkmun.com.na

From: Andrew van der Westhuizen <andrew@vdwtp.com>
Sent: Wednesday, 19 November 2025 9:26 am
To: Johanna Angolo <jangolo@swkmun.com.na>; Jennifer Batley <jbatley@swkmun.com.na>
Subject: Objections // Rezoning of Erf 8925, Swakopmund

Good day Johanna and Jennifer,

Would you please be so kind and indicate to us whether you have received any objections against the rezoning of Erf 8925, Swakopmund. The deadline for objections was on the 14th of November 2025.

Kind Regards,

Andrew van der Westhuizen



TOWN PLANNING & PROPERTIES

PO BOX 1598
 SWAKOPMUND, NAMIBIA
 +264 81 122 4661
 +264 81 122 4661
 andrew@vdwtp.com

Disclaimer

Annexure I



+264 64 410 4100 | swkmun@swkmun.com.na | P O Box 53, Swakopmund, Namibia

Erf 8925

Mr J Heita

3 September 2025

Brynard Kotze Architects
P O Box 2707
WALVIS BAY

Dear Mr Kotze,

info@kdbdarchitects.com

REJECTION TO PROCEED WITH AESTHETIC EVALUATION – ERF 8925, SWAKOPMUND

We refer to the application relating to the proposed additions to the building on Erf 8925, Swakopmund.

The matter has been reviewed by Council's Town Planning Section, in accordance with provisions of the Urban and Regional Planning Act 5 of 2018, specifically, in terms of Section 51(1) (2) & (3), and the Swakopmund Amendment Zoning Scheme Number 71, (the scheme in course of preparation). The extract of Section 51 of the Urban and Regional Planning Act, 2018 has been inserted below for ease of reference:

Prohibition of certain works, uses and activities on land pending approval of zoning scheme

51. (1) *If a local authority has by resolution adopted a draft zoning scheme in terms of section 44(2) and it appears to the local authority that a provision of that zoning scheme will be contravened if -*
- (a) *construction of or alteration to a building is undertaken or proceeded with;*
 - (b) *other work is performed, undertaken or proceeded with; or*
 - (c) *particular use is made of land or a building;*
- the local authority may, by written notice to the owner of the land or the building, prohibit the activity concerned.*
- (2) *If a local authority has by resolution adopted a draft zoning scheme in terms of section 44(2), the local authority may not approve a building plan for the construction of or alteration to a building which is in conflict with the draft zoning scheme adopted in terms of that section.*
- (3) *The person to whom a notice is given under subsection (1) and who feels aggrieved by the action taken under that subsection may appeal against such action to the Minister in the manner set out in section 129.*



In terms of the Swakopmund Amendment Zoning Scheme Number 71 approved by Council in July 2020 which lies with the Minister of Urban and Rural Development for approval, a bulk of 2.0 is assigned to Erf 8925, Swakopmund. In terms of the current Swakopmund operative zoning scheme, a maximum bulk of 2.0 is applicable.

The proposed development exceeds the allocated bulk factor, and as such, would constitute a contravention of the provisions of the scheme in course of preparation and the current Swakopmund operative scheme.

In view of the above, and in accordance with the legal provisions cited, the proposed development is deemed contrary to provisions of the zoning in course of preparation (Zoning Scheme Number 71) and the current Swakopmund operative scheme.

Your request for aesthetic evaluation of proposed additions to the building on Erf 8925 will only be considered if you are prepared to commit to the following conditions:

- ⇒ That you commit and agree to undertake to rezone Erf 8925, Swakopmund from a bulk factor of 2.0 to a bulk factor of 3.0 or any higher bulk factor able to accommodate your proposed development.

Your aesthetic submission will only be considered upon receipt of written commitment to the rezoning process.

Should you wish to proceed with the proposed development, it is advised that a formal rezoning application must be initiated to permit a higher bulk allocation, subject to the necessary statutory procedures and approvals.

Yours faithfully


A Benjamin
CHIEF EXECUTIVE OFFICER



AS/as

Copy: Engineering Services



11.1.27

APPLICATION FOR THE REZONING OF ERF 3661 (A PORTION OF ERF NO. 313), SWAKOPMUND, EXTENSION 1 FROM “GENERAL BUSINESS” WITH A BULK OF 2.0 TO “GENERAL BUSINESS” WITH A BULK OF 4.0

(C/M 2026/09/03 - E 3661)

Ordinary Management Committee Meeting of 19 August 2026, Addendum **8.21** page **186** refers.

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

1. Purpose

The purpose of this submission is to seek Council’s consideration of the application for the rezoning of Erf 3661 (a Portion of Erf No. 313), Swakopmund, Extension 1 from “General Business” with a bulk of 2.0 to “General Business” with a bulk of 4.0 in terms of Section 105 (1) (a) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018).

2. Introduction and Background

An application was received by the Town Planning Department from van der Westhuizen Town Planning & Properties cc, for the rezoning of Erf 3661 (a Portion of Erf No. 313), Swakopmund, Extension 1 from “General Business” with a bulk of 2.0 to “General Business” with a bulk of 4.0. The application is attached as **Annexure A**.

3. Locality, Zoning and Size

Erf 3661 (a Portion of Erf No. 313), Swakopmund is located within the Swakopmund conservation area in the central business district on Hendrik Witbooi Street. The Erf is zoned “General Business” with a bulk of 2.0 and measures 1 005m² in extent. See the locality plan below:



4. Ownership

The ownership of Erf 3661 (a Portion of Erf No. 313), Swakopmund, Extension 1 vests in Johan Hendrik Christoffel Kok and Johannes Gerhardus Van der Merwe as held in the Deeds of Transfer Numbers. T6979/2025 & T6980/2026.

5. Access, Municipal Services and Parking

Erf 3661 (a Portion of Erf No. 313), Swakopmund Extension 1 is accessed via in Hendrik Witbooi Street. The property is connected to the existing bulk and internal municipal services; however, any additional requirements will be for the account of the applicant. Parking is expected to be provided on the site in terms of the provisions of the Swakopmund Zoning Scheme.

6. Public Participation

The proposed development was advertised on the 11 and 18 February 2026 in the New Era and The Republikein newspapers. Closing dates for objections was on the 6 March 2026. A notice was also placed on site for public comments and the Municipal Notice Board. Notice was also given to neighbouring property owners via email.

A notice was published in the Government Gazette No 8848 dated 13 February 2026. The last date for objections was 6 March 2026. No objections were received on or before the 6 March 2026.

7. Development Proposal

It is the intention of the owners to utilise the property for both business and residential purposes. The proposal aims to accommodate the existing development needs while responding to the growing demand for additional mixed-use properties in Swakopmund. Owing to the strategic location of the property, the owners intend to increase the density and provide a broader range of development opportunities to meet market demand. The proposed development will integrate with the surrounding business premises and is expected to complement the character and functionality of the surrounding area.

Furthermore, in terms of the provisions of the Scheme in Course of Preparation, the owner is entitled to apply for an increased bulk factor. Accordingly, the owners intend to enhance the development potential of the property by increasing the permissible bulk to 4.0.

8. Technical Comments

The application was circulated to the Engineering, Urban Development and Environmental Management Department for their comments, and the following comments were received:

- (i) *"Applicant will need to make a study on the infrastructure, such as water, sewerage, roads etc. Study as this development will have an impact on the infrastructure."*
- (ii) *"Parking will need and must be accommodated on the erf, no purchasing or renting a public park due to limited availability."*
- (iii) *"Development will need to be equipped with booster & storage capabilities for portable water, pressure and supply needs."*

9. Evaluation

While the Municipality acknowledges and supports the intention by the owners to utilise the 1005m² property for mixed-use residential and business purposes, as well as the broader objective of promoting economic

growth and densification within the Central Business District (CBD), the requested bulk factor of 4.0 is considered excessive in relation to the size of the erf and the existing capacity of the surrounding infrastructure network. Although the property is strategically located along Hendrik Witbooi Street and the proposal is generally consistent with the mixed-use character of the surrounding area, the existing conditions within this section of the CBD indicate that the area has effectively reached a saturation point in terms of supporting infrastructure, particularly with regard to parking availability, traffic circulation, and pedestrian accessibility. The CBD already experiences significant vehicular activity and limited on-street parking availability, partly due to certain existing developments not providing adequate on-site parking to sufficiently accommodate their operational demands, particularly during peak business hours. The proposed intensification of development to a bulk factor of 4.0 on a 1005m² erf is therefore likely to exacerbate these existing challenges.

Furthermore, maximising the development potential of the site to the extent proposed would substantially reduce the availability of on-site space required for parking provision, service vehicle access, loading activities, refuse collection, taxi drop-offs, and general vehicular manoeuvrability. Considering the limited size of the erf, together with the buildings and activities already accommodated on the property, the proposed development intensity may result in operational activities spilling over into the public road reserve and adjoining sidewalk areas, thereby negatively impacting the functionality, accessibility, and safety of the surrounding public environment.

The Town Planning is therefore of the opinion that the proposed bulk factor of 4.0 would place undue pressure on an already constrained urban environment and may contribute to increased traffic congestion, parking shortages, and reduced efficiency of movement within this part of the CBD. In contrast, a reduced bulk factor of 3.0 is considered more appropriate and sustainable for the site, as it would still allow for meaningful mixed-use development and increased densification while maintaining a more balanced relationship between development intensity and the carrying capacity of the surrounding infrastructure network.

A bulk factor of 3.0 is accordingly regarded as being in the best interests of both Council and the public, as it would contribute towards maintaining accessibility and mitigating further traffic and parking pressures within this section of the CBD. While Council remains supportive of growth and investment within the business and residential sectors, such growth must occur in a sustainable and manageable manner. Council cannot reasonably justify the future financial burden that may arise from having to address infrastructure deficiencies, traffic congestion, and parking constraints resulting from the overdevelopment of this specific site.

It is therefore recommended that the application for a bulk factor of 4.0 should not be supported and that a maximum bulk factor of 3.0 should be supported and approved instead. Notwithstanding the reduced bulk, the applicant should be required to demonstrate, prior to the approval of any building plans, that adequate on-site parking and operational service areas can be accommodated on the property to the satisfaction of Council. Furthermore, the applicant should be required to undertake the necessary engineering infrastructure studies. These requirements will ensure that the development is adequately serviced and does not place an undue burden on existing municipal infrastructure.

10. Compensation

The proposed rezoning of Erf 3661 (a Portion of Erf No. 313), Swakopmund, Extension 1 from “*General Business*” with a bulk of 2.0 to “*General Business*” with a bulk of 3.0 is subject to a compensation fee of 30% 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.

11. Conclusion

While the Municipality supports the principle of mixed-use development, economic growth, and densification within the Swakopmund Central Business District, the proposed bulk factor of 4.0 is considered excessive in relation to the size of the erf, existing development on site and the carrying capacity of the surrounding infrastructure network. The proposed intensity of development is likely to place additional pressure on an already constrained urban environment, particularly in terms of parking availability, traffic circulation, pedestrian movement, and operational servicing requirements.

A reduced bulk factor of 3.0 is considered more appropriate and sustainable, as it would still allow for meaningful mixed-use development while maintaining a more balanced relationship between development intensity and the capacity of the surrounding infrastructure. It is therefore recommended that the application for a bulk factor of 4.0 should not be supported and that a maximum bulk factor of 3.0 should be granted instead, subject to the applicant demonstrating adequate on-site parking and service provision, as well as the submission of an infrastructure impact study to the satisfaction of Council.

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

- (a) **That the rezoning of Erf 3661 (a Portion of Erf No. 313), Swakopmund, Extension 1 from “*General Business*” with a bulk of 2.0 to “*General Business*” with a bulk of 4.0 be turned down.**
- (b) **That Erf 3661 (a Portion of Erf No. 313), Swakopmund, Extension 1 be rezoned from “*General Business*” with a bulk of 2.0 to “*General Business*” with a bulk of 3.0 instead.**
- (c) **That prior to the submission of building plans, the applicant shall, at own cost, undertake the necessary engineering infrastructure studies and implement any required upgrade or mitigation measures to the satisfaction of the General Manager: Engineering, Urban Development and Environmental Management Department.**
- (d) **That the applicant submit a parking layout indicating the on-site parking proportional to the bulk of the proposed development in line with the Swakopmund Zoning Scheme. No parking on street reserve; shall be tolerated.**
- (e) **That this Council decision only be implemented upon the promulgation of Swakopmund Zoning Scheme 71 in the Government Gazette.**

- (f) That the rezoning of Erf 3661 (a Portion of Erf No. 313), Swakopmund Extension 1 from *“General Business”* with a bulk of 2.0 to *“General Business”* with a bulk of 3.0 be subject to a 30% compensation fee in respect to betterment, calculated according to the Betterment Fee Policy of 2009 and be paid by the applicant before any submission of building plans to the Engineering, Urban Development and Environmental Management Department for approval.
 - (g) That no building plans inclusive of relaxation of building lines or aesthetics application be approved until proof of payment of the compensation fee for the rezoning has been received by Council.
 - (h) That the applicant be informed of this decision and of the rights to appeal the Council decision to the Minister of Urban and Rural Development with valid reasons within twenty-one (21) days from the date of the decision in accordance with Regulations 18 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).
-

ANNEXURE A - APPLICATION FORM

26

*affluence***TOWN PLANNING & PROPERTIES**

22-03-07-3661

E 3661



PO BOX 53
 SWAKOPMUND, NAMIBIA
 +264 81 122 6667
 +264 81 122 6667
 andrew@swakopmund.com

Chief Executive Officer
 Municipality of Swakopmund
 PO Box 53
 Swakopmund
 Namibia

10 March 2026

Dear Sir,

APPLICATION FOR THE REZONING OF ERF 3661 (A PORTION OF ERF NO. 313), SWAKOPMUND, FROM "GENERAL BUSINESS" WITH A BULK OF 2.0 TO "GENERAL BUSINESS" WITH A BULK OF 4.0.

Application is herewith made in terms of the Urban and Regional Planning Act of 2018, on behalf of the owner/s of Erf 3661, (A Portion of Erf No. 313), Swakopmund, Messrs JHC Kok and JG van der Merwe, for the rezoning of Erf 3661, (A Portion of Erf No. 313), Swakopmund, from "General Business" with a Bulk of 2.0 to "General Business" with a Bulk of 4.0 (Annexure C).

1. BACKGROUND

With the approval of Scheme 61 the owners of the property obtained new rights that allows them to apply for a higher bulk on the said property. In the past there existed a maximum bulk of 2.0 for the whole of Swakopmund, but limited to certain zonings. This now have changed and according to Scheme 71 you can apply for up to no bulk requirement where the height will dictated the development.

This property was previously rezoned by our company from Single Residential to General Business with a Bulk of 2.0. In light of the new Schemes as approved by Council we here with wish to formally apply for an increase in Bulk on the property from 2.0 to 4.0 to increase its development potential.

2. LOCALITY AND ERF SIZE

Erf 3661, (A Portion of Erf No. 313), Swakopmund, currently measures approximately 1005m² in extent and is located along Hendrik Witbooi Street (Annexure A) in the CBD of Swakopmund and is currently used for Residential purposes.

3. OWNERSHIP

According to the Deed of Transfer Nr. T 6979/2025 & T6980/2025, ownership of Erf 3661, (A Portion of Erf No. 313), Swakopmund, currently vests with JC Kok and Johannes Gerhardus van der Merwe, each having 50% shares in the said property (**Annexure B1**). Power of Attorney from the owner/s is attached as (**Annexure B2**). There exist no conditions within the Title Deeds that prohibits the intended intention to rezone the property to the said bulk.

3. ACCESS TO THE PROPERTY

Access to the property is obtained from Hendrik Witbooi Street. No plans have been submitted to the Local Authority to date. Once the building plans are submitted and approved, will the access point/s be confirmed.

4. TOPOGRAPHY

There are no topographical factors that will have any negative impact on the intentions of the client. The surrounding area is already developed and this is a clear indication that the soil conditions are suitable and stable for any form of development / redevelopment of the property.

5. INFRASTRUCTURE

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

6. PARKING

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

Once the final design is completed and plans submitted to the Municipality for approval shall the parking be checked by the officials.

7. MOTIVATION FOR INTENTION

It is the intention of the owners to use the property for both business and residential purposes. The intention of our client is to accommodate the existing and increasing need for additional mixed-use properties (business and residential) in Swakopmund. Our clients' erf is located in the CBD, and as such the intention to densify and diversify falls in line with the current demand for additional business and residential properties.

The proposed development also to link up with surrounding business premises and will

complement the surrounding area. All aspects of the development shall be done in terms of the provisions of the Swakopmund Town Planning Scheme and in accordance of any other policies or regulations that might be required to comply with.

8. ADVERTISEMENTS

Advertisements for the proposed Rezoning of Erf 3661, (A Portion of Erf No. 313), Swakopmund, was placed in the Republikein and New Era on the 11th and 18th of February 2026 (**Annexure D**). Closing dates for objections was on the 6th of March 2026. 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 6th of March 2026 (**Annexure G**).

10. RESPONSE FROM PUBLIC

Closing date for comment/objection to the proposed intentions were on the 6th of March 2026. By the closing of the objection period NO comments/objections were received, (**Annexure H**). This clearly indicates the support of both the neighbouring properties and the general public towards the intentions of the client / applicant.

11. CONCLUSION

Swakopmund is currently experiencing great pressure to grow and sustain the demand for business properties and residential uses. The ever-growing prices of land is making it impossible for the general public to cope. At a recent Municipal auction, the price per sqm was in the range of N\$ 2 300.00/sqm if not more. Younger generation cannot afford those prices and neither can various other sectors of the community. This increases the need for affordable housing whether by means of renting or Sectional Title Ownership.

It is exactly what our client intends to achieve with the development of this property when developed in collaboration of Erf 3662, also belonging to our clients. With the new development rights that have come in to play it is expected that more will be received by the Municipality for rezoning, in this area, to higher use and more specifically a higher Bulk.

It is our opinion that the intentions of our clients will as a matter of fact respond positively to the growing economy and growing need to satisfy the demand for housing and business opportunities.

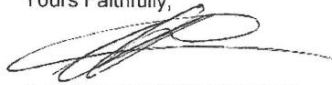
12. APPLICATION

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

- **REZONING OF ERF 3661, (A PORTION OF ERF NO. 313), SWAKOPMUND, FROM “GENERAL BUSINESS” WITH A BUK OF 2.0 TO “GENERAL BUSINESS” WITH A BULK OF 4.0**

It is trusted that Council will find the above application for the rezoning of Erf 3661, (A Portion of Erf No. 313), Swakopmund, from “General Business” with a Buk of 2.0 to “General Business” with a Bulk of 4.0, in order.

Yours Faithfully,

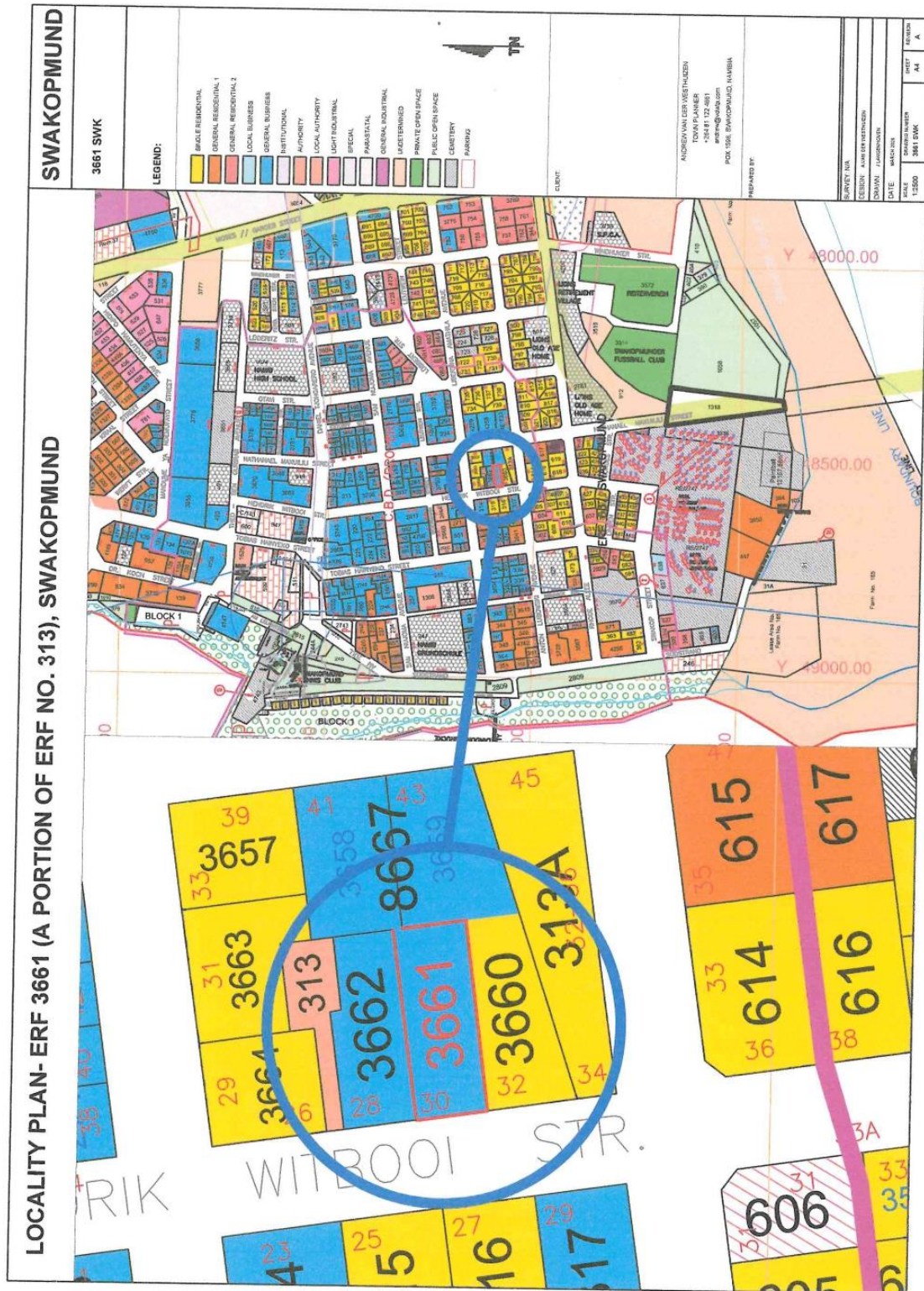


A R VAN DER WESTHUIZEN

LIST OF ANNEXURES

Annexure A:	Locality Plan
Annexure B1:	Title Deed
Annexure B2:	Power of Attorney
Annexure C:	Current Zoning & Proposed Zoning
Annexure D:	Newspaper Notices
Annexure E:	Copies of Neighbours letters
Annexure F:	Site Notice
Annexure G:	Government Gazette Notice
Annexure H:	No Objection

Annexure A



Annexure B1

AND THAT APPEARER DECLARED THAT the said Principal had on 20 December 2024 sold, and that he/she in his/her capacity aforesaid, did by these presents, cede and transfer, in full and free property to and on behalf of

JOHANNES GERHARDUS VAN DER MERWE
Identity Number 691004 0009 2
Unmarried

his heirs, executors, administrators or assigns

½ SHARE IN AND TO

CERTAIN	ERF NO 3661 (A PORTION OF ERF NO. 313) SWAKOPMUND (EXTENSION NO. 1)
SITUATE	IN THE MUNICIPALITY OF SWAKOPMUND REGISTRATION DIVISION "G" ERONGO REGION
MEASURING	1 005 (ONE THOUSAND AND FIVE) SQUARE METRES
FIRST TRANSFERRED	and still held by Deed of Transfer No T1505/2006 with Diagram No A124/96 relating thereto
SUBJECT	to the following conditions imposed in terms of the Urban and Regional Planning Act 2018 (Act 5 of 2018), 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) as amended.

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

LEGALPERFECT Version 11.8.405
TRFDOT_NA.DOC – 05-05-2021

WHEREFORE the Appearer, renouncing all the Right and Title which the said VERENA FRANCLIK 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 JOHANNES GERHARDUS VAN DER MERWE, 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\$2 000 000.00 (TWO MILLION NAMIBIA DOLLARS)

SIGNED AT WINDHOEK on 2025-10-29
together with the Appearer, and confirmed with my Seal of Office


SIGNATURE OF APPEARER

In my presence,





Prepared by me,

Conveyancer,
GREYVENSTEIN, B

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

6979 / 2025

DEED OF TRANSFER NO.**BE IT HEREBY MADE KNOWN**THAT VERENA FRANCLIK

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

VERENA FRANCLIK
Identity Number 501217 0015 1
Unmarried

dated the 13th day of JUNE 2025 and signed at SWAKOPMUND

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

LEGALPERFECT Version 11.8.405
TRFDOT_NA doc - 05-05-2021

AND THAT APPEARER DECLARED THAT the said Principal had on 20 December 2024 sold, and that he/she in his/her capacity aforesaid, did by these presents, cede and transfer, in full and free property to and on behalf of

JOHAN HENDRIK CHRISTOFFEL KOK
Identity Number 810129 1036 9
Married out of community of property

his heirs, executors, administrators or assigns

½ SHARE IN AND TO

CERTAIN	ERF NO. 3661 (A PORTION OF ERF NO. 313) SWAKOPMUND (EXTENSION NO. 1)
SITUATE	IN THE MUNICIPALITY OF SWAKOPMUND REGISTRATION DIVISION "G" ERONGO REGION
MEASURING	1 005 (ONE THOUSAND AND FIVE) SQUARE METRES
FIRST TRANSFERRED	and still held by Deed of Transfer No T1505/2006 with Diagram No A124/96 relating thereto
SUBJECT	to the following conditions imposed in terms of the Urban and Regional Planning Act 2018 (Act 5 of 2018), 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) as amended.

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

LEGALPERFECT Version 11 8 405
TRFDOT_NA.DOC – 05-05-2021

WHEREFORE the Appearer, renouncing all the Right and Title which the said VERENA FRANCLIK 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 JOHAN HENDRIK CHRISTOFFEL KOK, his heirs, executors, administrators or assigns now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving her Rights, and finally acknowledging the purchase price amounting to the sum of N\$2 000 000.00 (TWO MILLION NAMIBIA DOLLARS)

SIGNED AT WINDHOEK on 2025-10-29
together with the Appearer, and confirmed with my Seal of Office


SIGNATURE OF APPEARER

In my presence,



Annexure B2

SPECIAL POWER OF ATTORNEY



I/We, the undersigned,

JOHAN HENDRIK CHRISTOFFEL KOK (ID: 810129 1036 9)

AND

JOHANNES GERHARDUS VAN DER MERWE (ID: 691004 0009 2)

In my/our capacity as:

EACH HAVING ONE HALF SHARE IN AND TO ERF 3661 (A PORTION OF ERF NO. 313), SWAKOPMUND

do hereby nominate, constitute and appoint,

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

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

- REZONING OF ERF 3661 (A PORTION OF ERF NO. 313), SWAKOPMUND, FROM "GENERAL BUSINESS" WITH A BULK OF 2.0 TO "GENERAL BUSINESS" WITH A BULK OF 4.0.

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

SIGNED at Swakopmund this 9th day of March 2026

In the presence of the undersigned witnesses.

WITNESSES:

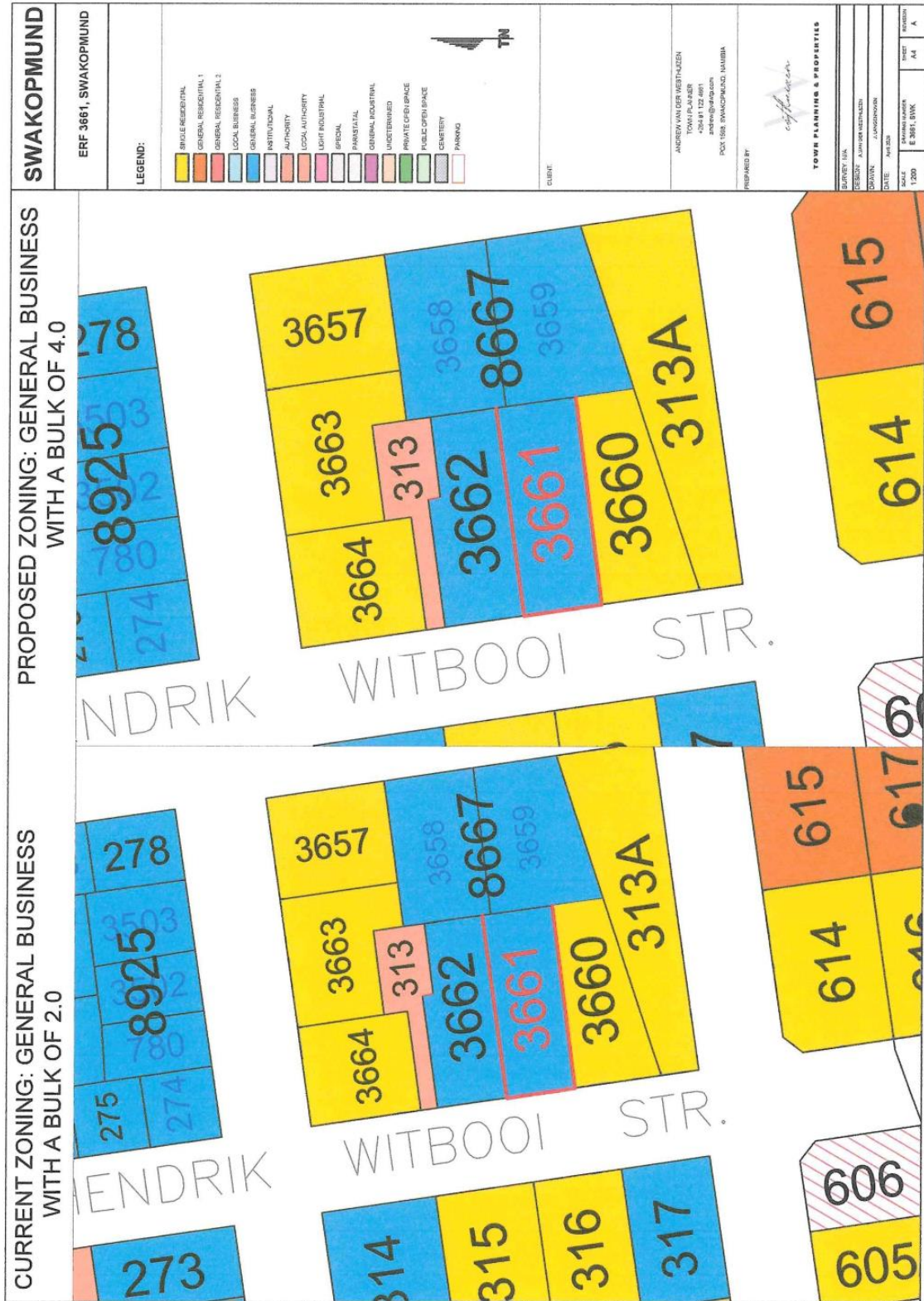
1.

2.

JOHAN HENDRIK CHRISTOFFEL KOK

JOHANNES GERHARDUS VAN DER MERWE

Annexure C



Annexure D

035 Regskennisgewings
Legal Notices

together with the grounds thereof, with City of Windhoek and with the applicant (Plan Africa Consulting CC) in writing within 14 days of the last publication of this notice (final date for objections is 10th March 2026).
PLAN AFRICA CONSULTING CC
TOWN and Regional Planners
Box 41148 Delius Street

Windhoek (West)
Tel: (061) 212096 Cell:
0812716189
Fax: (061) 213051
Email: pafrica@mweb.com.na
DM0202500434385

025 **Motors**
Vehicles

TOYOTA 2.5 D4D 4X4 FOR
SALE Single Cab
 Trailies & Bull Bar
 Model: 2015
 112 000km
 Neat/Clean
WINDHOEK
 N\$235 000
 Call 0812059980

032 Veilings Auctions

18 FEBRUARY AT 10:00
Online Bidding: www.prox.com.au
Registration: 10-18 February 2026
NBI \$20 000 Deposit
WIN ONLY BFT Deposits & Payments
**PLACE: 391 PLATINUM ST,
PROSPERITA**

VEHICLES ON AUCTION

FLEET = FLAT DECK TRAILERS
2014 BMW 320i A/T - BUILT UP
2025 JETOUR DASHING 1.5 - NEW
2019 TOYOTA FORTUNER 606 2.4 - NEW
2016 NISSAN X-TRAIL 404 1.6 - SCRAP
2023 GWM HAVAL H2 JOLION 1.6 - USED
2022 FORD MONDEO 1.5 T100 1.6 - SCRAP
2017 JAGUAR P-PACE 164 A/T 2.0 - SCRAP
2020 MERCEDES-BENZ A200 A/T - USED
2020 JAGUAR P-PACE 164 A/T 2.0 - SCRAP

2022 GOLF - 2022 LUXURY, 210000 - NEW
1974 VOLKSWAGEN BEETLE - SCRAP
2015 VOLKSWAGEN POLO TSI - NEW
2014 MAZDA DEMIO A/T - USED

5. BRUCH BRUCH MOORE !!!
COME AND VIEW
THINK ITEMS FROM
TODAY, 11 FEBRUARY
(ON TUESDAY, 17 FEBRUARY
2pm - 2pm - 2pm - 2pm - 2pm - 2pm

For any further information please call: (061) 228 991.
Auctioneer: Renate Berger -
Ditt 147 7480
Website: www.rv-silber.at

ONAMI Geotechnical & Environmental was appointed by the Ministry of Infrastructure and Regional Engineering Geology for the Region.

This mapping aims to support infrastructure development, a

Interested & Affected Parties
ongoing Project and are invited
written comments/ concerns
28/02/28.

Invitation to meetings:

- Bersaba [16/02/26] 11-12a
- Tsee [16/02/26] 6-7pm [T]
- Keetmans [17/02/26] 11-12a
- Bethanie [18/02/26] 11-12a
- Löderitz [18/02/26] 6-7pm

Tel: +264 81 214 3721 | Email: info@hemp4u.com


AL-ANON
HELP FOR RELATIVES
AL-ANON
groups offer help
relatives of

Cell: 081 2

together with the grounds thereof, with City of Windhoek and with the applicant (Plan Africa Consulting CC) in writing within 14 days of the last publication of this notice (final date for objections is 10th March 2026).
PLAN AFRICA CONSULTING CC
TOWN and Regional Planners
Box 41148 Delius Street

Windhoek (West)
Tel: (061) 212096 Cell:
0812716189
Fax: (061) 213051
Email: pafrica@mweb.com.na
DM0202500434385

025 **Motors**
Vehicles

TOYOTA 2.5 D4D 4X4 FOR
SALE Single Cab
 Trailies & Bull Bar
 Model: 2015
 112 000km
 Neat/Clean
WINDHOEK
 N\$235 000
 Call 0812059980

032 Veilings Auctions

18 FEBRUARY AT 10:00
Online Bidding: www.prox.com.au
Registration: 10-18 February 2026
NBN \$520 000 Deposit!
WIN ONLY 8FT Deposits & Payments
**PLACE: 391 PLATINUM ST,
PROSPERITA**

VEHICLES ON AUCTION

FLEET = FLAT DECK TRAILERS
2014 BMW 320I A/T - BUILT UP
2025 JETOUR DASHING 1.5 - NEW
2019 TOYOTA FORTUNER 606 2.4 - NEW
2016 NISSAN X-TRAIL 404 1.6 - SCRAP
2023 GWM HAVAL H2 JOLION 1.6 - USED
2022 FORD MONDEO 1.5 TUDOR 1.6 - SCRAP
2017 JAGUAR P-PACE 164 A/T 2.0 - SCRAP
2020 MERCEDES-BENZ A200 A/T - USED
2020 JAGUAR P-PACE 164 A/T 2.0 - SCRAP

2022 GOLF - 2022 LUXURY, 210000 - NEW
1974 VOLKSWAGEN BEETLE - SCRAP
2015 VOLKSWAGEN POLO TSI - NEW
2014 MAZDA DEMIO A/T - USED

5. BRUCH BRUCH MOORE !!!
COME AND VIEW
THINK ITEMS FROM
TODAY, 11 FEBRUARY
(ON TUESDAY, 17 FEBRUARY
2pm - 2pm - 2pm - 2pm - 2pm - 2pm

For any further information please call: (061) 228 991.
Auctioneer: Renée Berger -
061 147 7480
Website: www.rrs-kl.com.au

ONAMI Geotechnical & Environmental Engineering Ltd. was appointed by the Ministry of Infrastructure to carry out the Regional Engineering Geological Mapping of the Eastern Region.

This mapping aims to support infrastructure development, a

Interested & Affected Parties
ongoing Project and are invited
written comments/ concerns
28/02/28.

Invitation to meetings:

- Bersaba [16/02/26] 11-12a
- Tsee [16/02/26] 6-7pm [T]
- Keetmans [17/02/26] 11-12a
- Bethanie [18/02/26] 11-12a
- Löderitz [18/02/26] 6-7pm

Tel: +264 81 214 3721 | Email: info@hemp4u.com


AL-ANON
HELP FOR RELATIVES
AL-ANON
groups offer help
relatives of

Cell: 081 2

THEY PROVIDE ASSISTANCE FOR PEOPLE WHO LIVE WITH ALCOHOLICS.

Family
for friends &
alcoholics.

Dawnmam@gmail.com

56 6229

CLASSIFIEDS

081 228 0804
081 228 884
classifieds@nec.com.na

NEW ERA

SERVICES OFFERED

CLASSIFIEDS

Rates and Deadlines

To avoid disappointment of an advertisement not appearing on the date you wish, please book timeously - Classifieds, smalls and notices: 12:00, two working days prior to placing. Cancellations and alterations: 16:00, two days before date of publication in writing only.

Notices (VAT Inclusive)
Legal Notice N\$460.00
Lost Land Title N\$575.00
Liquor License N\$460.00
Name Change N\$460.00
Birthdays from N\$200.00
Deaths Notices from N\$200.00
Tombstone Unveiling from N\$200.00
Thank You Messages from N\$200.00

Terms and Conditions Apply.

AUTO LASH
DO YOU URGENTLY NEED CASH?
GET UP TO 75% OF YOUR VEHICLE'S VALUE IN 45 MINUTES!
Just a call! Meet-lash when you need it!
051 400 676
www.meet-lash.com

EMPLOYMENT OFFERED

Meno

VOLUNTEER POSITION (UNPAID)

Digital & Program Support

Volunteer (Namibia)

Meno Foods is a Namibian nonprofit improving food safety in informal food markets. We seek a skilled volunteer to support:

- Website development, digital marketing, including setting up and managing online payment systems, (Facebook) services and community outreach.

Requirements:

- Experience in web/online development
- Strong skills in JavaScript, HTML, CSS (React) or advanced
- Experience with online payment platforms and digital marketing
- Experience in digital marketing, SEO, outreach, and training
- Ability to train communities in the upkeep and use of programmes and digital system
- Ability to work independently in a start-up / NGO environment

Education:

Qualification or formal training in Computer Science, Software Engineering, Information Technology or a related field.

Interested? Send a CV and supporting documents to: maria@menofoods.org before or on 12/02/2026

NOTICE LEGAL NOTICE

REPUBLIC OF NAMIBIA MINISTRY OF INDUSTRIALISATION AND TRADE

LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (REGULATIONS 14, 26 & 33)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: OMUSATI.

1. Name and postal address of applicant:
JOHANNES KRUMHOLTZ RALLUS PO BOX 1480 ONDANGWA

2. Name of business or proposed business to which application relates:
THE LOT 8497

3. Address/location of premises to which application relates:
ONDANGWA YA KALONDO, ONDANGWA VILLAGE

4. Nature and details of application:
AMENDMENT OF THE CONDITION OF A SPECIAL LIQUOR LICENSE

5. Clerk of the court with whom application will be lodged:
OUTAPI MAGISTRATE'S COURT

6. Date on which application will be lodged:
20 - 28 JANUARY 2026

7. Date of meeting of Committee at which application will be heard:
11 MARCH 2026

Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard

NOTICE LEGAL NOTICE

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018): REZONING OF ERF 3641, SWAKOPMUND, EXT. NO. 9, FROM SINGLE RESIDENTIAL WITH A DENSITY OF 1:1000m² TO GENERAL RESIDENTIAL WITH A DENSITY OF 1:100m²

Please take note that Van Der Westhuizen Town Planning and Properties CC, on behalf of our client, intends to apply to the Swakopmund Municipal Council for the Rezoning of Erf 3641, Swakopmund, Ext. No. 9, from Single Residential with a density of 1:1000m² to General Residential with a density of 1:100m².

Erf 3641, Swakopmund, Ext. No. 9, currently measures 1200m² in extent and is located along Monrovia Street, Ext. No. 9, Swakopmund. It is the intention of the owner to rezone the property from Single Residential with a density of 1:1000m² to General Residential with a density of 1:100m² in order to construct residential units on the property.

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

Please further take note that -

(a) the plan of the erf can be inspected at the Public Notice Board of the Swakopmund Municipality located on the Corner of Rabotsoa Street & Daniel Kamoh Avenue;

(b) any person having objections to the proposed rezoning or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing to the Municipality of Swakopmund and the applicant within 14 days of the last publication of this notice.

Please be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objection or comment must therefore be submitted by no later than 17:00 on 6 March 2026.

Applicant: Van Der Westhuizen Town Planning & Properties cc

Contact Person: Van der Westhuizen

Call: 081122461

Email: andrew@vdwpl.com

P.O. Box: 1598, Swakopmund, Namibia

CALL FOR PUBLIC PARTICIPATION/ COMMENTS FOR THE ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED PROSPECTING AND EXPLORATION ACTIVITIES ON EXCLUSIVE PROSPECTING LICENSE OF HERBERTIA IN THE ERONDO REGION

The public is hereby notified that an application for an Environmental Clearance Certificate (ECC) will be submitted to the Environmental Commission as required under the Environmental Management Act No. 7 of 2007 and the 2012 EIA Regulations.

The proposed project is a limited activity in the EIA Regulations that cannot be undertaken without an ECC, which is issued upon approval of an EIA Study.

Name of proponent: Prampert Investment CC

Name of the Environmental Consultant: Savannah Environmental Consultants

Project location and description: The environmental assessment will identify the project impacts, that are likely to occur during the prospecting and exploration of Base & Rare metals, Dimensional Stones, Nuclear Fuel Minerals, Industrial Minerals and Precious Metals on the ERF 10886, The ERF, Lufyanaville within the Erondro Region.

Interested and affected parties are hereby invited to register in terms of the assessment process to give input, comments, and assist for the public consultation meeting at a later stage.

Registration requests and comments should be forwarded to Savannah Environmental Consultants Services CC on or before the 27 February 2026. Email: info@savannah.com.na / info@savannah.com.na / info@savannah.com.na

come or via WhatsApp: directly written at +264816603322

REPUBLIC OF NAMIBIA MINISTRY OF INDUSTRIALISATION AND TRADE

LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (REGULATIONS 14, 26 & 33)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: OTJONONDJUPA.

1. Name and postal address of applicant:
STANLEY MUKARU

2. Name of business or proposed business to which application relates:
MUKARU SHERBEE

3. Address/location of premises to which application relates:
ERF 937, OMTWATZEN, HERERO, MALL, OTJONONDJUPA

4. Nature and details of application:
SHERBEE LIQUOR LICENSE

5. Clerk of the court with whom application will be lodged:
OTJONONDJUPA MAGISTRATE'S COURT

6. Date on which application will be lodged:
14 MARCH - 20 APRIL 2026

7. Date of meeting of Committee at which application will be heard:
13 MAY 2026

Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard

NOTICE LEGAL NOTICE

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018): REZONING OF ERF 3641 (A PORTION OF ERF NO. 313), SWAKOPMUND, FROM GENERAL BUSINESS WITH A BULK OF 2.0 TO GENERAL BUSINESS WITH A BULK OF 4.0

Please take note that Van Der Westhuizen Town Planning and Properties CC, on behalf of our client, intends to apply to the Swakopmund Municipal Council for the Rezoning of Erf 3641 (a portion of Erf no. 313), Swakopmund, from "General Business" with a bulk of 2.0 to "General Business" with a bulk of 4.0.

Erf 3641 (a portion of Erf No. 313), Swakopmund, currently measures 1005m² in extent and is located along Hendrik Wilbois Street in the CBD of Swakopmund. It is the intention of the owner to rezone the property to a higher bulk of 4.0 for the construction of a multi-storied development.

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

Please further take note that -

(a) the plan of the erf can be inspected at the Public Notice Board of the Swakopmund Municipality located on the Corner of Rabotsoa Street & Daniel Kamoh Avenue;

(b) any person having objections to the proposed rezoning or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing to the Municipality of Swakopmund and the applicant within 14 days of the last publication of this notice.

Please be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objection or comment must therefore be submitted by no later than 17:00 on 4 March 2026.

Applicant: Van Der Westhuizen Town Planning & Properties cc

Contact Person: Van der Westhuizen

Call: 081122461

Email: andrew@vdwpl.com

P.O. Box: 1598, Swakopmund, Namibia

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018): REZONING OF ERF 3642 (A PORTION OF ERF NO. 313), SWAKOPMUND, FROM GENERAL BUSINESS WITH A BULK OF 2.0 TO GENERAL BUSINESS WITH A BULK OF 4.0

Please take note that Van Der Westhuizen Town Planning and Properties CC, on behalf of our client, intends to apply to the Swakopmund Municipal Council for the Rezoning of Erf 3642 (a portion of Erf no. 313), Swakopmund, from "General Business" with a bulk of 2.0 to "General Business" with a bulk of 4.0.

Erf 3642 (a portion of Erf No. 313), Swakopmund, currently measures 1005m² in extent and is located along Hendrik Wilbois Street in the CBD of Swakopmund. It is the intention of the owner to rezone the property to a higher bulk of 4.0 for the construction of a multi-storied development.

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

Please further take note that -

(a) the plan of the erf can be inspected at the Public Notice Board of the Swakopmund Municipality located on the Corner of Rabotsoa Street & Daniel Kamoh Avenue;

(b) any person having objections to the proposed rezoning or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing to the Municipality of Swakopmund and the applicant within 14 days of the last publication of this notice.

Please be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objection or comment must therefore be submitted by no later than 17:00 on 4 March 2026.

Applicant: Van Der Westhuizen Town Planning & Properties cc

Contact Person: Van der Westhuizen

Call: 081122461

Email: andrew@vdwpl.com

P.O. Box: 1598, Swakopmund, Namibia

Give your business the best boost you can!

Advertise in our weekly motomna supplement

WOEM! Be it any accessories or gadgets for your vehicle.

Call us on 051 2080800 or fax us on 220584

Put the WOEM! back into your business!



Adopt a Pet

Open your heart to those in need. Give them a warm & loving home!



CALL THE SPCA ON: 061 238465 OR 0811244520

DONATIONS: SPCA Windhoek

FNB Account: 6224795915

Code: 281174

Capricorn Schools Netball League discontinued

Discontinued... Capricorn Group has discontinued the Capricorn Schools Netball League. Photo: Contributed

Staff Reporter

Capricorn Group has announced that the Capricorn Schools Netball League will not continue in the upcoming season, bringing an end to a competition that has been running since 2019.

The company said the decision was taken as part of its commitment to promoting competitive integrity and inclusivity among Namibia's top schools.

When the league was introduced, its primary objective was to create a high-level competitive platform for the country's strongest school netball teams.

However, company has since acknowledged that the current structure has unintentionally favoured schools with the financial means to cover travel and related costs, even in cases where those teams were not always competitive.

As a result, several talented schools were excluded from participating due to financial constraints, creating an imbalance in participation and access to the national competition.

"Capricorn Group believes that the spirit of competition should not be limited by economics, and it is imperative to reassess our approach to ensure that every school has an equal opportunity to participate in national competitions. Therefore, after careful consideration, we have decided to suspend the Capricorn Schools Netball League," said



Marlize Horn, group chief and corporate affairs officer of Capricorn Group.

As part of the transition process, the Namibia Schools Sport Union (NSSU) convened a two-day workshop last month to develop a more equitable and accessible framework for school's netball competitions.

Representatives from various regions attended the workshop, which was facilitated by national netball coach Jule Meyer.

The workshop, sponsored by Capricorn Group in collaboration with the NSSU, was also attended by representatives from Netball Namibia, highlighting the collective effort to re-evaluate the structure of school netball at the national level.

While the league has been suspended, stakeholders remain optimistic that a revised, more inclusive national schools' netball structure will emerge from ongoing consultations.

-newsroom@nec.com.na

4500 runners register for Rössing marathon

The Rössing National Marathon has achieved a historic milestone, with 4 500 runners registered for the 10 km, 21.1 km, and 42.2 km races ahead of the event scheduled for 7 March in Swakopmund.

The turnout marks one of the largest in the marathon's history and highlights the continued growth of the event, which has become a major fixture on Namibia's road-running calendar. Rössing Uranium continues to view the marathon as one of its flagship Corporate Social Investment (CSI) initiatives.

In 2026, the company will contribute more than N\$350 000 towards hosting the event and prize money, while all race registration fees will be donated to the Swakop Striders to support its community and development programmes.

Rössing Uranium's corporate communications manager,

Daylight Ekandjo, said the marathon remains a key investment for the company.

"For us, this marathon is about more than sport; it is about investing in people, promoting wellness, and strengthening community partnerships that create lasting value," she said.

In addition to the competitive races, the event will feature a 5 km fun walk to encourage broader community participation. Proceeds from the fun walk will be donated to the Cancer Association of Namibia, reinforcing the marathon's charitable focus.

For more than three decades, the Rössing National Marathon has brought together athletes, families, and communities from across Namibia and beyond, promoting healthy lifestyles, social cohesion, and community upliftment.

-newsroom@nec.com.na

17

 classifieds@nepc.com.na



**NOTICE
LEGAL NOTICE**

IN THE HIGH COURT OF NAMIBIA
(Main Division-Windhoek)

(PTY) LTD
EXECUTION CREDITOR AND
OSHALI FUEL CENTER CC
EXECUTION DEBTOR
NOTICE OF SALE IN EXECUTION
A SALE IN EXECUTION will be held
by public auction on TUESDAY the 3rd
of MARCH 2026 at OSHALI VILLAGE
B1 MAIN ROAD, ONDANGWA
NAMIBIA, at 09h00 during which
there will be a sale in execution as
result of an enforcement made on the
20th of January 2026 under a Writ
of Execution issued on the 07th of January
2026 by the above-named AUGUST
26 HOLDING COMPANY (PTY) LTD
(Execution Creditor) against OSHALI
FUEL CENTER CC Execution Debtor.
ASSETS TO BE SOLD IN
EXECUTION:
5 x Office Tables
10 x Office Chairs
4 x Computer Composites

IN Generator 23 KVA (R&D)
CONDITIONS OF SALE
"Voetstoots" and cash to the highest bidder.
DATED and SIGNED at WINDHOEK on the 11th day of FEBRUARY 2026.
ANDREAS-HAMUNYELA LEGAL
PRACTITIONERS
Legal Practitioners for the Executive Creditor
Erf 11333, Office Suite 3
1st Floor, 8 Brandeborg Street, Erros Windhoek, Namibia

REPUBLIC OF NAMIBIA MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE

1998 (REGULATIONS 14, 26 & 33)
 Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee Region: **OTJOZONDJUPA**

1. Name and postal address of applicant:
KANDJABA T. OUVENONGO
PO BOX 91151, KLEREN-WINDHOEK
2. Name of business or proposed business to which application relates:
EHANGANO FUEL MOVERS CC
3. Address/Location of premises to which Application relates:
ERF 483, GUINAS STREET, OTAVI
4. Nature and details of application:
AMENDMENT ON OWNER AND TRADE NAME

Application will be lodged:
OTAVI MAGISTRATE'S COURT
6. Date on which application will be
Lodged: **16 – 25 FEBRUARY 2026**
7. Date of meeting of Committee at
which application will be heard:
27 FEBRUARY 2026
Any objection or written submission in
terms of section 28 of the Act in relation
to the applicant must be sent, or delivered
to the Secretary of the Committee to read
to the Secretary not less than 21 days before
the date of the meeting of the Committee
at which the application will be heard

**CASE NO.: HC-MD-CIV-ACT - CON-
2024/04297**
IN THE HIGH COURT OF NAMIBIA

In the matter between:
PETRUS HAIYAMBO,
PLAINTIFF AND
EMILA JASON, DEFENDANT
NOTICE OF SALE IN EXECUTION
In execution of a Judgement granted by the above Honourable Court, the following property will be sold by public auction by the Deputy Sheriff of Oshana on 26 February 2036 at 12h00, Advanced Refrigeration, Main Road, Oshana Republic of Namibia.

GOODS:
Mazda- Station Wagon Reg no
N253 - 310W

CONDITIONS OF SALE:
Terms of the sale will be vootootos and cash to the highest bidder.

PE LAW OFFICES
PER: F. BANGAMABIO
PLAINTIFF'S LEGAL PRACTITIONER
Tel.: +061 225 344
35 SCHUBERT STREET
WINDHOEK WEST - WINDHOEK

Otsukulungwa ashondji yapyokoka
newe tayakolungwa koczimbabasia,
nyakale yeshi kulung'wa eshina
lyopashinene (industrial machine)
mboka yona ehalo nayadenge ke
0857 461813.

Clothing company in **CIMBABASIA**
looking for **TAILORS** who know how
to work on industrial sewing machine.
Contact 0857 461813.

I AM LOOKING FOR A JOB
29 years lady looking for any
kind of job around Windhoek
such as
Waitress, Cleaning, Butchery
assistant, Sales assistant &
Cashier

Contact: 0818177360

Annexure E



TOWN PLANNING & PROPERTIES

PO BOX 1598
SWAKOPMUND, NAMIBIA
+264 81 122 4661
+264 81 122 4661
andrew@vdwtp.com

ERF 313A, SWAKOPMUND
SWAKOP CLUB
PO BOX 199
SWAKOPMUND
13001

11 February 2026

Dear Sir / Madam,

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018): REZONING OF ERF 3661 (A PORTION OF ERF NO. 313), SWAKOPMUND, FROM GENERAL BUSINESS WITH A BULK OF 2.0 TO GENERAL BUSINESS WITH A BULK OF 4.0

Please take note that Van Der Westhuizen Town Planning and Properties CC, on behalf of our client/s, intends to apply to the Swakopmund Municipal Council for the Rezoning of Erf 3661 (a portion of Erf no. 313), Swakopmund, from "General Business" with a bulk of 2.0 to "General Business" with a bulk of 4.0

Erf 3661 (A Portion of Erf No. 313), Swakopmund, currently measures 1005m² in extent and is located along Hendrik Witbooi Street in the CBD of Swakopmund. It is the intention of the owner to rezone the property to a higher bulk of 4.0 for the construction of a multi-storeyed development.

Please further take note that -

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

Please be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objection or comments must therefore be submitted by no later than **17:00 on 6 March 2026**.

Yours Faithfully,

A R VAN DER WESTHUIZEN

**TOWN PLANNING & PROPERTIES**

PO BOX 1598
SWAKOPMUND, NAMIBIA
+264 81 122 4661 ☎
+264 81 122 4661 📠
andrew@vdtpt.com 🌐

ERF 315, SWAKOPMUND
EE KAHL
PO BOX 1875
SWAKOPMUND
13001

11 February 2026

Dear Sir / Madam,

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018): REZONING OF ERF 3661 (A PORTION OF ERF NO. 313), SWAKOPMUND, FROM GENERAL BUSINESS WITH A BULK OF 2.0 TO GENERAL BUSINESS WITH A BULK OF 4.0

Please take note that Van Der Westhuizen Town Planning and Properties CC, on behalf of our client/s, intends to apply to the Swakopmund Municipal Council for the Rezoning of Erf 3661 (a portion of Erf no. 313), Swakopmund, from "General Business" with a bulk of 2.0 to "General Business" with a bulk of 4.0

Erf 3661 (A Portion of Erf No. 313), Swakopmund, currently measures 1005m² in extent and is located along Hendrik Witbooi Street in the CBD of Swakopmund. It is the intention of the owner to rezone the property the property to a higher bulk of 4.0 for the construction of a multi-storeyed development.

Please further take note that -

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

Please be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objection or comments must therefore be submitted by no later than **17:00 on 6 March 2026**.

Yours Faithfully,

A R VAN DER WESTHUIZEN



TOWN PLANNING & PROPERTIES

PO BOX 1598
SWAKOPMUND, NAMIBIA
+264 81 122 4661
+264 81 122 4661
andrew@vdwtp.com

ERF 316, SWAKOPMUND
BH GOSSOW
PO BOX 903
SWAKOPMUND
13001

11 February 2026

Dear Sir / Madam,

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018): REZONING OF ERF 3661 (A PORTION OF ERF NO. 313), SWAKOPMUND, FROM GENERAL BUSINESS WITH A BULK OF 2.0 TO GENERAL BUSINESS WITH A BULK OF 4.0

Please take note that Van Der Westhuizen Town Planning and Properties CC, on behalf of our client/s, intends to apply to the Swakopmund Municipal Council for the Rezoning of Erf 3661 (a portion of Erf no. 313), Swakopmund, from "General Business" with a bulk of 2.0 to "General Business" with a bulk of 4.0

Erf 3661 (A Portion of Erf No. 313), Swakopmund, currently measures 1005m² in extent and is located along Hendrik Witbooi Street in the CBD of Swakopmund. It is the intention of the owner to rezone the property to a higher bulk of 4.0 for the construction of a multi-storeyed development.

Please further take note that -

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

Please be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objection or comments must therefore be submitted by no later than **17:00 on 6 March 2026**.

Yours Faithfully,

A R VAN DER WESTHUIZEN



TOWN PLANNING & PROPERTIES

PO BOX 1598
SWAKOPMUND, NAMIBIA
+264 81 122 4661
+264 81 122 4661
andrew@vdwtp.com

ERF 317, SWAKOPMUND
WEIMANN & VAN DER PLAS
PO BOX 393
SWAKOPMUND
13001

11 February 2026

Dear Sir / Madam,

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018): REZONING OF ERF 3661 (A PORTION OF ERF NO. 313), SWAKOPMUND, FROM GENERAL BUSINESS WITH A BULK OF 2.0 TO GENERAL BUSINESS WITH A BULK OF 4.0

Please take note that Van Der Westhuizen Town Planning and Properties CC, on behalf of our client/s, intends to apply to the Swakopmund Municipal Council for the Rezoning of Erf 3661 (a portion of Erf no. 313), Swakopmund, from "General Business" with a bulk of 2.0 to "General Business" with a bulk of 4.0

Erf 3661 (A Portion of Erf No. 313), Swakopmund, currently measures 1005m² in extent and is located along Hendrik Witbooi Street in the CBD of Swakopmund. It is the intention of the owner to rezone the property to a higher bulk of 4.0 for the construction of a multi-storeyed development.

Please further take note that -

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

Please be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objection or comments must therefore be submitted by no later than **17:00 on 6 March 2026**.

Yours Faithfully,

A R VAN DER WESTHUIZEN



PO BOX 1598
SWAKOPMUND, NAMIBIA
+264 81 122 4661
+264 81 122 4661
andrew@vdtwp.com

ERF 3660, SWAKOPMUND
R KUBIRSKÉ
PO BOX 450
SWAKOPMUND
13001

11 February 2026

Dear Sir / Madam,

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018): REZONING OF ERF 3661 (A PORTION OF ERF NO. 313), SWAKOPMUND, FROM GENERAL BUSINESS WITH A BULK OF 2.0 TO GENERAL BUSINESS WITH A BULK OF 4.0

Please take note that Van Der Westhuizen Town Planning and Properties CC, on behalf of our client/s, intends to apply to the Swakopmund Municipal Council for the Rezoning of Erf 3661 (a portion of Erf no. 313), Swakopmund, from "General Business" with a bulk of 2.0 to "General Business" with a bulk of 4.0

Erf 3661 (A Portion of Erf No. 313), Swakopmund, currently measures 1005m² in extent and is located along Hendrik Witbooi Street in the CBD of Swakopmund. It is the intention of the owner to rezone the property the property to a higher bulk of 4.0 for the construction of a multi-storeyed development.

Please further take note that -

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

Please be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objection or comments must therefore be submitted by no later than **17:00 on 6 March 2026**.

Yours Faithfully,

A R VAN DER WESTHUIZEN



Andrew van der Westhuizen <andrew@vdwtp.com>

Notice of Intention: rezoning of Erven 3661 & 3662, Swakopmund

1 message

Andrew van der Westhuizen <andrew@vdwtp.com>

Tue, Feb 24, 2026 at 4:15 P

To: sharlene.reddy@true-blue-group.com

Good day,

Attached please find two (2) notices for your attention. The notices are self explanatory and should you require any additional information then please do not hesitate to contact us directly.

Kind Regards,

Andrew van der Westhuizen

**TOWN PLANNING & PROPERTIES**

PO BOX 1598
SWAKOPMUND, NAMIBIA
+264 81 122 4661 ☎
+264 81 122 4661 📠
andrew@vdwtp.com 📧

2 attachments

📎 Erf 8667 SWK Neighbours letter.pdf
1080K

📎 Erf 8667 SWK Neighbours letter.pdf
1027K



TOWN PLANNING & PROPERTIES

PO BOX 1598
SWAKOPMUND, NAMIBIA
+264 81 122 4661
+264 81 122 4661
andrew@vdtpt.com

ERF 8667, SWAKOPMUND
ATLANTIC CHICKEN COMPANY (PTY) LTD

PER EMAIL: sharlene.reddy@true-blue-group.com

24 February 2026

Dear Sir / Madam,

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018): REZONING OF ERF 3661 (A PORTION OF ERF NO. 313), SWAKOPMUND, FROM GENERAL BUSINESS WITH A BULK OF 2.0 TO GENERAL BUSINESS WITH A BULK OF 4.0

Please take note that Van Der Westhuizen Town Planning and Properties CC, on behalf of our client/s, intends to apply to the Swakopmund Municipal Council for the Rezoning of Erf 3661 (a portion of Erf no. 313), Swakopmund, from "General Business" with a bulk of 2.0 to "General Business" with a bulk of 4.0

Erf 3661 (A Portion of Erf No. 313), Swakopmund, currently measures 1005m² in extent and is located along Hendrik Witbooi Street in the CBD of Swakopmund. It is the intention of the owner to rezone the property the property to a higher bulk of 4.0 for the construction of a multi-storeyed development.

Please further take note that -

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

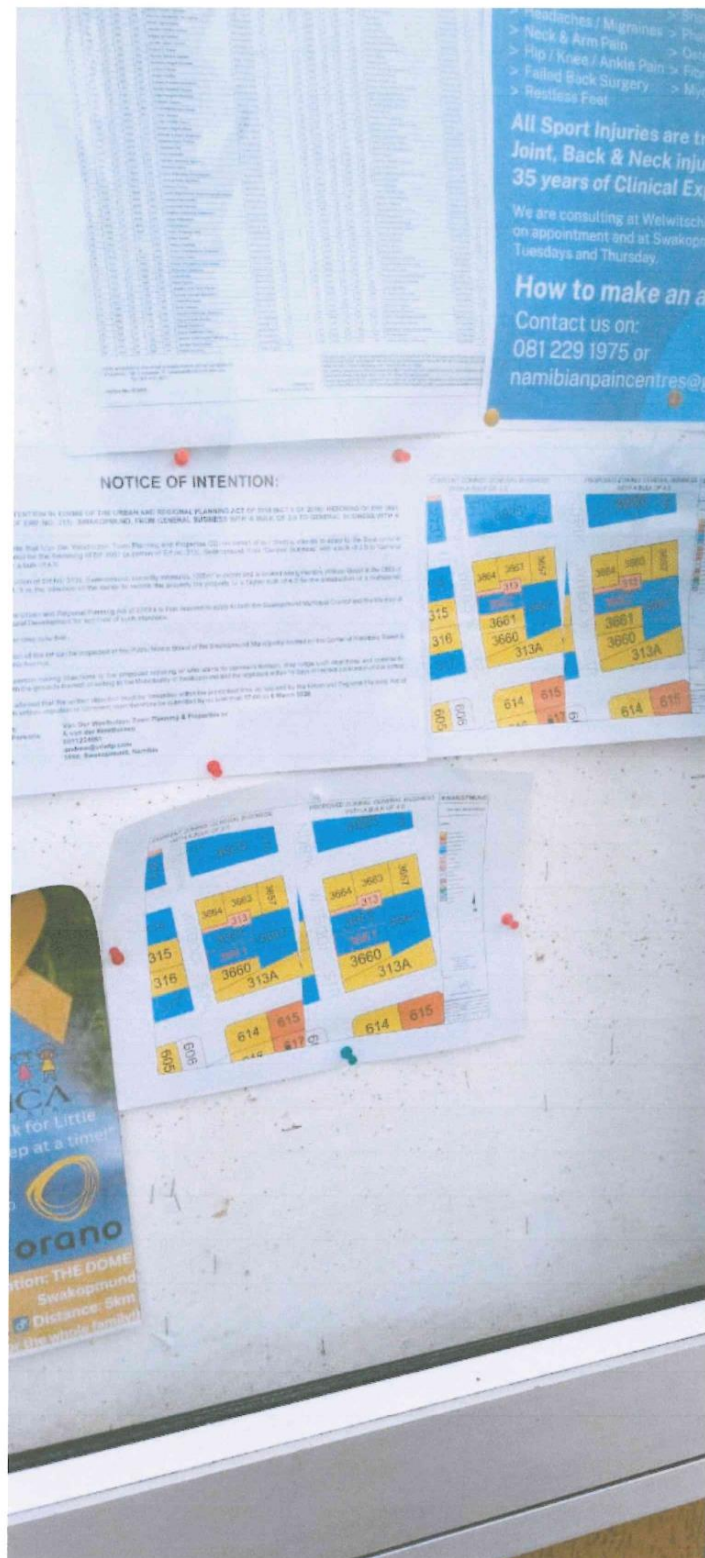
Please be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objection or comments must therefore be submitted by no later than **17:00 on 16 March 2026**.

Yours Faithfully,

A R VAN DER WESTHUIZEN

Annexure F







GOVERNMENT GAZETTE

OF THE

REPUBLIC OF NAMIBIA

N\$17.80

WINDHOEK - 13 February 2026

No. 8848

CONTENTS

Page

GOVERNMENT NOTICES

No. 23	Declaration of operations of Rakotoka Engineering Services CC to be continuous operations: Labour Act, 2007	2
No. 24	Request for submission of names of veterinarians for nomination for appointment as member of Namibia Medicines Regulatory Council: Medicines and Related Substances Control Act, 2003	2

GENERAL NOTICES

No. 100	Alteration of conditions of title of Erf 132, Onayena	3
No. 101	Layout approval and township establishment on Portion 1 of Farm Elisenheim No. 68 to be known as tannery industrial	4
No. 102	Rezoning of Erf 62, Rehoboth Extension 1	5
No. 103	Rezoning of Erf 471, Karibib	5
No. 104	Rezoning of Erf 802, Oshakati Extension 2	6
No. 105	Rezoning of Erf 1031, Outapi Extension 3	6
No. 106	Rezoning of Erf 1053, Klein Windhoek	7
No. 107	Rezoning of Erf 1340, Nkurenkuru Extension 3	8
No. 108	Rezoning of Erf 1883, Windhoek	8
No. 109	Rezoning Erf 2503 (a portion of Consolidated Erf 1271), Windhoek	9
No. 110	Rezoning of Erf 3042, Swakopmund Extension 9	9
No. 110	Rezoning of Erf 3661 (a portion of Erf 313), Swakopmund	10
No. 112	Rezoning of Erf 3662 (a portion of Erf 313), Swakopmund	11

Rezoning of Erf 3042, Swakopmund Extension 9, from “single residential” with a density of 1:900, to “general residential” with a density of 1:100.

Erf 3042, Swakopmund Extension 9, currently measures 1260m² in extent and is located along Monotoka Street, Swakopmund Extension 9. It is the intention of the owner to rezone the property from “single residential” with a density of 1:900, to “general residential” with a density of 1:100, in order to construct 8 residential units on the property.

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

Take note that –

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

Be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act, 2018. Such written objection or comment must therefore be submitted by no later than 17h00 on 6 March 2026.

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

REZONING OF ERF 3661 (A PORTION OF ERF NO. 313), 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 Erf 3661 (a portion of Erf 313), Swakopmund, intends to apply to the Swakopmund Municipal Council and intends on applying to the Urban and Regional Planning Board for the following:

Rezoning of Erf 3661 (a portion of Erf 313), Swakopmund, from “general business” with a bulk of 2.0 to “general business” with a bulk of 4.0.

Erf 3661 (a portion of Erf 313), Swakopmund, currently measures 1005m² in extent and is located along Hendrik Witbooi Street in the CBD of Swakopmund. It is the intention of the owner to rezone the property the property to a higher bulk of 4.0 for the construction of a multistoried development.

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

Take note that –

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

Be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objection or comment must therefore be submitted by no later than **17h00 on 6 March 2026**.

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

No. 112

2026

REZONING OF ERF 3662 (A PORTION OF ERF NO. 313), 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 Erf 3662 (a portion of Erf 313), Swakopmund, intends to apply to the Swakopmund Municipal Council and intends on applying to the Urban and Regional Planning Board for the following:

Rezoning of Erf 3662 (a portion of Erf 313), Swakopmund, from “general business” with a bulk of 2.0 to “general business” with a bulk of 4.0.

Erf 3662 (a portion of Erf No. 313), Swakopmund, currently measures 995m² in extent and is located along Hendrik Witbooi Street in the CBD of Swakopmund. It is the intention of the owner to rezone the property the property to a higher bulk of 4.0 for the construction of a multistoried development.

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

Take note that –

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

Be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act, 2018. Such written objection or comment must therefore be submitted by no later than **17h00 on 6 March 2026**.

Annexure H

TOWN PLANNING & PROPERTIES

PO BOX 1598
 SWAKOPMUND, NAMIBIA
 +264 81 122 6661
 +264 81 122 6661
 andrew@tdw.com

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

I/We, ELI KAHthe owner of Erf No. 315

Street Address	HENDRIK WITBOOI STREET, NO 25
Postal Address	PO BOX 1875, SWAKOPMUND
Telephone No	+264 81 348 1583
Email Address	elspe@kahigroup.net

am aware that an application for: REZONING OF ERF 3661 FROM
GENERAL BUSINESS WITH A BULK OF 2.0 TO
GENERAL BUSINESS WITH A BULK OF 4.0

On Erf. 3661by Messrs.....

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

☒ NO OBJECTION

PP
 Signature of Owner

☐ OBJECTION

.....
 Signature of Owner

(Please mark whichever is applicable in the block)

Against the proposed application intended by the applicant:

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

Reasons / Remarks
N/A

SIGNATURE

FULL NAME

DATE

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



Prepared by me,

Conveyancer,
GREYVENSTEIN, B

DR WEDER KAUTA & HOVEKA INC
ATTORNEYS, NOTARIES AND CONVEYANCERS
SHOP 208 1ST FLOOR
PLATZ AM MEER MALL, WATERFRONT SWAKOPMUND
P O BOX 2973 SWAKOPMUND

T 6980 / 2025

DEED OF TRANSFER NO.

BE IT HEREBY MADE KNOWN

THAT LIANA THERESA VAN DEN BERG

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

VERENA FRANCLIK
Identity Number 501217 0015 1
Unmarried

dated the 13th day of JUNE 2025 and signed at SWAKOPMUND

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

LEGALPERFECT Version 11.8.405
TRFDOT_NA.doc - 05-05-2021



TOWN PLANNING & PROPERTIES

PO BOX 1598
SWAKOPMUND, NAMIBIA
+264 81 122 4661
+264 81 122 4661
andrew@vdwtp.com

ERF 314, SWAKOPMUND
HA KRIESS
P O BOX 155
SWAKOPMUND
13001

11 February 2026

Dear Sir / Madam,

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018): REZONING OF ERF 3661 (A PORTION OF ERF NO. 313), SWAKOPMUND, FROM GENERAL BUSINESS WITH A BULK OF 2.0 TO GENERAL BUSINESS WITH A BULK OF 4.0

Please take note that Van Der Westhuizen Town Planning and Properties CC, on behalf of our client/s, intends to apply to the Swakopmund Municipal Council for the Rezoning of Erf 3661 (a portion of Erf no. 313), Swakopmund, from "General Business" with a bulk of 2.0 to "General Business" with a bulk of 4.0

Erf 3661 (A Portion of Erf No. 313), Swakopmund, currently measures 1005m² in extent and is located along Hendrik Witbooi Street in the CBD of Swakopmund. It is the intention of the owner to rezone the property the property to a higher bulk of 4.0 for the construction of a multi-storeyed development.

Please further take note that -

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

Please be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objection or comments must therefore be submitted by no later than **17:00 on 6 March 2026**.

Yours Faithfully,

A R VAN DER WESTHUIZEN

Annexure G

11.1.28

NOMINATION OF THE CHIEF EXECUTIVE OFFICER, MR ALFEUS BENJAMIN TO SERVE ON THE INTERNATIONAL SCIENTIFIC ADVISORY COMMITTEE OF THE SWAKOPMUND RESEARCH, TRAINING AND CONFERENCE CENTRE (INTERNATIONAL UNIVERSITY OF MANAGEMENT)

(C/M 2026/09/03 - 13/4/2,11/2/4/2)

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

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

The Office of the Chief Executive Officer received correspondence from the Vice Chancellor of the International University of Management (IUM), Professor Mwandemele, requesting that Mr Alfeus Benjamin be appointed to serve as a member of the International Scientific Advisory Committee of the Swakopmund Research, Training and Conference Centre.

The request recognises Mr Benjamin's extensive leadership experience in local government, strategic planning, sustainable urban development, and municipal governance, which would provide valuable insight to the Committee in advancing the Centre's research, training and innovation agenda.

The Swakopmund Research, Training and Conference Centre is a newly established research institution under the International University of Management, which became operational during January 2026. The Centre aims to promote research excellence, innovation and capacity building through multidisciplinary research focusing on environmental management, water resources, marine and fisheries management, biodiversity conservation, food science, biotechnology, climate change, sustainable livelihoods, and community engagement.

The Scientific Advisory Committee is expected to provide strategic guidance, strengthen partnerships between academia and industry, and ensure that the Centre's research programmes remain relevant to national and regional development priorities.

The Municipality of Swakopmund has consistently promoted partnerships with higher education institutions, research organisations and other strategic stakeholders in support of sustainable municipal development.

Participation by Mr Benjamin on the International Scientific Advisory Committee would:

- *Strategic stakeholder engagement;*
- *Institutional collaboration;*
- *Knowledge sharing and innovation;*
- *Sustainable environmental management; and*
- *Socio-economic development.*

The appointment is advisory in nature and is expected to enhance institutional cooperation without imposing financial implications on the Municipality of Swakopmund.

There are no direct financial implications for the Municipality of Swakopmund arising from the proposed appointment. Should the attendance of meetings, conferences or other activities of the International Scientific Advisory Committee require travel or accommodation, it is recommended that all associated travel, accommodation and related costs be borne by the International University of

Management (IUM) or the organisers of the respective activities. There are no legal implications arising from the recommendation.

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

RECOMMENDED:

- (a) That Council approves the nomination of the Chief Executive Officer, Mr Alfeus Benjamin, to serve as a member of the International Scientific Advisory Committee of the Swakopmund Research, Training and Conference Centre of the International University of Management.**
 - (b) That Council authorises Mr Alfeus Benjamin to represent the Municipality of Swakopmund on the International Scientific Advisory Committee and to participate in its activities, subject to Council policies and applicable legislation, and that special leave be granted for such representation where required.**
 - (c) That any travel, accommodation and related expenses associated with Mr Benjamin's participation on the Committee shall, where applicable, be funded by the International University of Management (IUM) or the organisers of the respective meetings and activities.**
 - (d) That Council notes that the appointment will strengthen strategic cooperation between the Municipality of Swakopmund and the International University of Management, and promote research, innovation, knowledge exchange and sustainable development for the benefit of the Municipality and the community it serves.**
-



IUM
INTERNATIONAL
UNIVERSITY OF MANAGEMENT

OFFICE OF THE VICE-CHANCELLOR

Tel: +264 61 433 6000 / Fax: +264 433 6152

E-mail: vicechancellor@ium.edu.na

Windhoek - Namibia

14 July 2026

Mr. Alfeus Archie Benjamin,
Chief Executive Officer (CEO)
Swakopmund Municipality
Namibia

Dear Mr. Benjamin,

RE: REQUEST TO SERVE ON THE INTERNATIONAL SCIENTIFIC ADVISORY COMMITTEE FOR THE SWAKOPMUND RESEARCH, TRAINING, AND CONFERENCE CENTRE OF THE INTERNATIONAL UNIVERSITY OF MANAGEMENT (IUM)

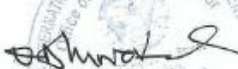
On behalf of the Founder and the Chairman of the Governing Council, The University Management and indeed on my own behalf, I am pleased to inform you that the International University of Management (IUM) has identified you to be one of the external experts who could serve on the International Scientific Advisory Committee for the IUM Swakopmund Research, Training, and Conference Centre which is based at the Namibian coast.

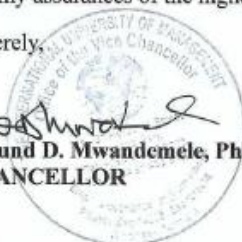
Your nomination is based on the fact that Swakopmund Municipality is an important stakeholder, and the Research Centre intends to work closely with local communities in Swakopmund. We strongly believe that your participation as a member will ensure scientific excellence and assist that the Research Centre achieve international standards in terms of excellence in research, innovation and scientific collaboration and knowledge dissemination.

Other nominated international members are from Netherlands, Belgium, Germany, Japan, South Africa, China and United States of America (USA). A brief statement about the Centre is herewith attached. The terms of reference for the Advisory Committee will be sent to you once we receive your acceptance letter/email.

As I eagerly look forward to your favourable response, please accept, Mr. Benjamin, my assurances of the highest consideration and cooperation.

Yours sincerely,


Prof. Osmund D. Mwandemele, PhD
VICE CHANCELLOR



Main Campus

Dorado Park Ext 1
21-31 Hercules Street
Private Bag 14005, Bachbrecht
Tel: (+264 61) 433 6000
Fax: (+264 61) 433 6152
E-Mail: ium@ium.edu.na

City Branch

59 Bahnhof Street
Tel: (+264 61) 245 150 / 84
Fax: (+264 61) 248 112
E-Mail: ium@ium.edu.na

Coastal Campus

Pelican Mall
Cnr. /O Sam Nujoma Avenue
& Getrud Kandanga Road
P.O. Box 346, Walvis Bay
Tel: (+264 64) 206 647
Fax: (+264 64) 206 647
E-Mail: adm.wbay@ium.edu.na

Swakopmund Research, Training and Conference Centre

519 Cumin Close Street, Matutura
Ext. 2
P.O. Box 2163, Swakopmund
Cell: +264 81 462 0610
E-mail:
info.swkresearchcentre@ium.edu.na

Ongwediva Campus

4380 Dr. Libertina Amathila Str
Tel: (+264 65) 230 145 / 49
Fax: (+264 65) 230 159
E-Mail: adm.ong@ium.edu.na

Nkurenkuru Campus

678 Nkurenkuru
P.O. BOX 6038, Nkurenkuru
Cell: +264 81 819 4495
E-Mail: adm.nku@ium.edu.na

Eenhana Campus

P.O. BOX 13807, Eenhana
Cell: +264 83 377 9000
E-Mail: adm.en@ium.edu.na

 Website: www.ium.edu.na



The Swakopmund Research, Training and Conference Centre



Swakopmund Research, Training and Conference Centre

P. O. Box 2163, Swakopmund

Cumin Close Street, Matutura Ext 2, Swakopmund

info.swkresearchcentre@ium.edu.na

Website: <https://ium.edu.na/campuses/swakopmund-research-centre>



1. Introduction

The Swakopmund Research, Training and Conference Centre (henceforth Swakopmund RTC Centre) is a new centre within the International University of Management (IUM), an association not for gain and incorporated in terms of the Statutes of the Republic of Namibia. The Centre is established under the International University of Management (IUM) with a groundbreaking ceremony held in 2022. It became operational in January 2026. The Centre is at the coast, in Cumin Close Street, Matutura Ext 2, Swakopmund, Namibia. Its strategic location supports marine, environmental, and applied research activities relevant to Namibia's development. The research centre focuses on training, and research, by making use of state-of-the-art laboratories for analytical research, and innovation.

2. High Level Statements

2.1 Vision

Our vision is to position the Swakopmund RTC Centre as a state-of-the-art research Centre with advanced equipment and expertise to promote research, innovation, and development to address environmental, economic, and social challenges at all scales (local, regional, and international).

2.2 Mission

To provide hands-on skills and contemporary research experiences to students, researchers, communities, and relevant stakeholders within Namibia and beyond.

3. Scope

The scope of the Swakopmund RTC Centre is addressed under two broad areas, namely: Food Science, Biotechnology, and Molecular Biology, and Environmental, Water, and Biodiversity. Furthermore, the Centre offers conferencing facilities, training, and other consulting services. Specifically, the Centre conducts research focusing on the following areas:

- Water quality and water resource management,
- Fisheries and marine resource management,
- Biodiversity conservation and ecosystem restoration
- Sustainable agriculture, including mushroom cultivation, aquaponics, and aquaculture,
- Food science, biotechnology, and molecular biology,



- Community engagement, capacity building, and policy support, and
- Social science (blue economy, climate change, pollution, food security, livelihood security & Small-Scale Fisheries).

11.1.29 **REPORT ON THE NATIONAL CAPACITY BUILDING WORKSHOP ON SUSTAINABLE DEVELOPMENT GOALS (SDGs) LOCALIZATION AND VOLUNTARY LOCAL REVIEWS (VLRs) FOR CENTRAL AND LOCAL GOVERNMENT**

(C/M 2026/09/03 - 18/5/2)

Ordinary Management Committee Meeting of 19 August 2026, Addendum **9.2** page **09** refers.

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

1. Purpose of Submission

The purpose of this submission is to seek Council's acknowledgment of the feedback report from the National Capacity Building Workshop on Sustainable Development Goals (SDGs) Localization and Voluntary Local Reviews (VLRs) for Central and Local Government, which was held in Otjiwarongo from 15 to 17 July 2026.

2. Background

The National Capacity Building Workshop on Advancing the 2030 Agenda for Sustainable Development through SDG Localization was held in Otjiwarongo from 15-17 July 2026. The workshop brought together representatives from development partners, civil society organizations, local authority and other stakeholders to strengthen understanding and implementation of the Sustainable Development Goals (SDGs) at the local level. The workshop was organized by the National Planning Commission (NPC) with support from the United Nations Resident Coordinator's Office (UNRCO) and the United Nations Department of Economic and Social Affairs (UNDESA).

The workshop focused on SDG localization, which refers to the process of strengthening the implementation of SDGs at local level, create awareness and enhance data gathering and analysis for SDGs report. As local authorities are at the forefront of service delivery, they play a critical role in translating global and national development commitments into tangible outcomes for citizens.

Emphasis was placed on the preparation of Voluntary Local Reviews (VLRs), which serve as a mechanism for assessing and reporting progress on the achievement of the SDGs at the local level. At the workshop, the Council was represented by Mr. Robeam Ujaha and Ms. Rosalia Neshuku.

3. Voluntary Local Reviews (VLRs)

In the Namibian context, Voluntary Local Reviews (VLRs) are still at an emerging stage. To date, Namibia has undertaken several Voluntary National Reviews (VNRs) at the national level to report on SDG implementation, including its most recent review in 2024. However, there is limited evidence that any Namibian local authority has completed and officially published a full Voluntary Local Review (VLR). The recent capacity-building workshops on SDG localization and VLRs indicate that Namibia is preparing local authorities to adopt this approach. These initiatives are aimed at strengthening the capacity of local governments to:

- *Integrate SDGs into local planning and budgeting;*

- *Establish local SDG indicators and data systems;*
- *Monitor progress at the municipal level; and*
- *Prepare future VLRs aligned with national reporting processes.*

While Namibia has made significant progress in reporting on the Sustainable Development Goals through Voluntary National Reviews (VNRs), the implementation of Voluntary Local Reviews (VLRs) remains at an early stage. The National Capacity Building Workshop on SDG Localization and VLRs was therefore a timely intervention aimed at equipping local authorities with the knowledge, tools, and methodologies required to localize the SDGs and initiate local-level monitoring and reporting processes. The workshop provided a platform for local authorities to explore the VLR framework as a mechanism for tracking development progress, strengthening accountability, and contributing to national and global sustainable development reporting commitments.

4. **Council's Role in the Preparation of the Voluntary Local Review (VLR)**

As the sphere of government closest to communities, Council plays a critical role in localizing the Sustainable Development Goals (SDGs) and ensuring that local development priorities contribute to the achievement of Namibia's national development objectives, the 2030 Agenda for Sustainable Development, and the African Union's Agenda 2063. The preparation of a Voluntary Local Review (VLR) provides Council with an opportunity to assess, document, and communicate progress made towards sustainable development, while identifying challenges, gaps, and opportunities for improvement.

To effectively undertake the VLR process, Council should establish an inclusive and participatory framework that engages key stakeholders throughout the review process. This includes mapping stakeholders according to their contribution to local development, establishing a VLR project team and compiling a VLR report.

The VLR project team will submit the final VLR to Council for consideration and approval. Once approved, the report may be shared with national authorities, development partners, and international SDG platforms to showcase local progress and encourage knowledge sharing. The VLR process will strengthen evidence-based planning, improve accountability, foster partnerships, and enhance Council's contribution towards achieving the Sustainable Development Goals at the local level.

5. **Conclusion**

The National Capacity Building Workshop on SDG Localization and Voluntary Local Reviews (VLRs) provided valuable insights into the role of local authorities in advancing sustainable development. The workshop highlighted the importance of integrating the SDGs into local planning, budgeting, implementation, monitoring, and reporting processes. Furthermore, it emphasized the need for stakeholder engagement, data-driven decision-making, and institutional coordination in preparing a credible VLR.

Council is encouraged to consider initiating the VLR process as a strategic tool for assessing local development progress, strengthening accountability, and demonstrating its contribution towards the achievement of Namibia's national development priorities, the 2030 Agenda for Sustainable Development, and the African Union Agenda

2063.

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

RECOMMENDED:

- (a) That Council acknowledges the feedback report on the National Capacity Building Workshop on SDG Localization and Voluntary Local Reviews (VLRs) for Central and Local Government held in Otjiwarongo from 15-17 June 2026.
 - (b) That permission be granted for the establishment of a Voluntary Local Reviews project team and shall comprise representatives from the following departments:
 - *Office of the CEO*
 - *Finance Department*
 - *Engineering and Planning Services Department*
 - *Health Services and Solid Waste Management Department*
 - *Corporate Services and Human Capital Department*
 - *Economic Development Services Department*
 - (c) That it be noted that Ms Rosalia Neshuku and Mr Robeam Ujaha be responsible for compiling the Voluntary Local Reviews (VLR), spearheading data collection, management, and reporting activities.
 - (d) That special leave be granted to the above-mentioned staff members to attend workshops and benchmark visits, aimed at the preparation of a Voluntary Local Review report.
 - (e) That travel and subsistence allowance be paid in terms of Council policy when required and the expenses be defrayed from the Conference Expenses Vote: 300015505500.
 - (f) The permission be granted to explore partnership and funding opportunities to support SDG localization activities.
 - (g) That Council integrate SDG targets and indicators into Council's planning, budgeting, monitoring, and reporting frameworks to enhance alignment with national and global development commitments.
 - (h) That the final Voluntary Local Reviews (VLR) report be submitted to the council for endorsement.
-

- 11.1.30 **ACKNOWLEDGEMENT OF THE TEMPORARY APPOINTMENT OF THE CHIEF EXECUTIVE OFFICER, MR ALFEUS BENJAMIN, AS CHAIRPERSON OF THE NAMIBIA SPORT COMMISSION BOARD AND APPROVAL OF SPECIAL LEAVE**
(C/M 2026/09/03 - 11/2/4/2)

Ordinary Management Committee Meeting of 19 August 2026, Addendum **9.3** page **12** refers.

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

The Municipality has received correspondence from the Ministry of Education, Innovation, Youth, Sport, Arts and Culture confirming the temporary appointment of Mr. Alfeus Benjamin, Chief Executive Officer of the Municipality of Swakopmund, as Chairperson of the Namibia Sport Commission Board for the period **28 July 2026 to 31 December 2026**.

The appointment has been made to enable the Board to constitute a quorum and continue exercising its governance and oversight responsibilities in terms of its statutory mandate.

The appointment is a national public service responsibility and may require the Chief Executive Officer to attend Board meetings, governance engagements and other official activities during normal working hours from time to time, and therefore Council's approval is obtained for his release from municipal duties, where required, to execute the responsibilities associated with the appointment.

In order to fulfil these responsibilities effectively, it will be necessary for the Chief Executive Officer to be released from his normal municipal duties whenever attendance at Board meetings or other official activities of the Namibia Sport Commission is required.

It is proposed that such absences be regarded as special leave with pay, granted in accordance with the applicable provisions of the Swakopmund Municipality's Conditions of Service and Leave Regulations, as well as the provisions of the Local Authorities Act, 1992 (Act No. 23 of 1992), where applicable.

Furthermore, it is noted that all costs associated with the appointment, including travelling expenses, subsistence and accommodation allowances and any other expenditure incurred in the execution of the duties as Chairperson of the Namibia Sport Commission Board, shall be borne by the Ministry of Education, Innovation, Youth, Sport, Arts and Culture and/or the Namibia Sport Commission. Accordingly, no financial obligation will rest with the Municipality.

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

RECOMMENDED:

- (a) **That Council take note of the temporary appointment of Mr Alfeus Benjamin, Chief Executive Officer of the Municipality of Swakopmund, as Chairperson of the Namibia Sport Commission Board for the period 28 July 2026 to 31 December 2026 and that Council congratulates Mr Benjamin on this prestigious national appointment;**
- (b) **That approval be granted and Mr Alfeus Benjamin be released from his municipal duties, as and when required, to attend meetings and**

perform the official responsibilities associated with his appointment as Chairperson of the Namibia Sport Commission Board.

- (c) That approval be granted for special leave and with pay, in accordance with the applicable provisions of the Swakopmund Municipality's Conditions of Service and Leave Regulations and the Local Authorities Act, where applicable.**
 - (d) That all travelling, subsistence, accommodation and any other costs associated with the execution of these duties shall be borne by the Ministry of Education, Innovation, Youth, Sport, Arts and Culture and/or the Namibia Sport Commission, and that no additional financial burden shall be placed on the Municipality of Swakopmund.**
 - (e) That the office of the Mayor be authorized to convey Council's acknowledgement and support of the appointment to the Honourable Minister of Education, Innovation, Youth, Sport, Arts and Culture.**
-



REPUBLIC OF NAMIBIA

MINISTRY OF EDUCATION, INNOVATION, YOUTH, SPORTS, ARTS AND CULTURE

Tel: +264 61 435 6008/9
 Fax: +264 61 435 6058
 Enquiries: Ms. Indira Maswa
 E-mail : pa.edc@meyspc.gov.na

Luther Str. Govt. Office Park
 Private Bag 13186
 WINDHOEK

Mr. Alfeus Archie Benjamin
 Chairperson
 Namibia Sports Commission Board
SWAKOPMUND

SUBJECT: COMPOSITION OF THE NAMIBIA SPORT COMMISSION BOARD

Reference is made to your temporary appointment as a member and Chairperson of the Namibia Sport Commission Board for the period 28 July 2026 to 31 December 2026.

The purpose of this letter is to formally inform you that you will serve alongside the following remaining members of the Board, whose terms of office run until 31 December 2026:

NAME OF BOARD MEMBER	AREA OF EXPERTISE
1. Ms Dominic Christine Le Roux	Human Resources and Compliance;
2. Ms Hilja Katshuna	Human Resources;
3. Mr John Grafft Ndungaua	Marketing and Sport Development; and
4. Mr Imanuel Hawanga	Audit, Risk and Finance.

The collective expertise of the members will support the Board in exercising effective governance and oversight over the affairs of the Namibia Sport Commission.

Your temporary appointment brings the number of serving Board members to five, thereby enabling the Board to constitute a quorum and continue discharging its governance and oversight responsibilities.

The Chief Administrator of the Namibia Sport Commission has been informed of your appointment and requested to facilitate your introduction to the remaining Board members. He has further been directed to provide the necessary administrative and

SUBJECT: COMPOSITION OF THE NAMIBIA SPORT COMMISSION BOARD

secretarial support, including access to relevant governance documents, previous Board resolutions and pending matters.

The Ministry trusts that you and the other members will work collectively to ensure continuity, sound governance and the effective execution of the statutory mandate of the Commission during this temporary arrangement.

We wish you well in the execution of your responsibilities.

Yours sincerely,


Gerard N. Vries
EXECUTIVE DIRECTOR

30/07/2026



- 11.1.31 **AUDIENCE: MOBILE TELECOMMUNICATIONS COMPANY (PTY) LTD (MTC)**
PRESENTATION OF MOBILE APPLICATION
(C/M 2026/09/03 - 12/2/1/2/2)

Ordinary Management Committee Meeting of 19 August 2026, Addendum
10.1 page **03** refers.

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

1. **Introduction**

In line with one of the Council's Strategic Plan Objectives, of becoming a *Smart City*, Mobile Telecommunications Company (Pty)Ltd (MTC) agreed for an audience with the Municipality of Swakopmund to demonstrate a Mobile Application and development capability for the benefit of Swakopmund Municipality. This is expected to significantly accelerate the Smart City initiative, in line with the Strategic Plan Objectives.

MTC is invited to present their proposal to the Management Committee on Thursday, **13 August 2026**.

2. **Background**

Swakopmund as a significant Tourism destination, requires significant digital initiatives to keep up with the intuitive demands of the various stakeholders, both local, and also global.

It is believed that a Mobile Application will significantly assist the Municipality to close the various gaps that may exist between the Municipality and its various stakeholders, thus shortening turn-around times and improving overall operational efficiency.

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

RECOMMENDED:

- (a) **That Council takes note of the presentation by MTC with regards to the development of a Mobile Application.**
 - (b) **That the relevant procurement processes be initiated as per relevant regulations.**
-

11.1.32

AUDIENCE : REQUEST FOR A PURCHASE PRICE REDUCTION OR PAYMENT PLAN OPTION FOR THE SALE OF A REMAINDER/ ERF 9821, SWAKOPMUND, EXTENSION 38

(C/M 2026/09/03 - E 9821)

Ordinary Management Committee Meeting of 19 August 2026, Addendum **10.2** page **04** refers.

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

An audience request has been received from the Deon Hotto Foundation ("DHF"), attached as **Annexure "A"**, requesting an opportunity to present its motivation to Council in support of the following applications:

- *a further reduction in the approved purchase price of **N\$125.00/m²** for the purchase of the remaining portion of Erf 9821, Swakopmund; and*
- *consideration of a structured payment arrangement for the settlement of the purchase price.*

On **13 February 2026**, DHF initially applied for a further reduction in the approved purchase price. By letter dated **17 February 2026 (Annexure "B")**, DHF was informed that the request could not be supported, as the approved purchase price of **N\$125.00/m²** had already been determined based on 50% of the estimated development cost of **N\$250.00/m²**, being the same purchase price approved by Council for the Werner Erkes Foundation, another registered non-profit organisation, for the purchase of an adjacent portion of Erf 9821, Swakopmund.

Following the response, DHF reiterated its request to be afforded an opportunity to present its motivation directly to Council. Accordingly, DHF was invited to address Council and was expressly advised that the invitation to present its motivation should not be interpreted as creating any expectation that a concession or waiver would be granted.

2. Background

Following the letter of DHF, dated **19 June 2025**, requesting Council to donate a portion of Erf 9821, Swakopmund, measuring approximately 2.5 hectares for the development of the Deon Hotto sports and football facilities, Council considered the request.

On **28 August 2025**, under Item 11.1.1, Council resolved not to donate the land but instead approved the sale of the remaining portion of Erf 9821, Swakopmund, measuring 29,829 m² (2.9829 hectares), to DHF at a discounted purchase price of N\$125.00 per square metre, being 50% of the average market value of N\$ 250.00 per square metre. The purchase price was therefore calculated as N\$125.00 × 29,829 m² = **N\$ 3,728,625.00**.

The price per square metre considered is aligns with the purchase price approved by Council on **30 January 2025** for the portion allocated to Werner Erkes Foundation. As both DHF and Werner Erkes Foundation are registered non-profit organisations, it is was considered as fair reasonable if both entities are being treated in the same manner.

The completed resolution is attached **Annexure "C"**. Quoted are the relevant points extracted from the Council Resolution:

- "(d) That Deon Hotto Foundation provides proof of financing to fund the project in terms of point (e) of Council's resolution passed on 25 February 2021 under item 11.1.4.*
- (f) That the standard conditions contained in Council's Property Policy for the sale of land to non-profit entities attached as Annexure "C", be applicable.*
- (g) The purchase price based on 50% of the development cost, currently at an average cost of N\$ 250.00/m² is N\$ 125.00/m² x 29,829m² (2.9829Ha) = N\$ 3,728,625.00.*
- (j) That payment of the purchase price be secured either in cash or bank guarantee in favour of the Swakopmund Municipality within 120 days from the date of the Surveyor-General-approved plan being in place. Failure to secure the purchase price will result in cancellation of the transaction without further notice.*
- (k) That Deon Hotto Foundation in collaboration with Werner Erkes Foundation (Tangeni Shilongo) be responsible for the appointment of a geotechnical consultants to confirm the suitability of the erf for their proposed developments, attend to an environmental assessment, attend to the closure of the portion of the erf as Public Open Space, the subdivision and rezoning of the portion of land."*

Subsequent to the above resolution, on **10 February 2026**, the Minister of Urban and Rural Development granted approval for Council to proceed with the sale of the Remaining Portion of Erf 9821, Swakopmund to DHF.

On **13 February 2026**, DHF submitted an application requesting a further reduction in the approved purchase price. In accordance with Council's Property Policy and standard procedures, DHF was informed as per letter dated **17 February 2026** that its request cannot be considered, as the approved purchase price already reflected a 50% reduction from the development cost value.

Notwithstanding the advice provided by the General Manager: Corporate Services, Human Capital and ICT, DHF has maintained its request and is seeking an opportunity to address the Management Committee of Council to present its motivation for a further reduction in the purchase price, or alternatively a payment option.

3. **Discussion**

DHF expressed its appreciation for Council's approval of the purchase price based on 50% of the development costs in its letter dated **03 July 2026**. However, DHF indicated that the actual development costs have significantly exceeded its initial financial projections, resulting in a substantial additional financial burden. Consequently, DHF has requested a further reduction in the purchase price to mitigate the increased financial impact associated with the development.

In its initial application, DHF indicated that it intended to invest approximately **N\$2,000,000.00** towards the development infrastructure for the project. Based on this investment, Council approved a purchase

price of **N\$3,728,625.00** for the 29,829 m² property, representing 50% of the projected development costs. The approved purchase price exceeds DHF's initial projected infrastructure investment by **N\$1,728,625.00**.

To mitigate the increased financial burden associated with the project, DHF proposed that Council further reduce the purchase price and grant a structured payment arrangement, allowing the purchase price to be settled over an extended period. The structure payment on the purchase price only allowed for the purchase land zoned "Institutional" and mainly for religious institutions in terms of the Property Policy hence this is not applicable to DHF.

Council has already granted a significant concession by approving the purchase price at 50% of the estimated development costs. Accordingly, there is no justification for a further reduction. Granting an additional reduction in the purchase price would be inequitable and inconsistent with the principle of equal treatment to Werner Erkes Foundation (a Non-Profit Organisation) who is purchasing the adjacent land at the same purchase price per square metre. Furthermore, approving a further reduction for DHF would therefore result in preferential treatment and could establish an undesirable precedent for future municipal land transactions.

Should Council wish to provide financial relief to DHF, the only viable option would be to consider reducing the size of the land allocated to an affordable size, while maintaining the approved purchase price per square metre. This approach would reduce the overall purchase price payable without altering the approved per square, metres purchase price thereby ensuring consistency and equitable treatment of purchasers while avoiding the creation of an undesirable precedent.

It is therefore proposed that Council declines DHF's request for a further reduction in the purchase price, as the purchase price was already determined at 50% of the estimated development costs. Alternatively, Council may consider reducing the size of the land allocated to the affordable size to reduce the purchase price.

It should also be noted that DHF still has to provide proof of financing as required in terms of point (d) of Council resolution passed on **25 August 2025**, item 11.1.1.:

(d) That Deon Hotto Foundation provides proof of financing to fund the project in terms of point (e) of Council's resolution passed on 25 February 2021 under item 11.1.4.

The initial application was substantiated by various sponsors from established companies.

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

RECOMMENDED:

- (a) That Council takes note of the applications of Deon Hotto Foundation dated 13 February 2026 and 03 July 2026 (see Annexure "A") to which a reply dated 17 February 2026 (was issued with regard to the prescriptions of the Property Policy.
 - (b) That the applications by Deon Hotto Foundation for a further reduction in the purchase price and for a structured payment arrangement in respect of the Remaining Portion of Erf 9821, Swakopmund, not be approved.
 - (c) That Council approves the reduction on the size of a Portion of the Re/ Erf 9821, Swakopmund for the land allocated to Deon Hotto Foundation and remain with the purchase price per square metres of N\$ 125.00/m² being 50% of the development cost of Extension 38, Swakopmund.
 - (d) That Deon Hotto Foundation be requested to submit their offer for Council's consideration.
-



Your Ref:

Ref: DHF_RequestCouncilAgenda_OfficeoftheMayor_02072026

Date: 3rd July 2026

To: Her Worship, Ms. Suama Kautondokwa
Mayor of Swakopmund,
Swakopmund Municipality

CC:

Mr. Archie Benjamin – Chief Executive Officer, Swakopmund Municipality

Mr. Eddy Angula – Chairperson, Management Committee, Swakopmund Municipality Council

Subject: Land Application Status, and Formal Appeal for Purchase Price Reconsideration / Payment
Plan Option – Erf 9821, Extension 38 (Deon Hotto Football Facility)

Dear Worship Mayor,

Expression of Gratitude

On behalf of the Board of Directors, I wish to express our profound appreciation to your Worship for graciously hosting Mr. and Mrs. Hotto at your office. This meeting was invaluable in fostering a comprehensive, shared understanding of the precise sequencing of events, the underlying challenges faced, and the strategic way forward regarding our application for Erf 9821, Extension 38.

Timeline and Sequencing of Events

To ensure absolute clarity and reference for Council records, the administrative progression of this application is outlined below:

- **Initial submission & commitments:** 2022 initial application was submitted and correspondence with a council resolution provided.
- **Council Resolution (28 August 2025):** The Swakopmund Municipal Council passed a resolution under Item 11.1.1, approving the sale of a 2.9829 Ha portion of Erf 9821 to our Foundation at a 50% discounted developmental rate of N\$ \$125.00/m²
- **Current Statutory Phase:** The project has finalized its high level concept development and is commencing with the critical town planning procedures, including rezoning and public inputs from our partner Kamau town planners.

Enquiries: 085 770 7090

Email Address: deonhottofon@gmail.com



Core Challenges and Rationale for the Appeal

While the Foundation remains deeply grateful for the initial 50% developmental cost reduction, strict financial realities pose a significant constraint to immediate execution:

- **High Capital Burden:** Under the current terms, the land acquisition cost exceeds N\$ 3.7 million.
- **Compounding Infrastructure Costs:** All associated infrastructure costs have to be also allocated and utilised.
- **Non-Commercial Nature:** The property is strictly bound by a 30-year restriction against any alternative usage or unauthorized subleasing, securing it purely as a non-profit "Public Good" for the community.
- **The property department indicated that the rationale behind issuing discounts is the same as the neighbours of ours, then we again we appeal what is the difference in discounting between an international and a local and Namibian based NGO/NPO. We request a relook at this policy.**

Formal Appeal: Price Reconsideration & Payment Options

In light of these structural and financial realities, the Deon Hotto Foundation respectfully appeals to your Worship and the Council to consider the following relief mechanisms:

1. **Further Purchase Price Discount:** A further reduction on the N\$ \$125.00/m² rate to lower the heavy capital barrier of the land purchase.
2. **Structured Payment Plan Option:** A flexible, phased payment plan option to fulfill the land purchase obligation without choking the immediate capital liquidity required for specialized construction.

By granting either or both of these options, the Municipality will allow the Foundation to immediately redirect vital funds straight into breaking ground and building the required assets thereafter. Equally, Deon's professional football career is coming to an end and his opportunity for funding is coming to close hence this letter and the payment options.

Request for Direct Presentation to Council

To unpack the technical, social, and economic merits of this request, the Foundation hereby requests an opportunity to formally present our rationale directly to the full Municipal Council session.

During this presentation, we intend to outline how this facility serves as a part and parcel of the "Center of Adventure" and a common-user asset for local schools, academies, and regional SADC clubs and abroad. Furthermore, we will demonstrate its direct alignment with National Development

Enquiries: 085 770 7090

Email Address: deonhottoton@gmail.com



Plan 6 (NDP6) and the Swapo Manifesto Implementation Plan (SMIP) through local job creation, youth mobility, and socio-economic transformation in a previously disadvantaged neighbourhood.

We thank you once again for your progressive leadership, your open-door policy, and your shared vision for sport and community development in Swakopmund and its broader impact too.

Yours in Sport and Community Development,

Electronically Submitted.

Carl Pesat
Chairperson
Deon Hotto Foundation
+264 85 770 7090

Letter Attached - DHF_Motivation for further Reduction in price Reconsideration - Erf 9821 - Extension 38 (Deon Hotto Football Facility).

Annalize Swart

From: Annalize Swart
Sent: Wednesday, March 11, 2026 10:08 AM
To: Mpasi Haingura
Cc: Sharon D. Pogisho; Mahne Kruger; Stephny Bruwer
Subject: FW: FW: BSU: (LEG) - REQUEST FOR FURTHER PRICE REDUCTION RECONSIDERATION (DEON HOTTO FOUNDATION)

GM:CS,HC&ITC

Receipt acknowledged and recorded. Please ensure a formal reply is sent to the sender.

Annalize Swart | Executive Assistant to the Chief Executive Officer | Chief Executive Office | +264 64 410 4100

From: Foundation <deonhottofon@gmail.com>
Sent: Wednesday, March 11, 2026 8:00 AM
To: Annalize Swart <aswart@swkmun.com.na>
Cc: cfigurirab@gmail.com; deondinho11@gmail.com
Subject: Re: FW: BSU: (LEG) - REQUEST FOR FURTHER PRICE REDUCTION RECONSIDERATION (DEON HOTTO FOUNDATION)

Good Morning Annalize,

Just a follow up on this, when will it appear on the council's agenda?

I saw the response from the property department however my letter is addressed to both the CEO and Council.

We understand the letter is not in support of our motivation however this letter must still go to council with the opinion of the property department to pronounce ourselves on this matter.

We want to be invited to the council to explain our position and why.

Or is property department letter the final position of both council and the municipality? I find that hard to believe.

To be more brutally honest, their assessment of our application for further justification is taken out of context, I would like them to pronounce on this matter and not be sure why we are getting compared to a foreign NGO since we are a local NGO, with a national sport hero leading this and from Swakopmund (Born). This is something I need to report back to the board on and the letter for me is not sufficient.

Looking forward to your response and how it can be resolved.

Cheers!

Carl

On Fri, 13 Feb 2026 at 14:50, Annalize Swart <aswart@swkmun.com.na> wrote:



Ref: DHF_PriceReductionLandSale_(Swakomund)-06022025_(cp)

Date: 13th February 2026

To: Mr. Archie Benjamin

Chief Executive Officer

Swakopmund Municipality, Swakopmund, Erongo region.

CC: Mr. Eddy Angula

Chairperson, Management Committee.

Swakopmund Municipality Council

Subject: Motivation for Further Purchase Price Reconsideration – Erf 9821, Extension 38 (Deon Hotto Football Facility).

Dear Mr. Archie and Honorable Councilors,

The Deon Hotto Foundation sincerely extends its congratulations on your election to the Swakopmund Municipal Council. We look forward to a collaborative era of progress and community-centered development.

We refer to the Council resolution of 28 August 2025 (Item 11.1.1), which approved the sale of a 2.9829 Ha portion of Erf 9821 to our Foundation at a discounted rate of N\$ 125.00/m². While we are deeply appreciative of the 50% reduction in development costs previously granted, we are writing to respectfully request a further reduction in the purchase price.

Our request is rooted in the goal of expediting the development and maximizing the project's impact in alignment with the following strategic priorities:

- **Alignment with NDP6 & SMIP:** This project directly implements the Swapo Manifesto Implementation Plan (SMIP) and NDP6 goals by addressing youth mobility, skills development, and job creation.
- **A "Public Good" Initiative:** As noted in our initial application, these facilities are designed as a public good for Swakopmund. By lowering the land acquisition cost, we can immediately redirect those funds (over N\$ 3.7 million under current terms) directly into the N\$ 2,000,000.00+ infrastructure investment required for the FIFA/CAF football accredited facilities.
- **"Center of Adventure" Narrative:** This facility will cement Swakopmund's identity as Namibia's sports and adventure hub, providing world-class infrastructure for both boys and girls to develop talent locally.
- **Non-Profit Commitment:** The Foundation is bound by a 30-year restriction against using the property for any other purpose or subleasing it without Council consent. This guarantees that any further discount is an investment in the community, not a commercial gain for the Foundation.

Deon Hotto Foundation Reg No. 21/2024/0828, Board Of Directors: Chairperson: Carl Pesat, Deon Hotto, Sasha Hotto, Edison Muheus, Lourencia Maendo, Roberts Katangolo, Carlos Gurireb

PH. CP



We believe that a further reduction will serve as a powerful catalyst to break ground sooner, transforming an old refuse dump site into a beacon of hope and athletic excellence for our youth and hope since its from a former resident and currently a rate payer.

We have committed towards the N\$ 10,000.00 publication deposit in 2025 and awaiting the Executive Director's response on the Municipality application for approval.

The motivation for the Deon Hotto Sport and Football Facilities extends beyond infrastructure; it is about institutionalizing the legacy of Namibia's most consistent sporting ambassador. The urgency for this project is underscored by Deon Hotto's unprecedented recent achievements:

- **A Historic Milestone:** With his next appearance for the Brave Warriors, Deon Hotto will officially become the most capped football player in the history of the Namibian 'Brave Warriors' National Team.
- **A Record-Breaking Professional Career:** Having surpassed 240 appearances for Orlando Pirates, he now holds the record for the most appearances by a non-South African player in the history of the Buccaneers.
- **Current Elite Performance:** Far from winding down, Deon continues to excel at the age of 35. This season alone, he has already led his club to victory in both the MTN8 and the Carling Knockout Cup, proving that excellence is a habit maintained through professional facilities and dedication.
- **Inspiration Through Visibility:** The proposed facility will not merely be a sports ground but a "living museum" of his journey. By featuring his history and milestones within the complex, we provide the youth of Swakopmund with tangible proof that international success is attainable and provide hope.

We look forward to the opportunity to discuss how this further discount will directly translate into accelerated social development for Swakopmund, especially for this area.

Yours in Sport and Community Development,


Carl Pesat
Chairperson
Deon Hotto Foundation

Annexure: 1
Project Overview

Annexure: 2

Deon Hotto commitment to do a handover of the signed Brave Warriors shirt.

Deon Hotto
Founder
Deon Hotto Foundation





+264 64 410 4111 | swkmun@swkmun.com.na | P.O. Box 53, Swakopmund, Namibia

Ref No: E 9821
Enquiries: Mr Mpasi Haingura

17 February 2026

Deon Hotto Foundation
Attention: Mr Carlos Gurirab

deonhottofon@gmail.com

Dear Sir

MOTIVATION FOR THE FURTHER PURCHASE PRICE RECONSIDERATION OF THE SALE OF A PORTION OF ERF 9821, SWAKOPMUND FOR THE DEVELOPMENT OF SPORT FACILITIES

Your letter dated **13 February 2026** regarding the above-mentioned matter refers.

During the discussion of your application for the donation of the remaining portion Erf 9821, Swakopmund, Council on **28 August 2025**, under item 11.1.1 approved the sale instead of the donation at a subsidised purchase price of 50% of the development cost, i.e. N\$ 125.00/m² (development cost: N\$ 250.00/m²).

The rate approved aligns with the purchase price approved by Council on **30 January 2025**, under item 11.1.13, for the portion of Erf 9821 allocated to Werner Erkes Foundation. As both Deon Hotto Foundation and Werner Erkes Foundation are registered non-profit organisations, the Property Policy provides for a reduced purchase price of 50%, which ensures fair and equal treatment of applications by non-profit entities.

Based on the above, your application for a further reduction cannot be considered.

For any further enquiries, please do not hesitate to contact the undersigned at ☎ 064-4104200.

Yours faithfully

Mpasi Haingura
GM: CORPORATE SERVICES, HC & ICT

/ms



Copies:

- ① GM: Engineering & Planning Services
- ② GM: Economic Development Services





Republic of Namibia

Ministry of Urban and Rural Development

Enquiries: E.M. Gende
Tel: (+264+61) 297-5175
Fax: (+264+61) 297-5096

Government Office Park
Luther Street

Private Bag 13289
Windhoek, Namibia

Our Ref.: 14/14/1/S2
Your Ref.

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

Dear Mr. Benjamin,

RE: INTENTION TO SELL A PORTION OF ERF 9821, EXTENSION 38 SWAKOPMUND FOR THE ESTABLISHMENT OF DEON HOTTO SPORTS AND FOOTBALL FACILITIES

Your letter dated 18 December 2025 has reference.

The Honourable Minister has, in terms of Section 30 (1) (t) read together with Section 63 (2) of the Local Authorities Act, 1992 (Act 23 of 1992) as amended, granted approval for the Council to sell the below listed immovable property, subject to the conditions as per Council resolutions under Item 11.1.1 of the meeting held on 28 August 2025.

Applicant	Erf number	Size	Zoning	Township	Purchase price
Deon Hotto Sports and Football Facilities	A portion of Erf 9821	± 29 8929	Undetermined	Swakopmund Extension 38	NS\$ 3 728 625.00

Yours faithfully,

PP/Phumandani 10/02/2026
WILHELMINE SHIVUTE
EXECUTIVE DIRECTOR



All official correspondence must be addressed to the Executive Director



+264 64 410 4111 | swkmun@swkmun.com.na | P O Box 53, Swakopmund, Namibia

Ref No: E 9821
Enquiries: Ms Margaret Sheehama

13 February 2026

Deon Hotto Foundation
Attention: Mr Carlos Gurirab

deonhottofon@gmail.com

Dear Sir

SALE OF A PORTION OF ERF 9821, SWAKOPMUND FOR THE DEVELOPMENT OF SPORT FACILITIES

The above-mentioned transaction refer.

1. This letter serves to inform you that approval has been granted by the Honourable Minister of Urban and Rural Development, as per correspondence dated **10 February 2026** (attached), for Council to proceed with the sale transaction of a portion of Erf 9821, Swakopmund, Extension 38.
2. You are now requested to proceed with the statutory process of subdivision as stated in point (k) below of the Council resolution passed on **28 August 2025** under item 11.1.1:

(e) *That Deon Hotto Foundation pays a deposit of N\$10 000.00 within 90 days from the date of being informed of this Council resolution to cover all fees and the costs of publication of the sale notice as required in terms of the Local Authorities Act, Act 23 of 1992 (as amended).*

The deposit was paid receipt #65948116 October 2025.

(j) *That payment of the purchase price be secured either in cash or bank guarantee in favour of the Swakopmund Municipality within 120 days from the date of the Surveyor-General-approved plan being in place. Failure to secure the purchase price will result in cancellation of the transaction without further notice.*

The 120 days will commence once the approved Surveyor General diagram of the portion is available.

(k) *That Deon Hotto Foundation in collaboration with Werner Erkes Foundation (Tangeni Shilongo) be responsible for the appointment of a geotechnical consultants to confirm the suitability of the erf for their proposed developments, attend to an environmental assessment, attend to the closure of the*

Please consult Werner Erkes Foundation regarding the statutory proceedings.



portion of the erf as Public Open Space, the subdivision and rezoning of the portion of land.

(n) *That the whole development project must be completed within 48 months from the date of sale, and if no development is made in terms of the conditions of the agreement of sale, the property shall revert to Council without any compensation to the purchaser.*

The 48 months commenced from the date of sale, i.e. date last party signing the deed of sale.

In conclusion, please note that once the subdivision process has been finalized and the diagrams have been approved, Council will compile the deed of sale, after which the 120-day period for payment of the purchase price will commence.

For any further enquiries, please do not hesitate to contact Ms Sheehama at ☎ 064-4104213.

Yours faithfully

Mpsai
Mpsai Haingura
GM: CORPORATE SERVICES, HC & ICT

/ms *MS*



Copies:

- ① GM: Engineering & Planning Services
- ② GM: Economic Development Services

11.1.1

DEON HOTTO FOUNDATION: LAND ACQUISITION FOR SPORT FIELDS

(C/M 2025/08/28 - M Re 4326, M 3702, M 1143, Erf 9821)

RESOLVED:

- (a) That Council takes note of the application received from Deon Hotto Foundation dated 19 June 2025 for the donation of the remaining portion of land measuring approximately 2.5Ha located on Erf 9821, Extension 38, Swakopmund, for the development of the Deon Hotto Sport and Football facilities.
- (b) That Council's decision passed on 31 August 2022 under item 11.1.34 for the construction of Deon Hotto sport facilities on Erven Re 4326 and 3702, Mondesa, is no longer relevant as the basis of the application is no longer to donate facilities to Council.
- (c) That Council approves the sale of a portion of land measuring approximately 2.5 Ha located north of Erf 9821, Extension 38, Swakopmund to Deon Hotto Foundation (21/2024/0828) for the development of Deon Hotto sports and football facilities.
- (d) That Deon Hotto Foundation provides proof of financing to fund the project in terms of point (e) of Council's resolution passed on 25 February 2021 under item 11.1.4.
- (e) That Deon Hotto Foundation pays a deposit of N\$10 000.00 within 90 days from the date of being informed of this Council resolution to cover all fees and the costs of publication of the sale notice as required in terms of the Local Authorities Act, Act 23 of 1992 (as amended).
- (f) That the standard conditions contained in Council's Property Policy for the sale of land to non-profit entities attached as Annexure "C", be applicable.
- (g) The purchase price based on 50% of the development cost, currently at an average cost of N\$250.00/m² is N\$125.00/m² x 29,829 m² (2.9829Ha) = N\$3,728,625.00.
- (h) That all costs relating to the transfer of this erf, (including but not limited to transfer duty, conveyancer's costs, compilation of

Ordinary Council Meeting – 28 August 2025

SMK



146 / 2025

Agreement of Sale, as well as any legal or other costs that may arise from this application), be for the Deon Hotto Foundation's account.

- (i) That the requirements of the Local Authorities Act, Act 23 of 1992, as amended, and the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) be successfully complied with.
- (j) That payment of the purchase price be secured either in cash or bank guarantee in favour of the Swakopmund Municipality within 120 days from the date of the Surveyor-General-approved plan being in place. Failure to secure the purchase price will result in cancellation of the transaction without further notice.
- (k) That Deon Hotto Foundation in collaboration with Werner Erkes Foundation (Tangeni Shilongo) be responsible for the appointment of a geotechnical consultants to confirm the suitability of the erf for their proposed developments, attend to an environmental assessment, attend to the closure of the portion of the erf as Public Open Space, the subdivision and rezoning of the portion of land.
- (l) That Deon Hotto Foundation, at their costs, comply with the statutory processes until completion of the project.
- (m) That Deon Hotto Foundation submit total layout plans, indicating the infrastructure, details of the project, as well as the service demand for the intended project, within 3 months of being notified of the approval of the application.
- (n) That the whole development project must be completed within 48 months from the date of sale, and if no development is made in terms of the conditions of the agreement of sale, the property shall revert to Council without any compensation to the purchaser.
- (o) That Deon Hotto Foundation takes note that no rights will accrue to them unless all the above-mentioned conditions are complied with in full and all the relevant authorities have given the necessary permission, if applicable.
- (p) That Council retains a first right of refusal to purchase the developed land at the market value of the improvements at the time, and the purchase price paid should the owner decide to sell it.
- (q) That Deon Hotto Foundation shall not use the PROPERTY for any other purpose than for which it was bought or sold, sublease or donate the PROPERTY without the consent of the SELLER, for 30 (thirty) years from the date of sale.
- (r) That the applicant indemnifies Council against any claims resulting from blasting.
- (s) That the following decisions made by Council for possible suitability for housing development, be amended, given the above sale:

(i) Council resolution of 30 January 2025, item 11.1.13 (c) (i) 9

"That Council decides on the future use of the remaining portion of Erf 9821, Swakopmund, for instance, housing based on the outcome of a geotechnical report."

Ordinary Council Meeting - 28 August 2025

S.M.C.

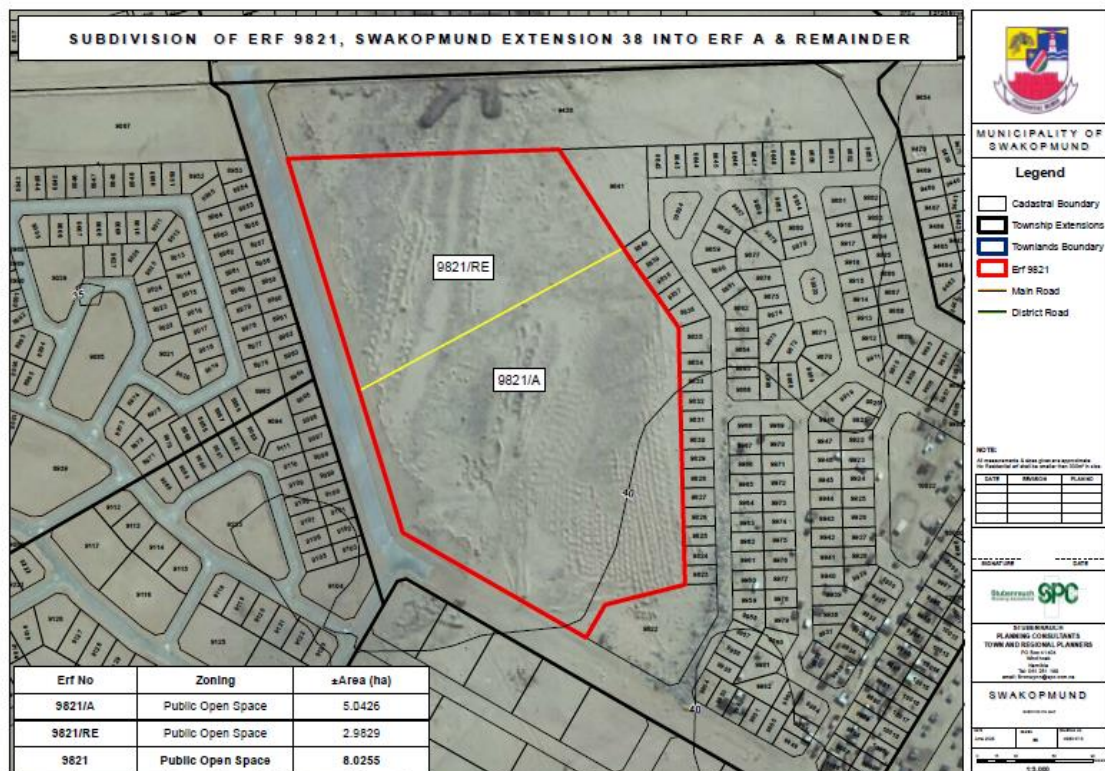
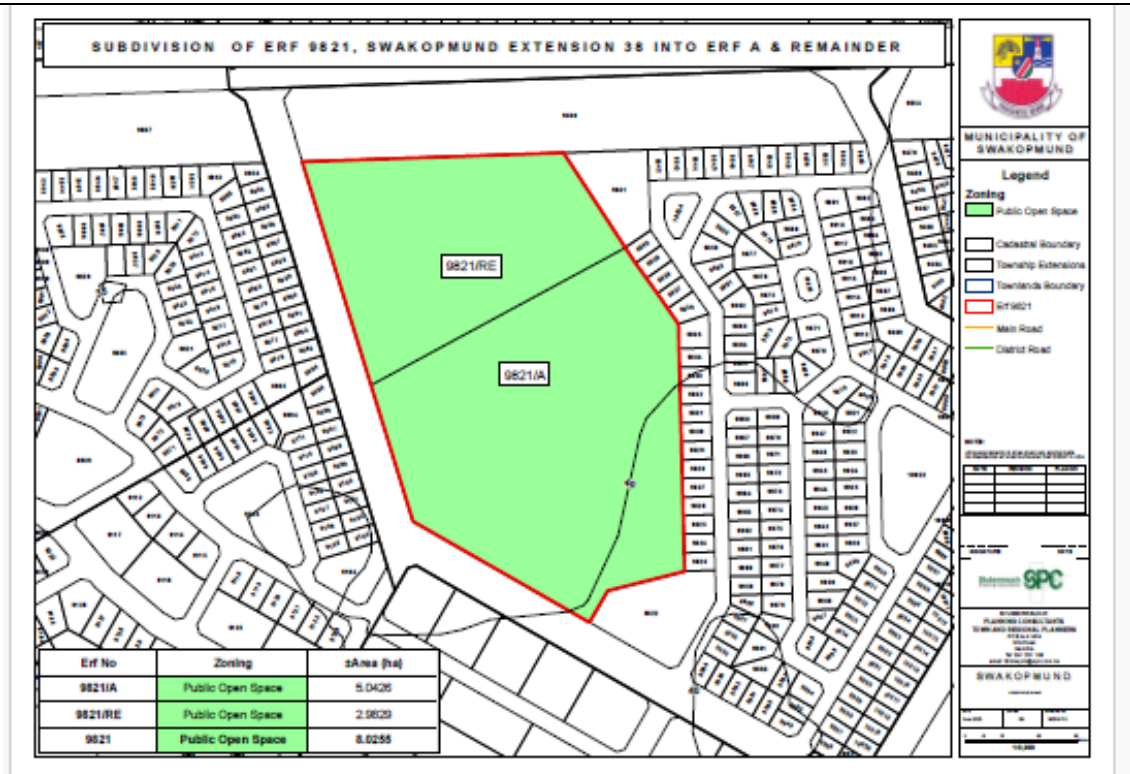



147 / 2025

(ii) Council resolution of 26 June 2025, item 11.1.3 (c)

- (c) That Erf 9821, Extension 38, Swakopmund, be excluded from the offer as a portion measuring approximately 5 ha has been allocated to the Werner Erkes Foundation, and the remaining portion of approximately 3 ha is subject to a geotechnical assessment to determine the suitability for housing purposes (old refuse dump site).

ANNEXURE "D"



- 11.1.33 **REZONING OF FARM 265 (A PORTION OF PORTION B OF THE FARM SWAKOPMUND TOWN AND TOWNLANDS NO.41), SWAKOPMUND FROM "MARICULTURE" TO "GENERAL BUSINESS" WITH A BULK OF 2.0**
(C/M 2026/09/03 – Farm 265)

Ordinary Management Committee Meeting of 19 August 2026, Addendum **10.3** page **20** refers.

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

1. Purpose

The purpose of this submission is to seek Council's consideration for the rezoning of Farm 265, Swakopmund (a portion of portion B of the Farm Swakopmund Town and Townlands No.41) from "Mariculture" to "General Business" with a bulk of 2.0 in terms of Section 104(1)(a) and (e) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018), procedure in respect of authorized planning authority's own land.

2. Introduction and Background

The municipal leadership has initiated the establishment of an international convention centre. Farm 265, Swakopmund has been deemed as the most appropriate and suitable location of the envisage international convention centre and its associated auxiliary activities. The proposed location was endorsed by Council during its meeting held on the 5th March 2026, via Resolution Number (C/M2026/03/05 – 17/1/4/2/1/12, 17/1/4/2/1/14) under Item Number 11.1.25 resolved the following:

- (a) *That Council endorses the identification of Farm 265 as a suitable site for the establishment of an international convention centre and auxiliary uses.*
- (b) *That expressions of interest be invited from entities for the project, including a feasibility study complying with the requirements of the Investor Proposal Checklist and subject to due diligence review by the NIPDB.*
- (c) *That the prequalified entities identified as a result of (b) above, be subjected to a second round of selection based on the following criteria:*
 - (i) *Purchase/ financial proposal*
 - (ii) *Design proposal*
 - (iii) *Experience in the field*
 - (iv) *Capacity and specifications of facilities*
 - (v) *Timelines*
 - (vi) *Technical teams*
- (d) *That after points (b) and (c) above are completed, the matter be resubmitted to Council to consider allocation to the preferred bidder, subject to compliance with the Local Authorities Act, Act 23 of 1992, as amended (publication for objection) and subsequent approval by the Ministry of Urban and Rural Development.*
- (e) *That the Planning Department attends to the rezoning of the rezoning of Farm 265 to a suitable business zoning.*

As part of the aforesaid resolution, the Town Planning Department has been instructed to attend to the rezoning of Farm 265 to a suitable business zoning.

It is on this basis that the rezoning of Farm 265, Swakopmund from "Mariculture" to "General Business" with a bulk of 2.0, is being presented to Council for consideration to enable realisation and establishment of the international convention centre and its complimentary activities.

3. Ownership

Ownership of Farm 265 Swakopmund, is held in the Certificate of Registered Title T 3531/2021 and vests in the Municipal Council of Swakopmund. Proof of ownership has been attached as **Annexure A**.

4. Zoning, Locality and Size

Farm 265, Swakopmund is currently zoned "Mariculture", as illustrated in the figure 1, below. The farm is located along the northern coastline of Swakopmund, north of Myl 4 Proper, immediate north of portion 96 (Oyester Farm), and southwest of the Salt Pan. The farm is measuring 53,823m² (5.3823 hectares) in extent, respectively.

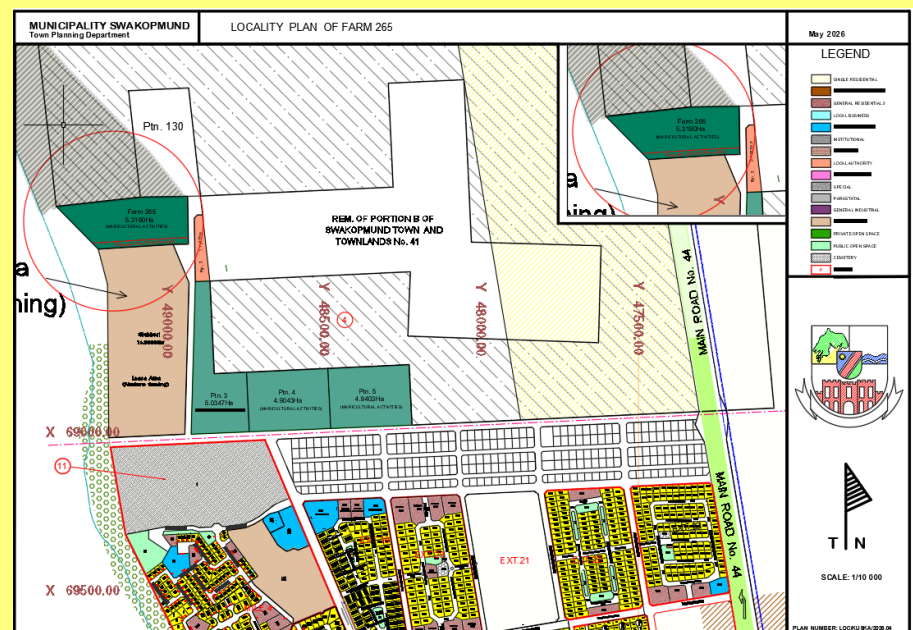


Figure 4: Locality Map of Farm 265, Swakopmund

5. Access, parking and municipal services

Farm 265, Swakopmund currently obtains access from its southern boundary via an existing access road (between Farm 96 and Portion 3) that connects to the municipal road network within the Mile 4 Proper. This access provides connectivity to the surrounding road network and ultimately links to Henties Bay Main Road No. 44, which is the principal north-south arterial route serving the northern parts of Swakopmund. Currently, the property does not have direct access onto main Road No. 44, and access is instead achieved through the existing internal road system.

Farm 265, Swakopmund is not connected municipal services network, such as water supply, sewerage and electricity. The provision of these

services will form part of the proposed development and will be undertaken in accordance with the requirements and standards.

6. Public Notification

The rezoning of Farm 265, Swakopmund was advertised on the 29th May and 5th June 2026 in Namib Times and The Namibian newspapers. A notice was also placed on site and on the Municipal Notice Board for public comments. Affected neighbouring property owners were also consulted via registered mail. Additionally, a notice was published in the Government Gazette No. 8934 dated 1st June 2026. The closing date for objections was on the 19 June 2026, and no objections were received.

7. Proposal

The proposal is to rezone Farm 265, Swakopmund, from "Mariculture" to "General Business" with a bulk factor of 2.0 for the establishment of an international convention centre, which will cater for activities such as conference and exhibition, meeting and function venues, accommodation, restaurants, retail outlets, offices, recreational amenities, parking areas, and other complementary commercial and tourism-related facilities that support the primary function of the convention centre.

The proposed development forms part of Council's strategic vision to diversify the local economy, strengthen Swakopmund's position as a premier business and tourism destination, and create a catalyst for investment along the northern development corridor. The convention centre is expected to attract national and international conferences, exhibitions, trade fairs, and other large-scale events, thereby increasing visitor numbers, extending tourist stays, and stimulating demand for hospitality, retail, transport, and other supporting services.

Furthermore, the rezoning will enable the optimal utilisation of Farm 265, Swakopmund by accommodating a development that is compatible with the long-term urban growth objectives of the Municipality. The proposal is anticipated to generate employment opportunities during both the construction and operational phases, broaden the municipal rates base, and contribute positively to the socio-economic development of Swakopmund and the Erongo Region at large.

8. Evaluation

The proposed rezoning is in conformity with the provisions of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), Swakopmund Structure Plan 2020-2040 and Swakopmund Zoning Scheme. The Urban and Regional Planning Act, 2018, provides for the promotion of sustainable development, orderly and coordinated use of land, and the integration of economic, social, and environmental considerations into planning decisions.

Rezoning of Farm 265, Swakopmund, from "mariculture" to "general business" is considered relatable to the objectives of the Urban and Regional Planning Act, 2018, as it seeks to facilitate an appropriate urban development that will contribute to the economic growth and long-term spatial development of the Municipality. The rezoning application has been initiated by Council and further forms part of the Municipality's strategic vision to establish an international convention centre as a regional economic catalyst.

The current zoning is not suitable for the proposed land use activities, in terms of the Swakopmund Zoning Scheme thus, a rezoning is proposed to ensure that all the intended activities are catered for in terms of the zoning. The change in the land use requires an amendment of the applicable zoning related to the property and, once approval is obtained, will enable land uses that are compatible with the intended development while remaining subject to the development controls prescribed by the Swakopmund Zoning Scheme.

The international convention centre represents a significant public investment that is expected to enhance the Swakopmund's role as a national and international destination for conferences, exhibitions, business events, and tourism.

It further represents a logical extension of the existing urban fabric, as the property is directly adjacent to established urban development within Mile 4 and can be integrated with future municipal infrastructure planning. The proposal therefore supports orderly urban expansion rather than fragmented or isolated development. This is line with the Swakopmund Structure Plan 2020-2040 that promotes compact, contiguous urban development that optimizes the use of land and existing infrastructure.

The current zoning "mariculture" zoning no longer adequately provides for the intended development, as an international convention centre and its supporting activities are not compatible with the existing land use rights. The proposed "general business" zoning is therefore considered the most appropriate zoning category, as it provides sufficient flexibility to accommodate the primary convention centre as well as ancillary uses such as hotels, restaurants, retail outlets, offices, conference facilities, and visitor services.

Farm 265, Swakopmund is strategically located along the northern development corridor, its proximity to the Atlantic coastline, and its accessibility via the existing municipal road network make it well suited for a regional commercial and tourism facility of this nature. The proposed development is anticipated to stimulate economic growth, create employment opportunities during both the construction and operational phases, attract local and international investment, increase tourism expenditure, and broaden the Municipality's revenue base.

9. Conclusion

The proposed development does not present any negative or detrimental impacts on the existing neighborhood character and remains in full compliance with the provisions of the Swakopmund Zoning Scheme, Swakopmund Structure Plan 2020-2024 and the Urban and Regional Planning Act, 2018, provisions.

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

RECOMMENDED:

- (a) That the rezoning of the Farm 265, Swakopmund (a portion of Portion B of the Farm Swakopmund Town and Townlands No. 41) from "*Mariculture*" to "*General Business*" with a bulk of 2.0 be approved.
 - (b) That all costs associated with the provision and installation of service connections to the Farm 265, Swakopmund (a portion of Portion B of the Farm Swakopmund Town and Townlands No. 41) including any required relocation, alteration, or upgrading of existing services, be borne by the developer to the satisfaction of the Local Authority, Erongo RED, and Telecom Namibia.
 - (c) That the rezoning application for the Farm 265, Swakopmund (a portion of Portion B of the Farm Swakopmund Town and Townlands No. 41) from "*Mariculture*" to "*General Business*" with a bulk of 2.0, in accordance with the provisions of Section 105 of the Urban and Regional Planning Act, 2018 be made to the Urban and Regional Planning Board for consideration.
 - (d) That the Engineering, Urban Development and Environmental Management Department facilitate the issuance of the Environmental Clearance Certificate prior to the submission of the rezoning application to the Urban and Regional Planning Board.
-

ANNEXURE A - PROOF OF OWNERSHIP

2021-05-20

2021-06-04

CERTIFICATE OF REGISTERED TITLE

T 3531 / 2021

ENGLING, STRITTER & PARTNERS

Attorneys, Notaries and Conveyancers

P.O. Box 43

12 Love Street

WINDHOEK

CB/sa K 221927

Prepared by me

CONVEYANCER
BEZUIDENHOUT C

By Notarial Deed No. K 379 dated 18th May 2021
 the within-mentioned property is subject to the centre line of which
 is indicated by the line 1 m n.p. on
 diagram no A60/2019
 In favor of: Erongo Regional Electricity
Distributors Company (Proprietary) Limited
 as well as the
 appear on reference to the said Notarial Deed, a copy referred to being so entered,
 2021-05-11
 DEEDS OFFICE
 WINDHOEK
 REGISTRAR OF DEEDS

T 3531 / 2021

CERTIFICATE OF REGISTERED TITLE

Issued under Section ⁴³ 37 of the Deeds Registries Act, 2015 (Act 44 of 2015) ^{1937 47 1927}

WHEREAS

MUNICIPAL COUNCIL OF SWAKOPMUND

has applied for the issue to it of a Certificate of Registered Title under Section ⁴³ 37 of the Deeds
 Registries Act, 2015, in respect of the undermentioned land, being a portion of the land registered in
 its name under GOVERNMENT GRANT NO 25/1935 ¹⁹³⁷

[Handwritten signature]
 1

[Handwritten mark]
 121

NOW THEREFORE, in pursuance of the provisions of the said Act, I, the Registrar of Deeds at Windhoek do hereby certify that the said

MUNICIPAL COUNCIL OF SWAKOPMUND

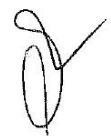
Its Successor-in-title or assigns is the registered owner of -

CERTAIN FARM NO 265 (A PORTION OF PORTION B) OF THE FARM SWAKOPMUND
TOWN AND TOWNLANDS NO 41

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

MEASURING 5,3823 (Five Comma Three Eight Two Three) hectares, as indicated on the
annexed Diagram No A610/2019

HELD BY GOVERNMENT GRANT NO 25/1935



3

AND THAT by virtue of these presents the said

MUNICIPAL COUNCIL OF SWAKOPMUND

Its Successor-in-title or assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights.

2021-06-11

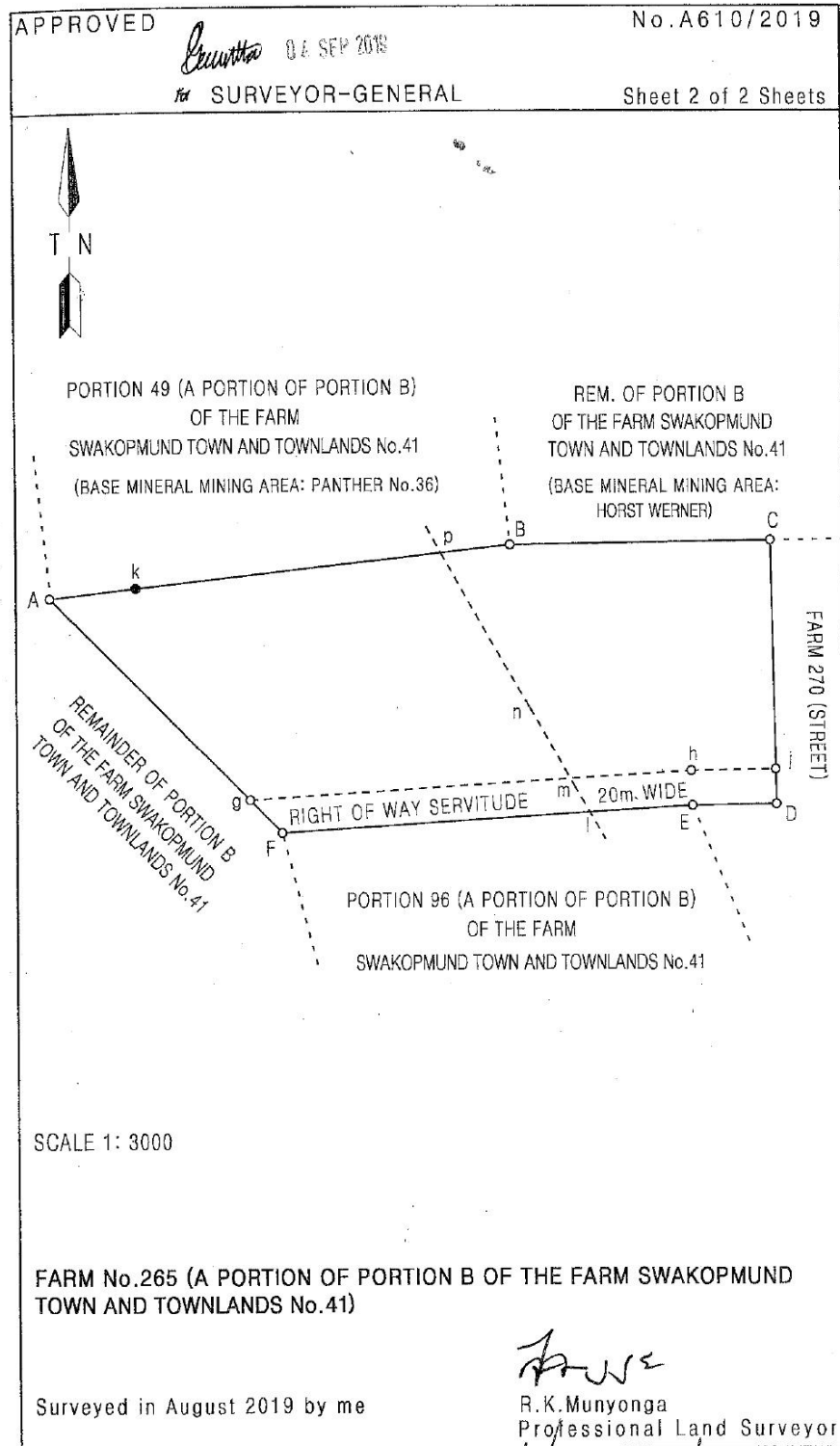
SIGNED AT WINDHOEK ON

AND CONFIRMED WITH MY SEAL OF OFFICE.



[Handwritten signature]

APPROVED				No. A610/2019	
 For SURVEYOR-GENERAL				06 SEP 2019 Sheet 1 of 2 Sheets	
SIDES metres	ANGLES OF DIRECTION	CO-ORDINATES Y System: 22/15 X		DESIGNATION	
AB	268,50	263.41.20	A	+49 317,97	+68 254,70 2307M
BC	150,45	269.03.40	B	+49 051,10	+68 225,18 2308M
CD	151,91	358.58.30	C	+48 900,67	+68 222,72 265C
DE	48,68	89.03.40	D	+48 897,95	+68 374,60 265D
EF	237,95	86.23.40	E	+48 946,62	+68 375,40 ED2
FA	190,60	135.23.00	F	+49 184,10	+68 390,37 ED1
SERVITUDE DATA:					
Fg	26,50	135.23.00	F		ED1
gh	255,81	266.23.40	g	+49 202,72	+68 371,50 Ser1
hj	49,11	269.03.40	h	+48 947,41	+68 355,41 Ser2
jd	20,00	358.58.30	j	+48 898,30	+68 354,61 Ser3
INDICATORY DATA:					
k A	49,93	83.41.20	k	+49 268,34	+68 249,21 LB2307ol
				+46 257,52	+66 751,74 LB1526M
				+48 844,38	+74 891,14 LEUCHTTURM
DESCRIPTION OF BEACONS: A Not beaconsed B Standard mine beacon C to F, g to j 16mm iron peg k 25mm iron peg in concrete, next to a concrete block LB1526M Standard mine beacon LEUCHTTURM Lighthouse					
SERVITUDE NOTES: 1. The line Imp represents the center line of a servitude for an underground electric cable, 5 metres wide, vide diagram No. A422/94, 2. The line DEF represents the southern boundary of a right of way servitude, 20 metres wide up to g, as shown.					
The figure A B C D E F represents 5,3823 hectares of land, being FARM No.265 (A PORTION OF PORTION B OF THE FARM SWAKOPMUND TOWN AND TOWNLANDS No.41) Situate in the Municipal area of Swakopmund Registration Division G Erongo Region, Namibia					
Surveyed in August 2019 by me				 R.K. Munyonga Professional Land Surveyor	
This diagram is annexed to No. T 3531 / 2021 d.d. 2021-06-11 Registrar of Deeds		The original diagram is No. A50/35 annexed to Grant No. 25/1935		S.R. No. E180/2019 Noting Plan: MD-6A File No. G41	



2021-05-20

2021-06-04

NOTARIAL DEED OF ELECTRICITY SERVITUDE
NO. K 379 / 2021

MUNICIPAL COUNCIL OF SWAKOPMUND / ERONGO REGIONAL ELECTRICITY
DISTRIBUTOR COMPANY (PROPRIETARY) LIMITED

FARM NO. 265 (A PORTION OF PORTION B) OF THE FARM
SWAKOPMUND TOWN AND TOWNLANDS NO. 41

FARM NO. 267 (A PORTION OF PORTION B) OF THE FARM
SWAKOPMUND TOWN AND TOWNLANDS NO. 41

FARM NO. 270 (STREET) (A PORTION OF PORTION B) OF THE FARM
SWAKOPMUND TOWN AND TOWNLANDS NO. 41

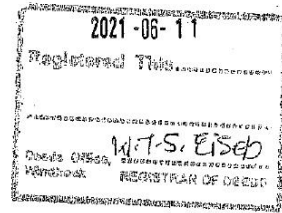
KOGP
PARTNERS

CONVEYANCERS

☒ 3516, WINDHOEK

☎: 382800

REF:WCK/am/78537, MAT8135



PROTOCOL NUMBER: 54/2021

NOTARIAL DEED OF ELECTRICITY SERVITUDE

KNOW ALL WHOM IT MAY CONCERN:

THAT on this the 18th day of MAY 2021 before me

WILLEM CAREL KOTZE

a Notary Public, duly sworn and admitted, residing and practicing at WINDHOEK personally came and appeared

ADRI MEYER

(hereinafter called the "Appearer")

in her capacity as the duly authorized agent of

K 379 / 2021S

n

1 L am D

- 2 -

1. MUNICIPAL COUNCIL OF SWAKOPMUND

herein represented by ALFEUS BENJAMIN in his capacity as Chief Executive Officer and WILFRIED GROENEWALD in his capacity as Chairperson of the Management Committee and duly authorised thereto

(hereinafter referred to as "the Council")

she being duly authorized by a Power of Attorney dated 21 APRIL 2021 and signed at SWAKOPMUND;

AND

2. ERONGO REGIONAL ELECTRICITY DISTRIBUTOR COMPANY (PROPRIETARY) LIMITED

(Company Number: 2004/074)

herein represented by RUDOLF OUSEB in his capacity as Acting Chief Executive Officer and being duly authorised thereto

(hereinafter referred to as "Erongo RED")

she being duly authorized by a Power of Attorney dated 15 APRIL 2021 and signed at WALVIS BAY;

which Powers of Attorney appointing the Appearer have this day been exhibited to me and now remain filed in my Protocol.

AND THE APPEARER DECLARED THAT:

WHEREAS the said

MUNICIPAL COUNCIL OF SWAKOPMUND

being the Registered owner of the undermentioned properties, has agreed to grant to

L. Am. A. C.

- 3 -

ERONGO REGIONAL ELECTRICITY DISTRIBUTOR COMPANY (PROPRIETARY) LIMITED
(Company Number: 2004/074)

its successors in title or assigns,

a Servitude for an underground electric cable over the undermentioned properties on the terms and conditions hereafter set out.

NOW THEREFORE THESE PRESENCE WITNESS:

The Council hereby grants a servitude for an underground electric cable 5 (five) metres wide over:

1. **CERTAIN:** FARM NO. 265 (A PORTION OF PORTION B) OF THE FARM
SWAKOPMUND TOWN AND TOWNLANDS NO. 41
SITUATE: IN THE MUNICIPALITY OF SWAKOPMUND
REGISTRATION DIVISION "G"
ERONGO REGION
MEASURING: 5,3823 (FIVE COMMA THREE EIGHT TWO THREE) HECTARES
HELD: BY CERTIFICATE OF REGISTERED TITLE TO BE REGISTERED

the centre line of which servitude is indicated by the line l m n p on Diagram No. A610/2019

AND

2. **CERTAIN:** FARM NO. 267 (A PORTION OF PORTION B) OF THE FARM
SWAKOPMUND TOWN AND TOWNLANDS NO. 41
SITUATE: IN THE MUNICIPALITY OF SWAKOPMUND
REGISTRATION DIVISION "G"
ERONGO REGION
MEASURING: 5,0168 (FIVE COMMA NIL ONE SIX EIGHT) HECTARES
HELD: BY CERTIFICATE OF REGISTERED TITLE TO BE REGISTERED

the centre line of which servitude is indicated by the line g h on Diagram No. A612/2019

AND

[Handwritten signature]

- 4 -

3. **CERTAIN:** FARM NO. 270 (STREET) (A PORTION OF PORTION B) OF THE FARM
SWAKOPMUND TOWN AND TOWNLANDS NO. 41
- SITUATE:** IN THE MUNICIPALITY OF SWAKOPMUND
REGISTRATION DIVISION "G"
ERONGO REGION
- MEASURING:** 3,8766 (THREE COMMA EIGHT SEVEN SIX SIX) HECTARES
- HELD:** BY CERTIFICATE OF REGISTERED TITLE TO BE REGISTERED

the centre line of which servitude is indicated by the line s t on Diagram No. A615/2019

In favour of

ERONGO REGIONAL ELECTRICITY DISTRIBUTOR COMPANY (PROPRIETARY) LIMITED
(Company Number: 2004/074)

its successors in title or assigns

SUBJECT to the following conditions:-

1. ERONGO RED shall use the servitude area for the purpose of conveying electricity over the properties by means of underground electrical power lines and for purposes ancillary thereto.
2. ERONGO RED or its authorised representative(s) shall confine all movement to within the said servitude area during the construction of the servitude, and will only act within the restriction of the servitude conditions as contained herein.
3. The servitude includes the right: -
 - a) of entrance to and exit from the servitude area in order to construct, enlarge, alter, replace, maintain, inspect, repair or clean the electrical services on the servitude area or for any other purpose which may be necessary in connection with the effective enjoyment of the servitude;
 - b) to cut/and/or remove any tree, vegetation or other obstruction from the servitude area which may handicap the execution of work or interfere with the effective enjoyment of the servitude;

FOR INFORMATION ONLY

[Handwritten signatures and initials]

- 5 -

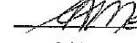
- c) to place on the land adjacent to the servitude area any material which may, during the construction, enlarging, altering, replacing, maintaining or repairing of the electricity work, be excavated or removed from the area;
4. The Council may not erect or place any structure or building, or carry out any work, either above or below ground, and whether of a permanent or temporary nature on the servitude area which will infringe on, or restrict the enjoyment of the servitude.
5. No consideration is payable in respect of the granting of the servitude.

THUS DONE AND SIGNED on the day, month and year first aforewritten, in the presence of the undersigned witnesses and of me, the Notary

AS WITNESSES:

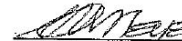
1.



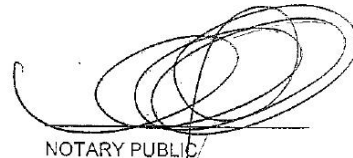

q.q. COUNCIL

2.

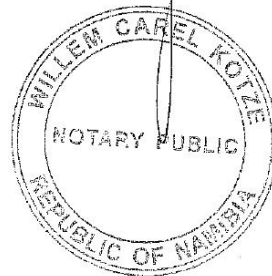



q.q. ERONGO RED

QUOD ATTESTOR



NOTARY PUBLIC



Public Notice



MUNICIPALITY OF SWAKOPMUND

Notice is hereby given in terms of Section 107 (b) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) that the Swakopmund Municipality, as an authorised planning authority, intends to:

REZONING OF FARM 265 SWAKOPMUND FROM "MARICULTURE" TO "GENERAL BUSINESS" WITH A BULK OF 2.0

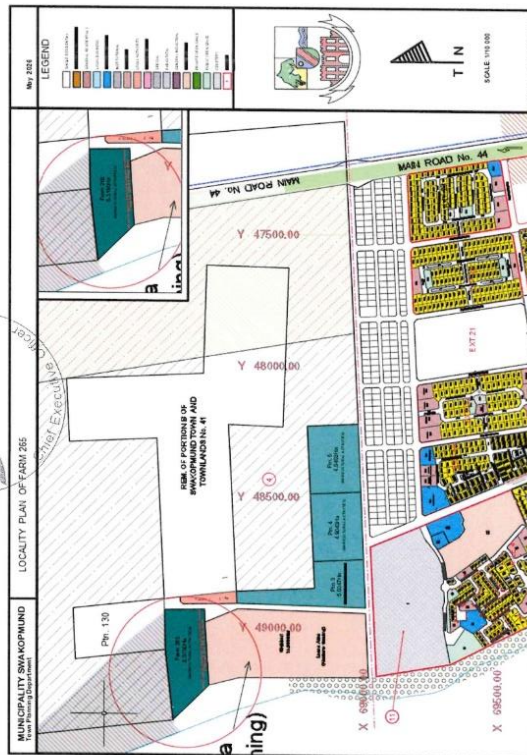
The proposed rezoning is intended for the development of an international convention centre and associated facilities. The development will further support formal economic growth by accommodating complementary commercial activities, such as business, hospitality, and tourism-related services.

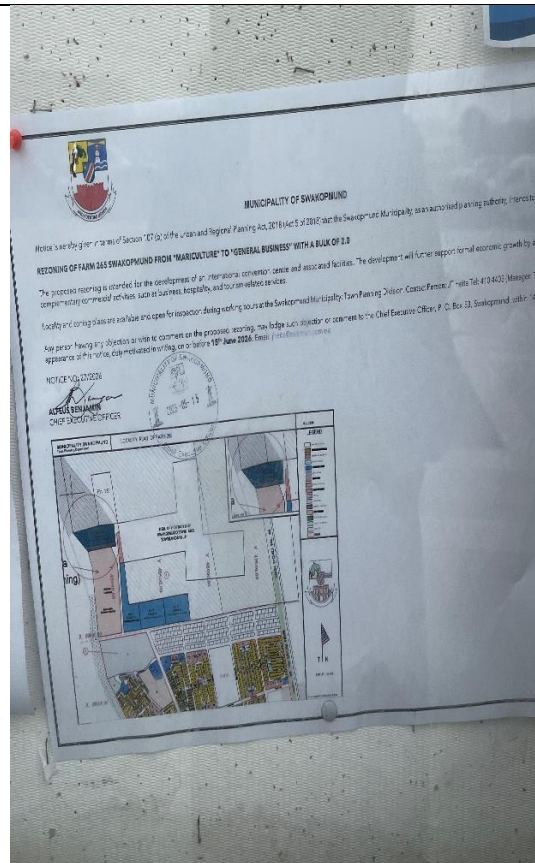
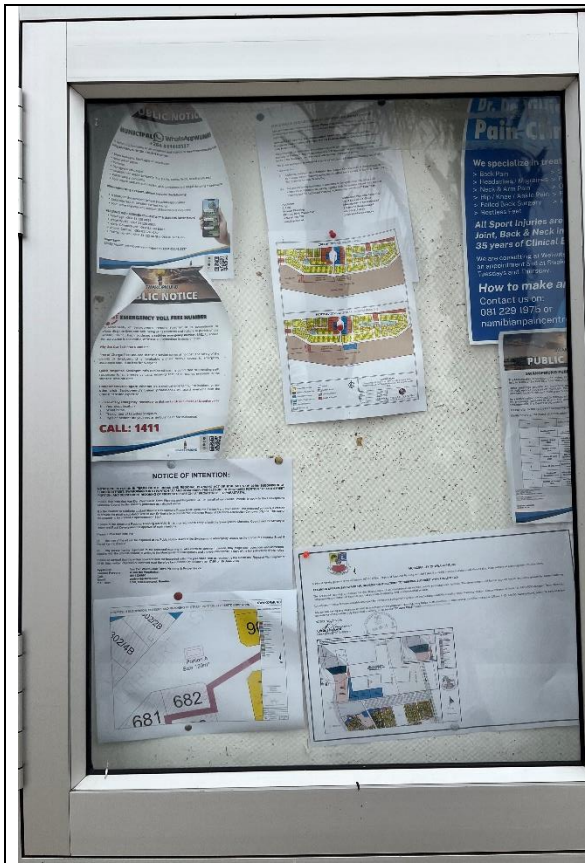
Locality and zoning plans are available and open for inspection during working hours at the Swakopmund Municipality, Town Planning Division. Contact Person: JT Heita Tel: 410 4403 (Manager: Town Planning).

Any person having any objection or wish to comment on the proposed rezoning, may lodge such objection or comment to the Chief Executive Officer, P. O. Box 53, Swakopmund, within 14 days after last appearance of this notice, duly motivated in writing, on or before **15th June 2026**. Email: jtheita@swakmun.com.na

NOTICE NO. 27/2026

ALFEUS BENJAMIN
CHIEF EXECUTIVE OFFICER






MUNICIPALITY OF SWAKOPMUND

REZONING OF FARM 265 SWAKOPMUND FROM "MARICULTURE" TO "GENERAL BUSINESS" WITH A BULK OF 2.0

Notice is hereby given in terms of Section 107 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) that the Swakopmund Municipality as an authorised planning authority, intends to:

REZONING OF FARM 265 SWAKOPMUND FROM "MARICULTURE" TO "GENERAL BUSINESS" WITH A BULK OF 2.0 FOR THE DEVELOPMENT OF AN INTERNATIONAL CONVENTION CENTRE AND ASSOCIATED ACTIVITIES

Farm 265, Swakopmund is located along the northern coastal line, north of Myl 4 Proper, immediate north of Portion 96 (Oyster Farm), and southwest of the Salt Pan.

The proposed rezoning is intended for the development of an international convention centre and associated facilities. The development will further support formal economic growth by accommodating complementary commercial activities, such as business, hospitality, and tourism-related services.

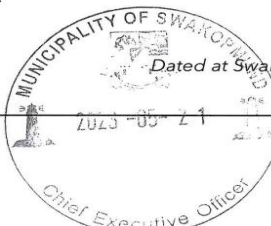
Locality and zoning plans are available and lies open for inspection during office hours at the Swakopmund Municipality: Town Planning Division, Corner of Rakotoka and Daniel Kamho Avenue.

Any person having any objection or wish to comment on the proposed rezoning, may lodge such objection or comment to the Chief Executive Officer, P. O. Box 53, Swakopmund, within **14 days** after last appearance of this notice: Email: jheita@swkmun.com.na.

NOTICE NO: 27/2026

(Benjamin Alfeus)
CHIEF EXECUTIVE OFFICER
Swakopmund

Dated at Swakopmund on 21st May 2026



18 FRIDAY 29 MAY 2026

moShiwambo

THE NAMIBIAN



REZONING OF FARM 265 SWAKOPMUND FROM "MARICULTURE" TO "GENERAL BUSINESS" WITH A BULK OF 2.0

Notice is hereby given in terms of Section 107 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) that the Swakopmund Municipality as an authorised planning authority, intends to:

REZONING OF FARM 265 SWAKOPMUND FROM "MARICULTURE" TO "GENERAL BUSINESS" WITH A BULK OF 2.0 FOR THE DEVELOPMENT OF AN INTERNATIONAL CONVENTION CENTRE AND ASSOCIATED ACTIVITIES

Farm 265, Swakopmund is located along the northern coastal line, north of Myl 4 Proper, immediate north of Portion 96 (Oyster Farm), and southwest of the Salt Pan.

The proposed rezoning is intended for the development of an international convention centre and associated facilities. The development will further support formal economic growth by accommodating complementary commercial activities, such as business, hospitality, and tourism-related services.

Locality and zoning plans are available and lies open for inspection during office hours at the Swakopmund Municipality: Town Planning Division, Corner of Rakotoka and Daniel Kamho Avenue.

Any person having any objection or wish to comment on the proposed rezoning, may lodge such objection or comment to the Chief Executive Officer, P.O. Box 53, Swakopmund, within 14 days after last appearance of this notice. Email: jheite@swkmun.com.na

Notice No: 27/2026

Alfeus Benjamin
CHIEF EXECUTIVE OFFICER

Description: Expression of interest is hereby invited from local MSMEs for the lease of the following Business stalls:

- 2 x Units at Mondesa SME Park (including a beauty salon & a kiosk)
- 1 x Unit at Erf 4354B Business stalls
- 1 x Unit at Kavita Park Tourism Information Center
- 1 x mobile food kiosk site @ Old swimming pool

CLOSING DATE: FRIDAY, 26 JUNE 2026 @ 11H00

Documents: Available at the Economic Development office, at the Municipal Head Office, Rooms E1-23/E1-36, c/o Rakotoka Street & Daniel Kamho Avenue, Swakopmund

Levy: Free of Charge

Enquiries: Mr. SA Shikesho

Tel: +264-64-410 4610

E-mail: sshikesho@swkmun.com.na

EOI in sealed envelopes clearly marked "EXPRESSION OF INTEREST TO LEASE A BUSINESS UNIT", and addressed to the General Manager: Economic Development Services Department must be submitted to Economic Development Services Department Room E-36 on the first floor, Municipal Head Office, c/o Rakotoka Street and Daniel Kamho Avenue, Swakopmund.

NOTICE NO: 29/2026

A BENJAMIN
CHIEF EXECUTIVE OFFICER

Ovanhu ovo ve na oulema womesho itava mono oilonga noupu

• ATANASIA IYAMBO

NAMIBIA oku na eeveta diwa tadi xwaxwameke efikopamwe nekwateremo lovanhu ve na omaulema. Okatendo koAffirmative Action (koilonga) komudo 1998 okwa li ka totwa ka vatele ovanhu ovo kwa li va patelwa kondje nale va dule okumona eemhito doilonga.

Pamikanda, eshi otashi monika sheetifa omukumo. Ashike nande ongaho, paushili, ovanyasha vahapu ovo ve na oulema womesho moNamibia otava twikile nokumona oixuna ngee tashi ya kukumona oilonga iwa.

Ongomunhu handi longo nounona ve na oulema womesho nokupekapeka ekwateremo lovanhu ve na omaulema, onda mona kutya oshidjuu ngahelipi kovanhu ovo ve na omaulema okudja mofikola nokuya moshikondo shoilonga.

Ovanyasha vahapu ohava mane elihongo lavo netelameno nomukumo, va ka

shakaneke ashike omivelo da idila moshikondo shoilonga.

Omukundu kau shii kutya itava dula. Ovanyasha vahapu ve na oulema womesho ova hongwa, ove na eewino notava dula okukufa ombinga nawa moshwana. Oupyakadi woovene ou li momainda oo taa twikile nokula meenhele doilonga, omahangano nomoshiwana mwoovene.

Einda limwe la kula eudeko loyandji voilonga. Ovyandji voilonga vahapu natango ova itavela kutya ovanhu ovo ve na oulema womesho itava dula naana okweeta po sha ile itava dula okulonga.

Omafekelo eli ngaha luhapu ohaa ningwa nokuli manga ashike ovaningi veindilo loilonga inava pewa nomhito va ulike osho tava dula okweeta po. Peemhito dimwe, ovyandji voilonga ove na ombada wokulungifia eenhele doilonga di dule okutambuluka ovanhu voludi eli, nande vahapu inava pumbwa naana oinima i na ondilo.

Omukundu ukwao oshikondo shokukuta inashi yeuluka ovanhu aveshe. Nena, omaindilo oilonga ahapu ohaa ningwa komalungula. Mupya munene, omalungula ahapu kee na omaukwatya taa dula okulongifwa kovanhu ovo ve na oulema womesho. Eshi osha patela nale kondje eekandidati di na owino manga ashike inashi ya kondodo yokakonakono koilonga.

Oyeendifo nomatungo nao ee li oupyakadi wa kula. Oyeendifo yoshiwana kai na omaukwatya taa wilike ovanhu ava nomatungo a tungwa nai otava ngabeke ovanyasha ovo ve na oulema womesho ve linyenge va mangeluka ndee tava kufa ombinga nawa meemhito doilonga.

Nande Namibia oku na omilandu tadi lalakanene okuxwaxwameka ekwateremo, etulomoiilonga natango ola ngundipala. Moma-hangano ahapu, ekwateremo lovanhu aveshe oli li mo ashike ongomulandu wokulitufa koveta ashike kali shi elitu-

lema loshili mekwatelemo laaveshe. Ovyandji voilonga vamwe ohava kutu ovanhu ve na omaulema oyo ashike va wanife po omulandu puhe na okutota omudingonoko tau yambidida nowa tambula ko ovanhu aveshe.

Onghee nee, opu na, omwaka pokati komulandu nonghalo oyo i li po.

Ngee Namibia okwa hala shili okuhanga eyambukepo lekwateremo, ekwateremo lovanhu ve na oulema inali kala ashike omulandu, ashike nali kale oshinima tashi ningwa koveta efitu momahangano.

Ovyandji voilonga ova pumbwa omadeulo kombinga yekwateremo lovanhu ve na oulema netambuleko lavo meenhele doilonga. Omilandu dokukuta nadi dule okulongifwa kovanhu aveshe. Omahangano oshinima nopaumwene naa kale e na oungoba nomatungo taa dula okulongifwa kovanhu aveshe. Sha finana unene, ovanhu ve na omaulema nava kwatwe mo omilandu dokuninga omatokolo a kuma cenghalamwenyo davo.

Ekwateremo kali shi efilonghenda. Oufemba womunhu. Ovanyasha ovo ve na omaulema itava kongonghenda, otava kongo eemhito di fike pamwe, efinaneko nomhito yokukufa ombinga meyam-bukepo lopashiwana ngaashi ovanhu aveshe.

Eshi Namibia ta twikile nokupopya kombinga yefikopamwe neyambukepo, natu lipuleni epulo la finana: ohatu toto omudingonoko omo ovanhu ve na oulema womesho tava dula okuya komesho nawa, ile ohatu toto ashike omiladu odo tadi monika nawa pombapila?

Ekwateremo loshili otali hangika ashike ngee ovanyasha ovo ve na oulema womesho inava tambulwa ko ashike pombapila, ashike ova tambulwa ko filufilu ngovanhu tava dula okukufa ombinga monakwiwa yopanghalafano nopaliko yaNamibia.

— Atanasia Iyambo
omuxungimwenyo
pofikola yoVisually
Impaired moWindhoek. Ote lihongele
oyo odjapo youndoko-
tola kombinga yomay-
ambulepo omakwa-
telemo ovanhu ve na
oulema womesho.

DID YOU KNOW ?

Customers from other commercial banks can make direct EFT payments into a NamPost SmartCard account with ease.

- ✓ No queues
- ✓ No branch visits
- ✓ Smooth and fast transfers, anytime, anywhere!

HERE'S HOW:

1. While on your online banking or mobile app, select Namibia Post Ltd as the recipient bank.
2. In the beneficiary account number field, enter the SmartCard number (starting with 911 or 922).
3. Enter the amount you wish to transfer.
4. Complete the payment by following your bank's standard EFT process.

Financial Services

Customer Contact Centre (toll-free): 0800 010 999

Email: ContactNSB@nampost.com.na

www.nampost.com.na



We Deliver More.



nampost

Swakopmund Hosts Constitutional Reform Consultation

Sharlén Tjumburi

Community members, traditional leaders, civil society organisations, and local authority representatives gathered in Swakopmund on 20 April for a public consultation on Namibia's Constitutional Review and Reform Assessment process.

The engagement, led by Parliament's Standing Committee on Constitutional and Legal Affairs and Petitions, forms part of a nationwide effort to assess whether Namibia's Constitution remains responsive to current social, political and economic

realities more than three decades after independence. Opening the consultation, Walvis Bay Urban constituency councillor Albertina Nkoshi said Namibia's Constitution has remained "the supreme law of our country" and continues to serve as the foundation of democracy, governance and human rights. "Since independence in 1990, it has served our nation well by promoting peace, unity, constitutionalism and the rule of law," Nkoshi said.

However, she noted that constitutional review is necessary to ensure the document remains relevant in light of changing circumstances. "Like any living document, there is a need from time to time to assess its effectiveness and relevance in light of social, economic, political, and technological developments," she said. Nkoshi stressed that the consultation process must be inclusive and representative of all sectors of society, including youth, women, persons with disabilities, traditional authorities, and ordinary citizens. "The Constitution is not merely a legal document for lawyers, judges, and politicians. It belongs to every Namibian citizen," she said. Chairperson



of the Parliamentary Standing Committee on Constitutional and Legal Affairs and Petitions, Pothamba Shifeta, described the consultation as a "another important chapter in our nation's democratic journey". Shifeta said Namibia's Constitution, adopted at independence in 1990, has earned international recognition for its protection of human rights and democratic principles. "Our Constitution has already undergone three amendments since 1990," he said. "Each amendment reflected our willingness as a nation to adapt, to correct, and to strengthen our governance framework." He emphasised that the Constitution "is not a static document" but one that "must evolve with the people". Shifeta urged Namibians to participate

openly in the process and assured attendees that the committee's role is to listen to public concerns and recommendations. "The Committee is here not to defend positions, but to listen, to record, and to ensure that Parliament receives a faithful account of the people's desire," he said. Speaking to Namib Times after the consultation, Shifeta said public understanding of the Constitution remains an important issue. "There are so many perceptions and misconceptions about the

Constitution," he said. "Sometimes every problem we have is expected to be solved by the Constitution, but the Constitution is another hard law." He explained that many issues are instead addressed through legislation enacted by Parliament. Shifeta said the committee has already visited several regions and plans to continue consultations across the country before compiling a report for Parliament. "We are going to collect information and have a report, and that

report will inform Parliament," he said. According to Shifeta, the consultations will help determine whether constitutional amendments are necessary. "This is an exercise that has never really been done to consult the public about the Constitution. But if there is a need, we can do that," he said. He added that members of the public who are unable to attend consultations in person may still submit written contributions to the committee for consideration.

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

CONSENT: Accommodation Establishment (Self Catering) ON ERF NO: 3180 TOWN-SHIP/AREA: Narville STREET NAME & NO: 9 Joe Davis Street, Narville, Walvis Bay.

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

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

Any person having any objection to the approval of this application, must lodge such objection, together with grounds thereof, with the General Manager: Roads and Building Control, (Town Planning), Private Bag 5017, Walvis Bay and the applicant, in writing, not later than 12 June 2026.

NAME AND ADDRESS OF APPLICANT: Gaylene Paulse, P.O. Box 8209, Narville email: gaylene.kolbe@gmail.com



GENERAL VALUATION OF RATEABLE PROPERTIES IN SWAKOPMUND 2025

The General Valuation 2025 was referred by the magistrate, following several objections received from property owners disputing the assigned values in terms of the provisions of Section 69 of the Local Authorities Act, no 23 of 1992, as amended.

Notice is hereby published in terms of the Local Authority Act, Act no 23 of 1992, as amended, to inform the residents that a general valuation roll of site and improvements in respect of all rateable property situated within the Swakopmund Municipal Area for the period ending 31 March 2026 lies open for inspection during ordinary office hours as from 07:30 until 16:00 at the Municipal Office Building, situated at the corner of Daniel Kamho Avenue and Rakotoka Street, Office E0-25A (Finance Department), for a period of 21 days from Friday, 05 June 2026.

Objections against any of these valuations in the roll must be lodged with the Chief Executive Officer in writing on the prescribed form available in Office E0-25A (Finance Department), on or before Friday, 19 June 2026 and must state the grounds on which the objections will be lodged.

A Valuation Court will be held at the Municipal Office Building, situated at the corner of Daniel Kamho Avenue and Rakotoka Street in the Council's Chamber, on Monday and Tuesday, 29 & 30 June 2026 at 14:00 to consider the roll and the written objections lodged. The objector or duly authorised representatives should be present at the Valuation Court Hearing.

NOTICE NO: 22/2026

A Benjamin
Chief Executive Officer



INVITATION FOR EXPRESSION OF INTEREST

Description: Expression of interest is hereby invited from local MSMEs for the lease of the following Business stalls.

- 2 x Units at Mondesa SME Park (including a beauty salon & a kiosk)
- 1 x Unit at Erf 43548 Business stalls
- 1 x Unit at Kavita Park Tourism Information Center
- 1 x mobile food kiosk site at Old swimming pool

Closing Date: Friday, 26 June 2026 @ 11h00

Documents: Available at the Economic Development Office, at the Municipal Head Office, Rooms E1-23/E1-36, c/o Rakotoka Street & Daniel Kamho Avenue, Swakopmund

Levy: Free of Charge

Enquiries: Mr. SA Shikesho
Tel : +264-64-410 4610
E-mail : sshikesho@swkmun.com.na

EOI in sealed envelopes clearly marked "EXPRESSION OF INTEREST TO LEASE A BUSINESS UNIT", and addressed to the General Manager: Economic Development Services Department must be submitted to Economic Development Services Department Room E-36 on the first floor, Municipal Head Office, c/o Rakotoka Street and Daniel Kamho Avenue, Swakopmund.

NOTICE NO: 29/2026

A BENJAMIN
CHIEF EXECUTIVE OFFICER



REZONING OF FARM 265 SWAKOPMUND FROM "MARICULTURE" TO "GENERAL BUSINESS" WITH A BULK OF 2.0

Notice is hereby given in terms of Section 107 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) that the Swakopmund Municipality as an authorised planning authority, intends to:

REZONING OF FARM 265 SWAKOPMUND FROM "MARICULTURE" TO "GENERAL BUSINESS" WITH A BULK OF 2.0 FOR THE DEVELOPMENT OF AN INTERNATIONAL CONVENTION CENTRE AND ASSOCIATED ACTIVITIES

Farm 265, Swakopmund is located along the northern coastal line, north of Myl 4 Proper, immediate north of Portion 96 (Oyster Farm), and southwest of the Salt Pan.

The proposed rezoning is intended for the development of an international convention centre and associated facilities. The development will further support formal economic growth by accommodating complementary commercial activities, such as business, hospitality, and tourism-related services.

Locality and zoning plans are available and lies open for inspection during office hours at the Swakopmund Municipality: Town Planning Division, Corner of Rakotoka and Daniel Kamho Avenue.

Any person having any objection or wish to comment on the proposed rezoning, may lodge such objection or comment to the Chief Executive Officer, P. O. Box 53, Swakopmund, within 14 days after last appearance of this notice: Email: jheita@swkmun.com.na.

Notice No: 27/2026

Alfeus Benjamin
CHIEF EXECUTIVE OFFICER

NOTICES

LIQUOR ACT, 1998

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

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

1. Name and postal address of applicant: Veterans Pub CC.
2. Name of licensed business to which application relates: Veterans Pub & Restaurant.
3. Address/location of licensed premises to which application relates: 28 Rikumbi Kandanga Road, Walvis Bay.
4. Nature and details of application: Change of Licensee FROM Visgat Investments CC TO Veterans Pub CC.
5. Where application will be lodged: Walvis Bay Magistrate Court.
6. Date on which application will be lodged: 10 June 2026.

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

6 NAMIB TIMES

COMMUNITY NEWS

5 JUNE 2026

Ndara Reappointed to Lead SADC Fisheries Surveillance Centre

Rudi Bowe

Fisheries Observer Agency chief executive officer Stanley Ndara has been reappointed chairperson of the Southern African Development Community (SADC) Regional Fisheries Monitoring, Control and Surveillance Coordination Centre (MCSCC), securing a second term at the helm of the regional body tasked with combating illegal fishing.

The reappointment was approved by SADC ministers responsible for agriculture, food security, fisheries and aquaculture during a joint ministerial meeting held in Victoria Falls, Zimbabwe, on 29 May. The decision extends Ndara's leadership of the Maputo-based centre, which coordinates regional efforts to monitor fishing activities and combat



Stanley Ndara the reappointed chairperson of the Southern African Development Community (SADC) Regional Fisheries Monitoring, Control and Surveillance Coordination Centre

illegal, unreported and unregulated (IUU) fishing across SADC member states. Ministers said the renewal would ensure continuity in leadership and strategic direction as the centre strengthens cooperation among member states in managing fisheries resources and protecting marine ecosystems. Alongside Ndara, ministers approved second terms for several board mem-

bers representing Angola, Botswana, Eswatini, Madagascar, Mozambique, Malawi, Lesotho, Zambia and the SADC Secretariat. The MCSCC plays a central role in coordinating surveillance operations, information sharing and enforcement initiatives aimed at curbing illegal fishing, which continues to threaten fish stocks, food security and the livelihoods of coastal communities

across the region. The ministers also endorsed the appointment of a new executive director from Zambia for a four-year term, a move expected to strengthen the centre's operational capacity and regional coordination efforts. During the meeting, member states were urged to honour outstanding financial commitments to the organisation and actively participate in regional initiatives such as the Regional Register of Fishing Vessels and pro-

grammes aimed at eliminating illegal fishing nets. Ministers further reaffirmed their commitment to sustainable fisheries management by supporting measures to phase out destructive fishing gear, including illegal monofilament nets, which have been linked to environmental da-

mage and declining fish populations. The meeting also acknowledged the support of international development partners and technical agencies that continue to assist the centre in strengthening fisheries governance and combating illegal fishing throughout the SADC region.

Government Absorbs N\$47.2 Million to Keep Fuel Prices Unchanged

Eileen van der Schijff

Government will absorb an estimated N\$47.2 million in fuel costs during June 2026 to prevent an increase in domestic petrol prices, Minister of Industries, Mines and Energy, Modestus Amutse, announced on Friday.

Addressing the media at the Government Information Centre, Amutse confirmed that fuel pump prices will remain unchanged for June despite mounting pressure from higher international oil prices and seasonal global fuel demand. Petrol 95 in Walvis Bay will remain at N\$23.48 per litre, while Diesel 50ppm and Diesel 10ppm will stay at N\$28.26 and N\$28.36 per litre respectively.

Fuel prices across the rest of the country will also remain unchanged. The Ministry of Industries, Mines and Energy said the decision was based on the provisional outcome of the June fuel price review, which recorded an under-recovery of N\$1.56 per litre on petrol, while diesel products recorded over-recoveries of N\$1.10 per litre for Diesel 50ppm and N\$1.16 per litre for Diesel 10ppm.

According to the ministry, government will absorb the petrol under-recovery through the National Energy Fund (NEF) in an effort to cushion consumers and businesses from the impact of volatile international oil markets. "The Government has made a decision to keep fuel pump prices for June unchanged," Amutse said.

He noted that rising international petrol prices were largely driven by tightening global fuel inventories and increased seasonal demand ahead of the Northern Hemisphere summer travel season.

The ministry further said fluctuations in international crude oil and refined petroleum prices contributed to pressure on the domestic pricing mechanism, while lower freight and shipping costs to the Port of Walvis Bay helped ease some of the impact.

Exchange rate movements between the Namibia Dollar and the United States Dollar also provided limited relief by reducing the scale of the petrol under-recovery. Government's intervention through the NEF comes amid growing concern over rising energy costs and their potential impact on inflation, transport costs and broader economic stability.

The ministry said the NEF continues to play a critical role in stabilising domestic fuel prices and protecting consumers from sharp international price fluctuations. Amutse also reassured the public that Namibia currently has sufficient fuel stocks and that there is no immediate risk of fuel shortages. "The fuel supply chain remains operational and stable, with sufficient stockholding levels maintained by Oil Marketing Companies to meet national demand," he said.

A comparison of regional fuel prices showed Namibia continues to maintain relatively competitive fuel prices within the Southern African Develop-

ment Community (SADC). As of 27 May 2026, petrol prices in neighbouring countries stood at N\$24.63 per litre in Botswana, N\$26.63 in South Africa and N\$24.07 in Zambia, while Zimbabwe recorded the highest regional petrol price at N\$34.73 per litre. Government reiterated its commitment to ensuring security of fuel supply, cushioning consumers where possible, supporting economic stability and minimising disruptions to critical sectors of the economy.

The ministry said it will continue closely monitoring developments in international oil markets to ensure domestic fuel prices remain aligned with actual import costs while maintaining market stability.

Email all your news to newsdesk@namibtimes.net or call Eileen van der Schijff at 081 833 1913

Sharlien Tjambari at 081 755 1847 or mail to: sharlien@namibtimes.net

Rudi Bowe at 081 725 8066 or mail to: journalist5@namibtimes.net

REZONING OF FARM 265 SWAKOPMUND FROM "MARICULTURE" TO "GENERAL BUSINESS" WITH A BULK OF 2.0

Notice is hereby given in terms of Section 107 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) that the Swakopmund Municipality as an authorised planning authority, intends to:

REZONING OF FARM 265 SWAKOPMUND FROM "MARICULTURE" TO "GENERAL BUSINESS" WITH A BULK OF 2.0 FOR THE DEVELOPMENT OF AN INTERNATIONAL CONVENTION CENTRE AND ASSOCIATED ACTIVITIES

Farm 265, Swakopmund is located along the northern coastal line, north of Myl 4 Proper, immediate north of Portion 96 (Oyster Farm), and southwest of the Salt Pan.

The proposed rezoning is intended for the development of an international convention centre and associated facilities. The development will further support formal economic growth by accommodating complementary commercial activities, such as business, hospitality, and tourism-related services.

Locality and zoning plans are available and lies open for inspection during office hours at the Swakopmund Municipality: Town Planning Division, Corner of Rakotoka and Daniel Kamoh Avenue.

Any person having any objection or wish to comment on the proposed rezoning, may lodge such objection or comment to the Chief Executive Officer, P. O. Box 53, Swakopmund, within 14 days after last appearance of this notice: Email: heita@swakopmund.com.na.

Notice No: 27/2026
Alfesus Benjamin
CHIEF EXECUTIVE OFFICER



NOW HIRING!

At Rössing Uranium, we don't just mine – we fuel the future.

For half a century, we've been a cornerstone of Namibia's economy and a trusted global uranium supplier. Now, we're looking for people who bring purpose, grit, and passion. Big Impact. Bold future.

Visit www.rossing.com/careers



CURRENT VACANCY

Closing Date:
18 June 2026

• Accountant Cost & Production (C5)

What Is Going Wrong with the Boy Child?

THE FORMER PRESIDENT of the United States, Barack Obama, once said the boy child may walk through storms unseen, carrying wounds hidden behind silence and pride. Despite neglect, he must resist becoming a prisoner of bitterness and destruction. Society must raise him with care, but he must also raise himself with discipline, wisdom and purpose.

These words capture the painful reality facing boys today, who silently struggle while appearing strong.

While much effort has been directed towards empowering the girl child, who faced discrimination and limited opportunities for years,

Namibian girls have recently outperformed boys in the Namibia Senior Secondary Certificate exams. By 2024, more female students attended tertiary institutions and dominated graduation figures, suggesting many boys are struggling academically.

Teachers increasingly report boys have difficulties with discipline, concentration, substance abuse, absenteeism and motivation. Boys are more prone to risky behaviour, peer pressure and dropping out.

Kavango West education director Pontianus Musore said boys accounted for 785 dropouts in his region compared to 675 girls, highlighting

a concerning trend needing practical intervention.

Many Namibian youths face challenges like unemployment, poverty, alcohol abuse, violence and hopelessness, especially in informal settlements and rural areas. Some abandon school early to survive, becoming trapped in cycles of poverty and despair. Although gender-based policies address historical inequities, some argue that modern frameworks may unintentionally exclude disadvantaged boys and men.

Prisons increasingly hold young men who once had bright dreams but succumbed to negative influences.

Recent incidents reveal young men struggling mentally and emotionally, sometimes leading to gender-based violence and suicide. High cultural expectations and beliefs like "real men don't cry" lead boys to suppress emotions, increasing depression and anger often unnoticed until too late. Namibia needs more therapeutic and rehabilitative institutions rather than more prisons.

Nelson Mandela said, "Education is the greatest equaliser." Indeed, education is a powerful tool for transformation. A disciplined and focused boy can overcome poverty and hardship. Namibia needs responsible

young men who lead with courage, wisdom and purpose. Boys must learn that true strength lies not in violence or dominance but in discipline, humility, perseverance and wisdom. Society must not be indifferent to boys drowning in silence. Parents, schools, churches and communities must guide and mentor them.

Boys must also understand that the empowerment of women is not the destruction of men. Boys and girls are partners in nation-building. Namibia will only prosper when both receive guidance, education, love, protection and fair opportunities to succeed. - *Tomas Nehale*

Discipline And Respect: Pillars Of Namibia's Schools

I AM DEEPLY concerned about the state of discipline in some of our schools and the growing challenges facing Na-

mbia's education system. Recent incidents highlight rising misconduct and question the effectiveness of current disciplinary

measures.

On 16 January 2025, *The Namibian* reported that drugs and alcohol were blamed for Kunene's struggling schools. The regional director of education, Sophia Fredericks, noted ill-disciplined pupils prone to substance abuse and absenteeism due to late nights in bars. Then on 28 February, residents of Kahenge held a candlelight vigil for Rosalia Andonyo, allegedly raped and murdered by a Grade 9 pupil at Kahenge Combined School. On 14 March, a pupil was arrested following a stabbing at De Duijn Secondary School at Walvis Bay. On 18 March, *The Namibian* highlighted issues at Gibeon, where pupils reportedly insult teachers, skip classes, and show growing disrespect, with social and family instability cited as contributing factors.

These cases reflect a concerning trend that cannot be ignored. They are the very pupils teachers are expected to guide in increasingly challenging classrooms. While the education system rightly upholds pupils' rights, many teachers feel their authority to enforce discipline has been weakened. As a result, teaching and learning are compromised, with educators unable to maintain order or shape behaviour effectively.

The United Nations Convention on the Rights of the Child outlines that

discipline must be administered with respect for human dignity. This does not abolish discipline; it defines its boundaries. Correction is necessary but must never become cruel or degrading. Education, according to the Convention, should foster respect for parents, teachers, and others, linking rights with responsibility.

Expecting excellent academic outcomes while limiting disciplinary authority places teachers in difficult positions, often met with conflict or accusations. When correction leads to complaints, teachers may withdraw, undermining education's purpose. Education shapes character, discipline, and social responsibility, not just exam results.

Pupils' rights must balance with respect and accountability. Without this, discipline falters, learning suffers, and issues like bullying and violence rise, threatening academic and social progress. Our future leaders must be nurtured in environments where both rights and responsibilities are valued.

Only through collaboration among educators, parents, and pupils can we develop young Namibians equipped to thrive academically, socially, and morally in a complex world. Namibia's future depends on upholding discipline, responsibility, and respect alongside rights. - *Edward Muronga*

Culture is Not Old-Fashioned, It is Our Business

CULTURE IS A way of life. It includes our languages, food, clothing, music, dance, stories, beliefs, and values. It is passed from parents to children and teaches us where we come from, who they are.

For the Namibian youth, culture is not just history; it is identity. Understanding culture is important for every Namibian child. When young people know their traditions, they understand their roots and develop pride in who they are.

A child who speaks their mother tongue understands the meaning behind cultural symbols, grows with confidence, and has a sense of belonging. This cements a deep sense of respect for elders, and for other local ethnic groups.

For young people studying languages and education, culture is even more important as they are the future teachers who will pass these traditions on to the next generation. If they value their own culture, they will teach it with passion and help keep it alive in schools. Learning about culture also gives students the courage to research and write books, so our stories are not lost.

I believe the education ministry must do more to incorporate elements of culture into school subjects. For example, in biology, pupils can study of indigenous plants like the bitter bush (*edimba*), which our grandparents used, to learn about its scientific and medicinal properties. In agriculture, pupils can benefit from cultural knowledge to learn how to grow different crops, like mahangu

and beans, using both modern and traditional methods. This will increase the production of local cereal crops and reduce imports.

Hosting cultural events is another way to keep our heritage alive. Like the Omagongo Festival, which promotes traditional wine, dance, dress and a sense of unity in the community. When the youth participate, they learn by doing not just by reading.

A young generation without cultural knowledge may feel lost or ashamed of their background. Some may copy other cultures and forget their own. Culture is not only about nurturing a sense of pride, it can also address poverty through using traditional knowledge to add value to indigenous plants and generate an income.

Our land is rich. We can make marula oil from marula fruit, produce jam from *eeruvandi* and fig fruits (*eeruvu*), weave baskets, and create wooden crafts. We can manufacture traditional plant medicines.

If we train our youth to add value, brand, and market these goods, they can maintain their traditional heritage, contribute to cultural tourism and fight poverty.

We must encourage the youth to join cultural events, ask elders questions, and be proud of their languages. Elders must share freely, so the knowledge is not buried. Culture is not old-fashioned. It is our strength and our business. Let us teach it, celebrate it, and use it to build a better Namibia. - *Jairus Haufiku*

SWAKOPMUND MUNICIPALITY

REZONING OF FARM 265 SWAKOPMUND FROM "MARICULTURE" TO "GENERAL BUSINESS" WITH A BULK OF 2.0

Notice is hereby given in terms of Section 107 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) that the Swakopmund Municipality as an authorised planning authority, intends to:

REZONING OF FARM 265 SWAKOPMUND FROM "MARICULTURE" TO "GENERAL BUSINESS" WITH A BULK OF 2.0 FOR THE DEVELOPMENT OF AN INTERNATIONAL CONVENTION CENTRE AND ASSOCIATED ACTIVITIES

Farm 265, Swakopmund is located along the northern coastal line, north of Mj/4 Proper, immediate north of Portion 96 (Oyster Farm), and southwest of the Salt Pan.

The proposed rezoning is intended for the development of an international convention centre and associated facilities. The development will further support formal economic growth by accommodating complementary commercial activities, such as business, hospitality, and tourism-related services.

Locality and zoning plans are available and lies open for inspection during office hours at the Swakopmund Municipality Town Planning Division, Corner of Rakotoka and Daniel Kamho Avenue.

Any person having any objection or wish to comment on the proposed rezoning, may lodge such objection or comment to the Chief Executive Officer, P.O. Box 53, Swakopmund, within 14 days after last appearance of this notice. Email: jheite@swakmun.com.na.

Notice No: 27/2026

Alfeus Benjamin
CHIEF EXECUTIVE OFFICER

Waltons The Heartbeat of Stationery

TOP UP TODAY

MINI

BACK TO SCHOOL

VALID 1 JUNE - 12 JULY 2026

Site Notice

Government Gazette Notice

GOVERNMENT GAZETTE

OF THE

REPUBLIC OF NAMIBIA

N\$16.00

WINDHOEK - 1 June 2026

No. 8934

CONTENTS*Page***GOVERNMENT NOTICES**

No. 170	Notification of approval of amendment of Swakopmund Zoning Scheme: Urban and Regional Planning Act, 2018	2
No. 171	Notification of farming units offered for allotment: Agricultural (Commercial) Land Reform Act, 1995	2

GENERAL NOTICES

No. 365	Municipality of Henties Bay: General valuation for rateable and non-rateable properties within local authority area of Henties Bay	6
No. 366	Consent for a general dealer	6
No. 367	Revision of conditions of Erf Remainder of Portion B of Erf 114, Klein Windhoek	7
No. 368	Rezoning of Erf 86, Olympia	8
No. 369	Rezoning of Erf 462, Erosark	8
No. 370	Rezoning of Erf 1176, Academia Extension 1, Windhoek	9
No. 371	Rezoning of Erf 1578, Rocky Crest Extension 4	10
No. 372	Rezoning of Erf 1843 (a portion of Erf 117), Klein Windhoek	11
No. 373	Rezoning of Erf 2786 (a portion of Erf 98), Swakopmund	11
No. 374	Rezoning of Erf 3685, Goreangab Extension 5	12
No. 375	Rezoning of Erf 5392, Windhoek	13
No. 376	Rezoning of Erf 5760 (a portion of Erf 3526), Katima Mulilo	14
No. 377	Rezoning of Erf Re/464, Olympia	14
No. 378	Rezoning of Farm 265, Swakopmund	15
No. 379	Subdivision of Erf 918, Nautilus Extension 2	16

Erf Re/464, is located along Louis Raymond Street in Olympia, Windhoek and is 630m² in extent. The erf is east of the Lollo Park Shopping area where the Olympia branch of the Woermann Brock Supermarket is. Erf Re/464, is currently zoned 'restricted business with a bulk of 1.0'. The erf has two street fronts, one from Louis Raymond Street and the other from the service road on its western boundary which gives access to Grant Webster Street.

The erf is known for its business/retail activities as it has accommodated a butchery in the past, as well as a Nando's take away restaurant for many years and a Grill Addicts when the Nando's franchise withdrew from Namibia in 2018. The building thus had the appearance of a restaurant/take-away for many years.

The intention is to rezone the property from 'restricted business' with a bulk of 1.0 to 'business' with a bulk of 1.0. In terms of the Windhoek Zoning, a restaurant is listed as a permitted consent use under the zoning 'business'. The proposed rezoning therefore seeks to align the current and historically established land use of the erf with the zoning provisions of the scheme. The proposed rezoning is therefore largely compliance-driven, intended to regularize the zoning of the property so that it accurately reflects the existing and intended land use in terms of the applicable planning scheme. The parking was calculated on the size of the existing building and the approved building plans obtained from the City of Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is **19 June 2026**).

Applicant: Du Toit Town Planning Consultants
P.O. Box 6871, Aussparplatz
Windhoek
Tel: 061-248010
Email: planner2@dutoitplan.com

No. 378

2026

REZONING OF FARM 265, SWAKOPMUND

Notice is hereby given in terms of section 107(b) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) that the **Swakopmund Municipality**, as an authorized planning authority, intends to:

Rezoning of Farm 265, Swakopmund from "mariculture" to "general business" with a bulk of 2.0.

The proposed rezoning is intended for the development of an international convention centre and associated facilities. The development will further support formal economic growth by accommodating complementary commercial activities, such as business, hospitality, and tourism-related services.

The application and locality and zoning plans are available and open for inspection during working hours at the Swakopmund Municipality: Town Planning Division.

Any person having any objections or wish to comment on the statutory procedures as set above, may lodge such objections to the Chief Executive Officer, P. O. Box 53, Swakopmund, within 14 days after appearance of this notice, duly motivated in writing, on or before **15 June 2026**.

Notice No: 27/2026
Benjamin Alfeus
Chief Executive Officer
Swakopmund Municipality

No. 379

2026

SUBDIVISION OF ERF 918, NAUTILUS EXTENSION 2

Notice is hereby given in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and Local Authorities Act, 1992, that **Van Rooi & Associates Planning Consultants**, has applied to the Lüderitz Town Council and intends to applying to the Urban and Regional Planning Board on behalf of the Lüderitz Town Council, the registered owner of Erf 918, Nautilus Extension 2 for the following:

- **Subdivision of Erf 918 (public open space), Nautilus Extension 2 into Portion A and Remainder;**
- **Permanent closure of Portion A of Erf 918, Nautilus Extension 2 as a public open space; and**
- **Rezoning of the closed Portion A of Erf 918, Nautilus Extension 2 from “public open space” to “residential” with a density of 1:150.**

Erf 198, Nautilus Extension 2 is located towards the northern part of Luderitz in Nautilus Extension 2. The erf is currently vacant and undeveloped. The subject erf is zoned “public open space” according to the Luderitz Zoning Scheme. The purpose of the subdivision of Erf 918, the closure of Portion A as a public open space, and the rezoning thereof is to create a residential erf in order to assist the Luderitz Town Council in meeting the demand for adequate housing.

The application, locality map and its supporting documents lie open for inspection during normal office hours at the Luderitz Town Council (Town Planning Office) and Van Rooi & Associates Planning Consultants.

Any person who wishes to comments/object to the proposed closure and rezoning of Portion A (public open space) as set out above may lodge such objection together with the grounds thereof, with the Chief Executive Officer, Luderitz Town Council, P. O. Box 19, Luderitz, and/or the applicant in writing before **Friday, 19 June 2026** before **12h00**.

Applicant: **GB van Rooi/J.Nyalugwe**
P.O. Box 80164, Olympia
Windhoek
gb_vanrooi@yahoo.co.uk or janyalugwe@oulook.com

No. 380

2026

SUBDIVISION OF ERF 2372, ONDANGWA EXTENSION 4

Stubenrauch Planning Consultants CC have been appointed to obtain a formal approval and recommendation from the Ondangwa Town Council and apply to the Urban and Regional Planning Board for the approval of the:

- **Subdivision of Erf 2372, Ondangwa Extension 4 into Erven A of 2372, B of 2372 and Remainder;**
- **Permanent closure of Erf B of 2372, Ondangwa Extension 4 as “public open space” and**

INVOICE 47/06
VAT REG.NO 0024451-01-5



NAMIBIA POST
SWAKOPMUND
FAX : 064-402720
TEL : 064-402222
Enquiries: Postmaster

SWAKOPMUND MUNICIPALITY
PO BOX 53
SWAKOPMUND

ACCOUNT :

2026/05/22

MONTH	Item	Quantity	Unit price	TOTAL
May-26	STANDARD LETTER	8	7.30	58.40
	NON- STANDARD LETTERS	2	21.20	42.40
	PAMPHLETS		1.30	0.00
	ZONE A		12.30	0.00
	ZONE B		13.90	0.00
	ZONE C		16.20	0.00
	REGISTERED STANDARD NAM.	3	55.50	166.50
	REGISTERED NON STD NAM.		69.40	0.00
	REGISTERED ZONE A		60.50	0.00
	REGISTERED ZONE B		62.10	0.00
	REGISTERED ZONE C		64.40	0.00
				267.30

Payment by Cheque / Cash
Certified Correct

SUPERINTENDENT

SIGNATURE: A KAMFER

NAMPOST SWAKOPMUND

LIST OF REGISTERED ITEMS POSTED



by Swakopmund Municipality 20.05.2016

[illegible]

studio print 28054

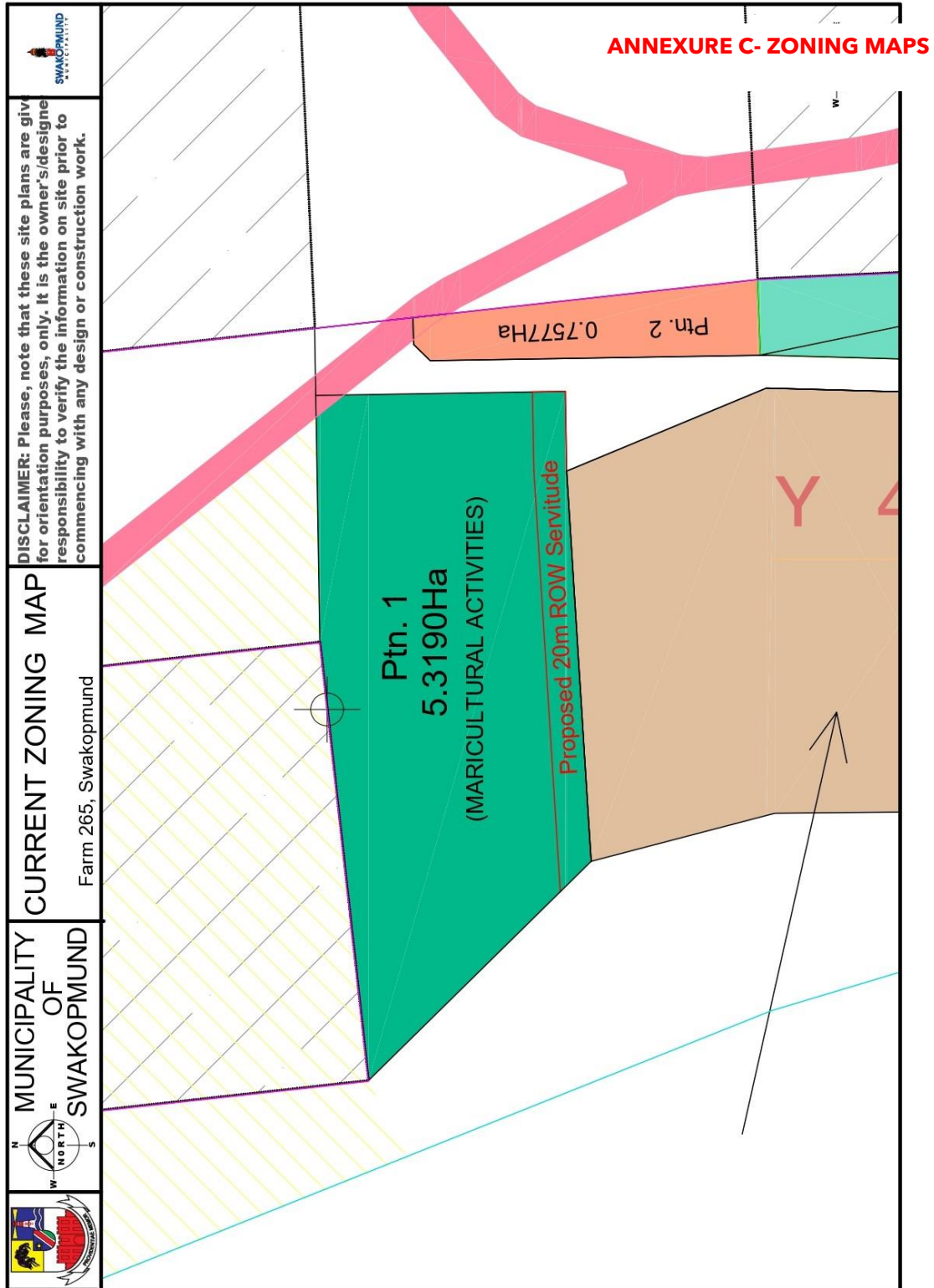
Number of items Received by

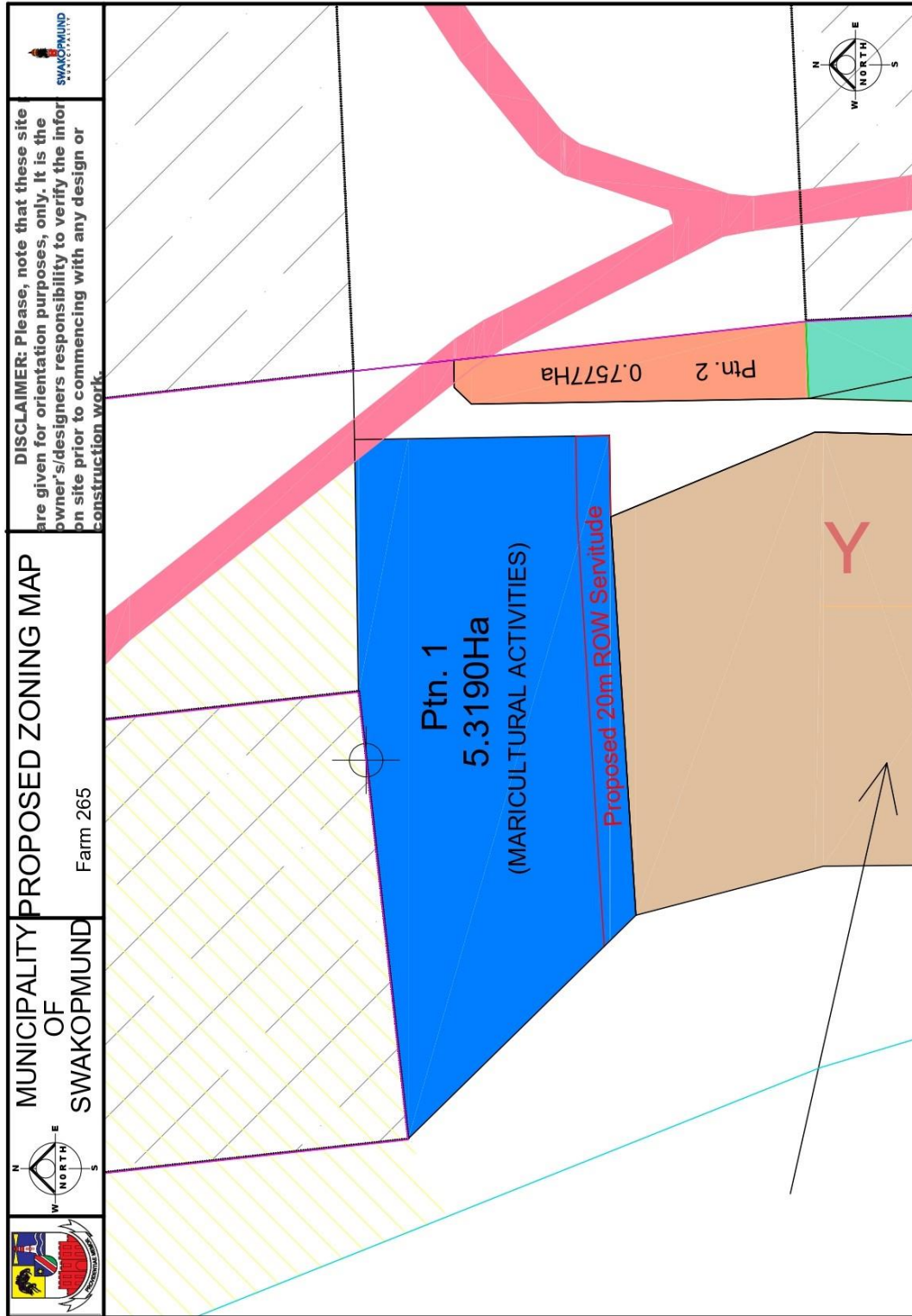
Date-stamp

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

P1/185







- 11.1.34 **REZONING OF FARM HOF HOLSTEIN NO. 232 FROM "SPECIAL" FOR THE PURPOSE OF A BUTCHERY AND AGRICULTURE TO "AGRICULTURE" AND SUBDIVISION OF PORTION 64 OF FARM 163, SWAKOPMUND INTO PORTION "A" AND REMAINDER SUBSEQUENT CONSOLIDATION OF PROPOSED PORTION A WITH FARM HOF HOLSTEIN NO.232 INTO CONSOLIDATED FARM "Y" AND SUBDIVISION OF CONSOLIDATED FARM "Y" INTO TWENTY FIVE (25) PORTIONS AND REMAINDER (STREET) AND SUBSEQUENT CONSOLIDATION OF PORTION "X" OF SUBDIVIDED PORTION Y WITH THE REMAINDER OF PORTION 64 OF FARM 163 SWAKOPMUND INTO CONSOLIDATED PORTION "Z"**
(C/M 2026/09/03 - Hof Holstein No.232 & PTN 64)

Ordinary Management Committee Meeting of 19 August 2026, Addendum **10.4** page **50** refers.

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

1. Purpose

The purpose of this submission is for Council to consider the application in terms of Sections 105 (1)(a) & (e) to:

- *rezone Farm Hof Holstein No. 232 from "Special" (designated for a butchery and agriculture purposes) to "Agriculture",*
- *subdivision of Portion 64 of Farm 163, Swakopmund into Portion A and remainder*
- *subsequent consolidation of proposed Portion A with Farm Hof Holstein No.232 into consolidated Farm Y,*
- *subdivision of the consolidated Farm Y into twenty-five portions and remainder and*
- *subsequent consolidation of Portion X with the Remainder of Portion 64 of Farm 163, Swakopmund into consolidated Portion Z.*

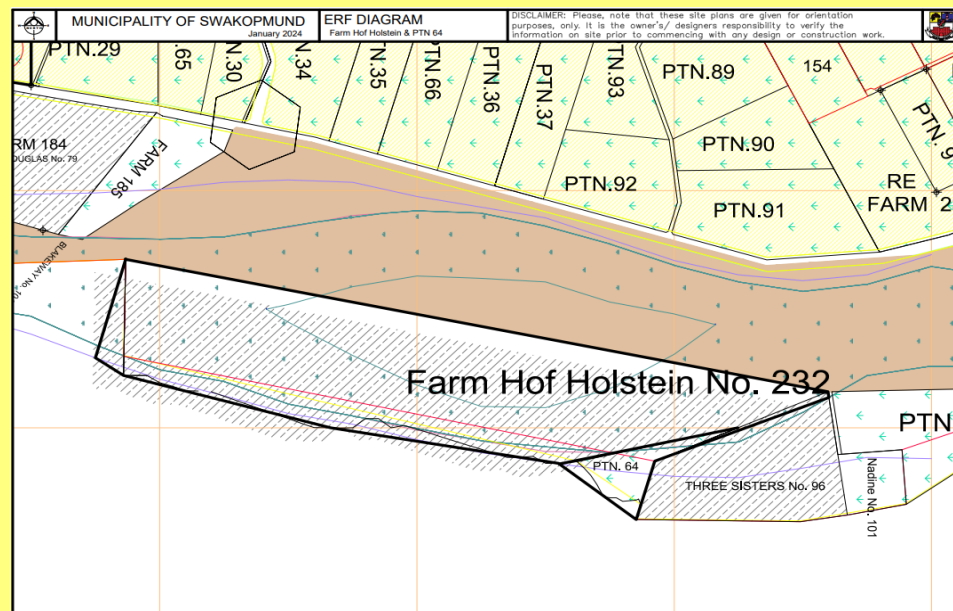
2. Introduction and Background

An application for the rezoning of Farm Hof Holstein No. 232 from "Special" to "Agriculture" and subdivision of Portion 64 of Farm 163, Swakopmund into Portion A and Remainder and subsequent consolidation of proposed Portion A with Farm Hof Holstein No.232 into consolidated Farm Y and subdivision of consolidated Farm "Y" into twenty five portions and remainder and subsequent consolidation of Portion X with the Remainder of Portion 64 of Farm 163, Swakopmund into consolidated Portion Z was received by the Town Planning Department from van der Westhuizen Town Planning & Properties on behalf of the registered owners Mr. and Mrs. R & I Weygandt. The application is attached as **Annexure A**.

This item served before Council at its ordinary meeting of 25 January 2024. The application further served at the Urban and Regional Planning Board, and it was referred back that an environmental clearance certificate for the intended servitudes to secure access, should be obtained.

The previous application was to subdivide the consolidated Farm "Y" into twelve portions only. However, with this fresh application, the owners of Farm Hof Holstein No.232 decided to redesign the subdivision layout to a minimum

Considering the sensitivity of the area, the environmental impact assessment for the rezoning and creation of the street, respectively, was conducted, and an environmental clearance certificate (ECC) has been obtained from the Ministry of Environment, Forestry and Tourism. The ECC has been attached as **Annexure B**.



The registered owners of Farm Hof Holstein No. 232, Swakopmund are Mr. and Mrs. R & I Weygandt as held in Deeds of Transfer 7518/2022 and 7519/2022. The registered owners for Portions 64 of Farm 163, Swakopmund are CJ & K Nel by means of Deed of Transfer 3685/2022.

5. **Access, Municipal Services**

Access to both properties is obtained from the D1901 road through the river. Due to the location of the properties on the southern side of the Swakopmund River, access was created across the river as seen in the picture below.

The newly created properties will gain access via the same service road and ultimately by means of the remainder, the street being created with this subdivision.



Figure 2: Access from the D1901 to the properties via the river

The respective newly created portions will be connected to the existing municipal services network in terms of water provision. All new property owners will be responsible for their own electricity and sanitation. Sewer will be dealt with by means of septic tank system as is the norm in the area. Any further needs that might be required in terms of access and services shall be communicated between all parties and be dealt with accordingly.

The impact of septic tanks on the environment, should more plots be subdivided, must be anticipated and accounted for. It is therefore suggested that the General Manager: Engineering, Urban Development and Environmental Management undertake an audit of septic tanks in the area, assess and come up with mitigation measures in anticipation of more future subdivisions.

Any further extension or upgrading of services due to this subdivision, should be done to the satisfaction of the General Manager: Engineering, Urban Development and Environmental Management, and Erongo Red, at the cost of the applicant (landowner).

6. **Public Consultation**

The proposed rezoning, subdivision and consolidation was advertised in the New Era and Republikein on the 16th and 23rd of May 2025. Additionally, neighbouring property owners were consulted via registered mails for their comments and/or objections. Furthermore, a notice was placed on site and on the municipal notice board and another one was published in the Government

Gazette Number 8651 of the 30th of May 2025, under Item No. 327. The closing date for objections was 14 June 2025.

No objections were received. However, there were comments made during the environmental impact assessment consultation.

7. Proposal

The owners of Farm Hof Holstein No. 232, Swakopmund intend to do a land swap deal with the owner of Portion 64 of Farm 163, Swakopmund consolidate and subdivide into smaller portions thereof. However, due to the difference in zoning for the two properties in question, it is required to first rezone Farm Hof Holstein No. 232, Swakopmund from "Special" to "Agriculture" in order to affect any consolidation. The parties further intend to subdivide Portion 64 of Farm 163, Swakopmund into Portion "A" and remainder. Portion "A" of Portion 64, Swakopmund will then be consolidated with Farm Hof Holstein No. 232, Swakopmund into Consolidated Farm "Y". The owners will again subdivide the Consolidated Farm "Y" into twenty-five (25) portions and remainder. Portion "X" of Farm Hof Holstein 232, Swakopmund will then be consolidated with the Remainder of Portion 64 of Farm 163, Swakopmund into Consolidated Farm "Z". The Consolidated Farm "Z" remains the property of CJ & K Nel, while the new portions to be created by the subdivision of Farm "Y" will remain the property of Mr. & Mrs. R & I Weygandt, until sold to interested parties in future.

The proposed subdivision will have the following effect:

Proposed subdivision of Portion 64 of Farm 163, Swakopmund	Proposed Sizes	Zoning
Portion A	0.4366 Ha	Agriculture
Rem PTN 64	4.7810 Ha	Agriculture
Total size of Portion 64	5.2176 Ha	Agriculture

Proposed consolidation of Portion A of Portion 64 with Farm Hof Holstein No. 232 into Farm "Y"	Proposed Sizes	Zoning
Portion A	0.4366 Ha	Agriculture
Farm Hof Holstein 232	144.4177 Ha	Agriculture
Total consolidated Farm Y	144.8543 Ha	Agriculture

Proposed subdivision of Farm "Y"	Proposed Sizes	Zoning
Portion A	5.04 Ha	Agriculture
Portion B	5.02 Ha	Agriculture
Portion C	6.38 Ha	Agriculture
Portion D	5.04 Ha	Agriculture
Portion E	5.05 Ha	Agriculture
Portion F	5.07 Ha	Agriculture
Portion G	5.00 Ha	Agriculture
Portion H	5.04 Ha	Agriculture
Portion I	5.04 Ha	Agriculture
Portion J	5.07 Ha	Agriculture
Portion K	5.03 Ha	Agriculture

Portion L	5.00 Ha	Agriculture
Portion M	5.06 Ha	Agriculture
Portion N	5.04 Ha	Agriculture
Portion O	5.01 Ha	Agriculture
Portion P	5.14 Ha	Agriculture
Portion Q	5.17 Ha	Agriculture
Portion R	5.03 Ha	Agriculture
Portion S	5.00 Ha	Agriculture
Portion T	5.00 Ha	Agriculture
Portion U	5.00 Ha	Agriculture
Portion V	5.00 Ha	Agriculture
Portion W	5.03 Ha	Agriculture
Portion X	3.65 Ha	Agriculture
Portion Y	19.24 Ha	Agriculture
Remainder (Street)	4.7043 Ha	Agriculture
Total	144.8543 Ha	

Proposed consolidation of Portion "X" with Remainder PTN 64 into Portion "Z"	Proposed Sizes	Zoning
Portion "X" (of Farm Y)	3.6558 Ha	Agriculture
Remainder of PTN 64	4.7810 Ha	Agriculture
Total consolidated Portion Z	8.4368 Ha	Agriculture

8. **Concerns raised by the objector:**

The objector raised concerns that the riverbed is a sensitive area and directly neighbouring Naukluft National Park, that there will be loss of wildlife if the number of human inhabitants increase to twenty-four families. She further stressed that there will be noise during the construction and anticipation of the noise pollution to continue thereafter.

She expressed that the proposed development would have negative environmental impacts to the underground water due to sewer, the flora will be impacted through removal of trees and bushes, which might result in sand erosion. She is worried if the municipality will be able to cope with service delivery, particularly, questioning if the size of the existing water pipe will be able to supply the demand and if the municipal truck will be able to drive in to collect garbage.

Lastly, she feared that there will be no access point or escape route in case of flowing river. What is the contingency plan for the portion owners to reach the other side of the river? she asked.

9. **Technical Comments**

The application was circulated to all the service departments requesting for comments to be incorporated in the submission. The General Manager: Engineering, Urban Development and Environmental Management (EUEM) requested for a detailed subdivision layout, depicting the width of the proposed road. The detailed layout was obtained from the applicant together with the motivation.

According to the General Manager: EUEM, a road reserve is a strategic public asset that must accommodate significantly more than the carriageway. It must

provide sufficient space for municipal engineering services, including water, sewer, stormwater, electricity and telecommunication infrastructure, as well as road drainage, utility corridors, maintenance activities and future road improvements.

The applicant's motivation is based largely on the existing road width. This is not considered an appropriate engineering justification, as the width of the carriageway should not be confused with the required road reserve.

Agricultural areas are regularly accessed by tractors, harvesters, articulated trucks, livestock transport vehicles, refuse collection trucks and emergency response vehicles. These vehicles require substantially larger turning radii and swept paths than passenger vehicles. A 10-meter road reserve severely limits the ability to design intersections and access point with appropriate turning geometry, increasing the likelihood of vehicles encroaching into opposing lanes, road verges or service corridors. This compromises operational safety, restricts emergency access and may necessitate costly reconstruction in the future.

The proposed 10-meter road reserve may not be sufficient to accommodate current and future municipal engineering requirements. Therefore, the Engineering, Urban Development and Environmental Management Department does not support the proposal in its current form. Instead, it recommends that a minimum of 20-meter road reserve serving agricultural zone developments be retained.

10. **Evaluation**

The portions are located in a very sensitive area, in the riverbank and in proximity of the Dorob National Park. In terms of Environmental Management Act, 2007 (Act 7 of 2007) the rezoning from special to agriculture is not a listed activity, however, agricultural activities cannot be undertaken without an environmental clearance certificate. Additionally, the creation of a public road is one of the listed activities that cannot be undertaken without obtaining the environmental clearance certificate. The applicant has obtained the ECC from the Environmental Commissioner. The certificate is attached as **Annexure B**.

In terms of the Swakopmund Structure Plan 2020-2040, Farm Hof Holstein No. 232, Swakopmund and Portion 64 of Farm 163, Swakopmund fall within zone B, which is categorised as Urban Agriculture with a maximum size of 5 Hectares. This area can be utilized for markets gardens, poultry and pig farm, feedlots, hydroponics, and ornament gardens, horticulture, mariculture and/or aquaculture and other similar uses. The proposed sizes for the portions to be created are in line with the Swakopmund Structure Plan 2020-2040.



Council has maintained a standard of not less 12m street width. This is evident in the new townships such as Matutura, Swakopmund Extensions 14, 32, 33 and 36 and Myl 4 Extension 1 and 2. The width of 10m for the internal streets cannot be considered for the proposed development.

The concerns by one of the neighbours were raised during the public consultation or the scoping report for the environmental impact assessment conducted in 2024. The Environmental Commissioner has issued the environmental clearance certificate for the proposed development. That means all the environmental issues raised have been considered and deemed fit to grant the approval.

Although flooding is relatively infrequent, the Swakop River does experience occasional significant flowing river events following heavy rainfall in its upper catchment, making floodplain development a matter of public safety and flood risk management.

11. Legal and Regulatory Duties

The comments from Corporate Services' Legal Division are as follows:

Under the Local Authorities Act, Municipalities have a legal duty to promote public health, safety, and proper town planning. This would preclude Council from permitting structural approvals in dangerous areas like active watercourses or floodplains.

Namibia's commitment to safe, habitable housing under the Constitution, national policy and international covenants means Council must prevent—rather than authorize—settlement in hazard-prone marginal lands.

12. Indemnity

Usually, it would be required of a user to indemnify Council where they have intentionally assumed a risk. However, even a signed indemnity or waiver from settlers attempting to absolve a municipality of liability is generally void against public policy when it compromises statutory safety standards or gross negligence. Finally, Municipalities carry a non-delegable duty of care to the public. Council cannot contract out of statutory accountability by shifting the blame or legal risk onto vulnerable residents via private disclaimers.

Therefore, even though the land is suitable for agriculture, which can be lost during floods, it appears *prima facie* (on first impression) that the land is not fit for human settlement. Approval for this application should be conditional thereon that the applicant/landowner undertakes a Flood Risk Assessment and should the assessment prove the land is safe for human habitation, the owners of the properties in question shall be required, prior to finalisation of the statutory subdivision process, sign an agreement indemnifying Council, acknowledging that the property is situated within a flood-prone area and accepting all risks associated with flooding.

13. Proposed Future Usage

Although the portions are zoned "agriculture" according to the submission, the likely and motivated future usage is agricultural and residential. There are no objections to this usage.

Potential concern:

(b) Intensity of development

Under the zoning "Agriculture" for a bona fide agricultural use "Dwelling house, Quarters for Farm Labourer" are primary rights. There is no restriction on the size of buildings or the extent of the quarters for farm labourers.

Premises used for residential purposes are usually assigned a density zone. Without unnecessarily restricting the proposed new usage, it is suggested that a density should be assigned to the new portions that does not already accommodate staff quarters and the agricultural activities (chicken farm & horticultural gardens).

Alternatives that are designed for such circumstances are:

1: 20,000	One dwelling house or dwelling unit per 20,000m ²
1: 50,000	One dwelling house or dwelling unit per 50,000m ²
1: Land Parcel	One dwelling house or dwelling unit per land parcel

14. **Compensation**

The proposed subdivision of Farm "Y", into twenty-five (25) portions and remainder is subject to a compensation fee of 7.5% of the market value for the first ten (10) portions and 1% of the value of additional portion created, with respect to endowment 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 Council's Property Policy.

15. **Title Deeds Conditions**

The conditions currently registered against Farm Hof Holstein No. 232, Swakopmund should be retained for the newly created portions. Equally, the conditions currently registered against Portion 64 of Farm 163, Swakopmund should be retained for the consolidated Portion Z. The remainder (street) should be free of conditions.

16. **Conclusion**

The rezoning of Farm Hof Holstein No. 232 from "special" (for the purposes of a butchery and agriculture) to "agriculture" and subdivision of Portion 64 of Farm 163, Swakopmund into Portion "A" and Remainder and subsequent consolidation of proposed Portion "A" with Farm Hof Holstein No.232 into consolidated Farm "Y" and subdivision of consolidated Farm "Y" into twenty-five portions and remainder and subsequent consolidation of Portion "X" with the Remainder of Portion 64 of Farm 163, Swakopmund into consolidated Farm "X" does not have any detrimental impact on the neighbourhood and it falls within the provisions of the Swakopmund Zoning Scheme and Swakopmund Structure Plan 2020-2040. Thus, it can be supported subject to the conditions stated above.

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

RECOMMENDED:

- (a) **That the rezoning of Farm Hof Holstein No. 232, Swakopmund from "Special" (for the purposes of a butchery and agriculture) to "Agriculture" be approved in principle, subject to the following conditions:**
 - (i) ***That a Flood Risk Assessment be undertaken to demonstrate that the predicted flood levels, flood extent, and flow velocities affecting the property during the applicable design flood event, are acceptable and the results be submitted by the General Manager: Engineering, Urban Development and Environmental Management to Council for consideration.***
 - (ii) ***That if the above assessment shows that there are no mitigating factors to prevent risk to human settlement, the application be rejected, and the the General Manager: Engineering, Urban***

Development and Environmental Management inform Council of the outcome.

- (iii) **That if the assessment shows that the application can proceed, the layout for Farm “Y” into twenty-five portions and remainder be adjusted to increase the width of the roads from the current 10 meter to 20 meter, to the satisfaction of the General Manager: Engineering, Urban Development and Environmental Management,**
- (b) **That if the assessment is favourable, the landowners be required to sign an indemnity agreement in favour of Council, acknowledging that the property is situated within a flood-prone area and accepting all risks associated with flooding and if possible, the necessary amendments be included in the title conditions of the portions.**
- (c) **That following the successful conclusion of the above, the subdivision of Portion 64 of Farm 163, Swakopmund into Portion A and Remainder and subsequent consolidation of proposed Portion A with Farm Hof Holstein No.232, Swakopmund into consolidated Farm Y be approved as per the tables below:**

Proposed subdivision of Portion 64	Proposed Sizes	Zoning
Portion A	0.4366 Ha	Agriculture
Rem PTN 64	4.7810 Ha	Agriculture
Total size of Portion 64	5.2176 Ha	Agriculture

Proposed consolidation of Portion A with Farm Hof Holstein	Proposed Sizes	Zoning
Portion A	0.4366 Ha	Agriculture
Farm Hof Holstein 232	144.4177 Ha	Agriculture
Total consolidated Farm Y	144.8543 Ha	Agriculture

- (d) **That the subdivision of consolidated Farm Y into twenty-five (25) portions and remainder as per the table below,**

Proposed subdivision of Farm “Y”	Proposed Sizes	Zoning
Portion A	5.04 Ha	Agriculture
Portion B	5.02 Ha	Agriculture
Portion C	6.38 Ha	Agriculture
Portion D	5.04 Ha	Agriculture
Portion E	5.05 Ha	Agriculture
Portion F	5.07 Ha	Agriculture
Portion G	5.00 Ha	Agriculture
Portion H	5.04 Ha	Agriculture
Portion I	5.04 Ha	Agriculture
Portion J	5.07 Ha	Agriculture
Portion K	5.03 Ha	Agriculture
Portion L	5.00 Ha	Agriculture
Portion M	5.06 Ha	Agriculture
Portion N	5.04 Ha	Agriculture
Portion O	5.01 Ha	Agriculture
Portion P	5.14 Ha	Agriculture
Portion Q	5.17 Ha	Agriculture
Portion R	5.03 Ha	Agriculture

Portion S	5.00 Ha	Agriculture
Portion T	5.00 Ha	Agriculture
Portion U	5.00 Ha	Agriculture
Portion V	5.00 Ha	Agriculture
Portion W	5.03 Ha	Agriculture
Portion X	3.65 Ha	Agriculture
Portion Y	19.24 Ha	Agriculture
Remainder (Street)	4.7043 Ha	Agriculture
Total	144.8543 Ha	

- (e) That the consolidation of Portion "X" with the Remainder of Portion 64 of Farm 163, Swakopmund into consolidated Farm X as per the table below:

Proposed consolidation of Portion C with Remainder PTN 64	Proposed Sizes	Zoning
Portion X (Farm Hof Holstein No.232)	3.6558 Ha	Agriculture
Remainder of PTN 64	4.7810 Ha	Agriculture
Total consolidated Portion Z	8.4368 Ha	Agriculture

- (f) That the applicant provides proof that the rezoning of Farm Hof Holstein No. 232, Swakopmund from special (for a butchery and agriculture purposes) to "Agriculture" the subdivision of Portion 64 of Farm 163, Swakopmund into Portion A and remainder, subsequent consolidation of proposed Portion A with Farm Hof Holstein No.232 into consolidated Farm "Y", subdivision of the consolidated Farm "Y" into twenty-five portions and remainder and subsequent consolidation Portion 'X' with the Remainder of Portion 64 of Farm 163, Swakopmund into consolidated Portion "Z" has been approved by the Minister and rezoning has been promulgated before any submission of building plans to the Engineering, Urban Development and Environmental Management for approval.
- (g) That the applicant provides Council with approved diagrams for the consolidated portion and newly created portions for cadastral information update.
- (h) That the subdivision of the consolidated Farm Y into 25 portions is subject to a compensation fee(endowment) of 7.5% of the land value of the first ten portions and 1% of the land value of additional portions created, in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), in conjunction with the Swakopmund Municipality Property Policy.
- (i) That no building plans inclusive of relaxation of building lines or aesthetics application be approved until proof of payment of the compensation fee (endowment) for the subdivision has been received by Council.
- (j) That the Town Planner certifies the redesigned subdivision plans before the submission of the application to the Urban and Regional Planning Board.
- (k) That the administration be authorized to manage the redesign of the subdivision layout without resubmitting it to Council if the changes are minor less than 10%.

- (l) That the upgrading of municipal services to accommodate the new demand and the cost thereof, be for the account of the applicant, and it must be designed to the satisfaction of the General Manager: Engineering Urban Development and Environmental Management.
 - (m) That a density of one dwelling house or dwelling unit per 20,000m² be assigned to the new portions that do not already accommodate staff quarters and the agricultural activities (chicken farm & horticultural gardens).
 - (n) That the General Manager: Engineering, Urban Development and Environmental Management undertake an audit of septic tanks on the Swakopmund smallholdings, assess their impact on environment and determine mitigation measures in anticipation of future subdivisions.
 - (o) That no building plans be approved until proof of payment of the compensation fee and completion of services for the newly created portions has been received by Council.
 - (p) That the title deed conditions currently registered against Farm Hof Holstein No.232 should be retained for the newly created portions,
 - (q) That the title deed conditions currently registered against Portion 64, of Farm 163, Swakopmund should be retained for the consolidated Portion "Z".
 - (r) The Remainder (street) be free of conditions.
-

APPLICATION ANNEXURE A

22.03.01. Hof Holstein No. 232

40

TOWN PLANNING & PROPERTIES

PO BOX 1598
 SWAKOPMUND, NAMIBIA
 +264 81 122 4561
 +264 81 122 4561
 andrew@westhuis.com

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



30 OCTOBER 2025

Dear Sir,

REZONING OF FARM HOF HOLSTEIN NO. 232 FROM "SPECIAL", FOR THE PURPOSE OF A BUTCHERY AND AGRICULTURE, TO "AGRICULTURE"; AND SUBDIVISION OF PORTION 64 OF THE FARM NO. 163, SWAKOPMUND, INTO PROPOSED PORTION "A" AND REMAINDER; THE SUBSEQUENT CONSOLIDATION OF PROPOSED PORTION "A" OF PORTION 64 OF THE FARM 163 WITH FARM HOF HOLSTEIN NO. 232 INTO CONSOLIDATED FARM "Y"; AND SUBDIVISION OF CONSOLIDATED FARM "Y", SWAKOPMUND, INTO 25 PORTIONS AND REMAINDER (STREET); AND SUBSEQUENT CONSOLIDATION OF PORTION "X" OF SUBDIVIDED FARM "Y" WITH THE REMAINDER OF PORTION 64 OF THE FARM 163 INTO CONSOLIDATED PORTION "Z".

Van der Westhuizen Town Planning & Properties cc has been appointed by R & I Weygandt owners of Farm Hof Holstein No. 232 and CJ & K Nel, owners of Portion 64 of the Farm No.163, to undertake all necessary statutory steps for the:

- REZONING OF FARM HOF HOLSTEIN NO. 232 FROM "SPECIAL", FOR THE PURPOSE OF A BUTCHERY AND AGRICULTURE, TO "AGRICULTURE";
- SUBDIVISION OF PORTION 64 OF THE FARM NO. 163, SWAKOPMUND, INTO PROPOSED PORTION "A" AND REMAINDER;
- CONSOLIDATION OF PROPOSED PORTION "A" OF PORTION 64 OF THE FARM 163 WITH FARM HOF HOLSTEIN NO. 232 INTO CONSOLIDATED FARM "Y",
- SUBDIVISION OF CONSOLIDATED FARM "Y", SWAKOPMUND, INTO 25 PORTIONS AND REMAINDER (STREET); AND
- CONSOLIDATION OF PORTION "X" OF SUBDIVIDED FARM "Y" WITH THE REMAINDER OF PORTION 64 OF THE FARM 163 INTO CONSOLIDATED PORTION "Z".

Application is herewith made in terms of the Urban and Regional Planning Act of 2018 for the statutory processes as indicated above.

1. BACKGROUND

For the purpose of this application, it is important to note that a previous application of this nature was submitted to Council for approval but such application was referred back by MURD. The board requested an Environmental Clearance Certificate (ECC) for the intended servitudes to secure access. It has now recently become necessary to produce an ECC for any right of way servitude to be registered over any property. Although not listed anywhere in the Environmental Management Act, and yet to be proven by MEFT, such ECC must accompany any application concern with a right of way servitude.

Due to the aforesaid it was decided by the registered owners of Farm Hof Holstein to alter the design to include 5ha plots, in line with the Structure Plan, eliminating the right of way servitude and thus creating a public road to provide access to the newly created plots. The Environmental Impact Assessment was done and a formal application was submitted to the Ministry of Environment, Forestry and Tourism for an ECC.

The ECC was obtained from MEFT for the proposed road to be constructed once the statutory processes area approved by Council (**Annexure H**).

2. LOCALITY AND CURRENT STATUS

Farm Hof Holstein No. 232, Swakopmund and Portion 64 of Farm No. 163, Swakopmund, is located on the most Sothern boundary of the Swakopmund river plots (**Annexure A**). Farm Hof Holstein No. 232, is currently zoned as "Special" for the purpose of a butchery and agricultural use. The property currently accommodates a number of physical structures that is not in use anymore. Portion 64 of the Farm No. 163 is zoned as agriculture and accommodates structures that are being used by the owner for residential purposes. Once the relevant Rezoning, Subdivisions and Consolidations are approved, the various farms and portions will be registered into the names of the current and potential owners. All portions created by the subdivisions and consolidations will remain as agricultural land.

3. OWNERSHIP

The registered owners of Farm Hof Holstein No. 232 are R & I Weygandt by means of Deeds of transfer 7518/2022 and 7519/2022 (**Annexure B1**). The registered owners for Portion 64 of the Farm No.163 are CJ & K Nel by means of Deeds of transfer 3685/2022 (**Annexure B2**). Power of Attorney's for the proposed intentions were also given by the owners of the relevant farms and is attached as "**Annexure C**".

4. INTENTION OF THE CLIENTS AND THE PROPOSED SUBDIVISION

The owners of the Farm Hof Holstein No. 232 wish to have the property subdivided into smaller portions of not less than 5ha. The owners are also of the intention to do land swap deal with the owner of Portion 64. Due to the difference in zoning is necessary to first rezone farm Hof Holstein

from Special (**Annexure D1**) to Agriculture (**Annexure D2**) in order to affect any consolidation between the parties. It is the intention of the owners to subdivide Portion 64 of the Farm No. 163 into Proposed Portion "A" and the Remainder (**Annexure D3**). It is then the intention to Consolidate proposed Portion A of subdivided Portion 64 of the Farm No. 163 with the Farm Hof Holstein No. 232 into Consolidated Farm "Y" (**Annexure D4**).

It is then the intention to Subdivide Consolidated Farm "Y" (Consolidation of proposed Portion A of Portion 64 of the Farm No. 163 with the Farm Hof Holstein No. 232 into Consolidated Farm "Y") into 25 Portions and Remainder (Street) (Portions A to Y and Remainder) (**Annexure D5**).

It is then the intention to Consolidate Proposed Portion "X" of the Subdivided Farm "Y" with the Remainder of Portion 64 of the Farm No. 163 into Consolidated Portion "Z" (**Annexure D6**).

Consolidated Farm "Z" will then remain the property of CJ & K Nel. The new portions to be created by the subdivision on Farm "Y" will remain the property of R & I Weygandt until sold to interested parties in future.

According to the title deeds (**Annexure B1 & B2**) Portion 64 of the Farm No. 163 measures 5.2176 ha in extent and Farm Hof Holstein No. 232 measures 1 44.4177 ha in extent and is suitable for the intended subdivisions and consolidations.

The proposed subdivision and consolidations will be as follows:

Proposed Subdivision of PTN 64 of Farm No.163	Portion Sizes in ha
Portion A	0.4366 ha
Remainder of Portion 64 of Farm N. 163	4.7810 ha
Total	5.2176 ha

Consolidation of proposed Portion A of Portion 64 of Farm 163 with Farm Hof Holstein No. 232 into consolidated Farm Y	Portion Sizes in ha
Portion A (a Portion of Portion 64 of Farm No. 163)	0.4366 ha
Farm Hof Holstein No. 232.	1 44.4177 ha
Consolidated Farm "Y"	1 44.8543 ha

Proposed Subdivision of Farm Y (Hof Holstein)	Portion Sizes in ha
Portion A	5.04 ha
Portion B	5.02 ha
Portion C	6.38 ha
Portion D	5.04 ha
Portion E	5.05 ha
Portion F	5.07 ha
Portion G	5.00 ha
Portion H	5.04 ha
Portion I	5.04 ha
Portion J	5.07 ha

Portion K	5.03 ha
Portion L	5.00 ha
Portion M	5.06 ha
Portion N	5.04 ha
Portion O	5.01 ha
Portion P	5.14 ha
Portion Q	5.17 ha
Portion R	5.03 ha
Portion S	5.00 ha
Portion T	5.00 ha
Portion U	5.00 ha
Portion V	5.00 ha
Portion W	5.03 ha
Portion X	3.65 ha
Portion Y	19.24 ha
Remainder (Steet)	4.7043 ha
Total	144.8543 ha

Proposed Consolidation of Rem/Ptn 64 of Farm No.163 with Portion "X" of Subdivided Farm "Y" into Consolidated Portion "Z"	Portion Sizes in ha
Portion X (Subdivided Farm "Y")	3.6558 ha
Remainder of Ptn 64 of Farm No. 163	4.7810 ha
Total	8.4368 ha

5. TOPOGRAPHY

The properties under discussion here can be argued as relatively flat on the majority of its surface. The highest points on these properties lies to the south of both the properties. The soil conditions are considered as stable for construction of houses and structures needed in future. The norther boundary of Farm Hof Holstein will be the lowest points of the property due to it being situated towards the river. Both properties under discussion here contains a fair amount of vegetation that will be preserved. There exist no natural features that will prohibit the intended subdivisions and consolidations of the said parcels of land.

The Swakop River is channelled to the north of the area under discussion and such course of flow have been created by the sand mining activities removing large volumes of sand for the construction industry. At some areas along the boundary of Farm Hof Holstein the is a vertical wall of between 2 and 3 meters high, being a direct result of the sand mining. Due to this Farm Hof Holstein is not prone to flooding. The only area that might enjoy some water on the property is situated to the most western part of the property (Proposed Portions A & B).

With the latest rains received in 2024 - 2025 the river did in fact come down and reached the ocean. The only area to be affected was proposed portions A, B and D where water pushes up onto the proposed portions. The most affected was Portion A where around 1/3 of the proposed Portion had water that merely pushed up (no actual river) while the rest of the portion remained dry towards the higher ground. The occasional partial flooding will not hamper future construction of residential dwellings and other agricultural structures on the higher areas.

6. ACCESS AND SERVICES

Access to both the properties are obtained via the D1901 road that currently provides access to all the Swakopmund Smallholdings (River Plots). Due to the location of the properties on the southern side of the Swakopmund River access was created across the river with a formal road. The newly created properties will also gain access via this existing access road and ultimately by means of the remainder (street) being created through the subdivision.

In terms of access, it was discussed the GM: Engineering Services that application also be made to Council for a possible extra access road to be created across the river bed at the most western part of the proposed development (**Annexure D7**). It will allow for easy access to the newly created portions and reduce the pressure on the existing access point. This will benefit both the Municipality and the residents in terms of service delivery.

Water:

The newly created property shall be connected to the existing Municipal services network in terms of water. Currently the plots on the southern bank are experiencing water pressure problems due to the limited connection and insufficient pipe diameter. This is rather a concern to the owners of Hof Holstein and such becomes a limitation with regard to the intentions.

The owners of Hof Holstein have indicated that in lieu of paying an endowment fee they would upgrade the system to sufficiently supply both the surrounding plots and the newly created plots resulting from the subdivision. The endowment fee is specifically for the upgrading of services but is never administered where the fee has emanated from. Meaning the endowment fee gets paid to the Municipality but never reinvested in the area. The intention of the client can better serve the current situation if Council agrees on such actions.

It was requested and discussed with the Engineering Services Department to have another water connection given on the most Western part of Farm Hof Holstein that will service these new portions. It was indicated by the Engineering Department that such request will be investigated and that such intentions might be possible. **Annexure D7** indicates the approximate location of proposes and requested connection point.

This request runs in conjunction with the request to have another access road at the most western part of the development.

Sewer:

Sewer will be dealt with by means of septic tank systems as is the norm for the Swakopmund River Plots. Each of the plot owners will be responsible to install their own sewer systems according to the rules and regulation of the Swakopmund Municipality. Since there is no sewer system on the plots there will be no need for sewer connections.

Electricity:

All new plot owners will be responsible for their own Electricity and such requirements will be directed to Erong Red to secure electricity. Connection to the existing surrounding grid will be possible as Erong Red has numerous lines in the facility to tap in to.

Any further needs that might be required in terms of access and services shall be communicated between all parties and be dealt with accordingly.

7. PUBLIC PARTICIPATION

The intentions were advertised in the New Era and Republikein on the 16th and 23rd of May 2023 (**Annexure E1**). A site notice was displayed on the site and the Municipal Notice board for the required period as per the Urban and Regional Planning Act (**Annexure E2**). Registered mail was also forwarded to the neighbouring properties for their comments/objections (**Annexure F**). A notice was also placed in the Government Gazette (**Annexure G**). The closing date for objections or comments was on 14 June 2025. After the due date for objections lapsed contact was made with the Swakopmund Municipality to enquire whether there were any objections received. One person raised comments against the proposed intentions (**Annexure H**).

8. COMMENTS RECEIVED FROM PORTION 168 (A PORTION OF PORTION 41 OF FARM NO.163) SWAKOPMUND, MS. CHRISTINE ERNST.

It should be noted that the initial application as approved by the Swakopmund Municipality was for the Subdivision of Farm Hof Holstein into 12 Portions and Remainder and this application was supported by Ms. Ernst. These plots were proposed at 10ha each but with the coming into operation of the Swakopmund Structure Plan the Applicant has gained new rights that allows for subdivision up to 5 ha, hence the new revised application.

The comments of Ms. Ernst (**Annexure E**) will be indicated below followed by our response on each concern:

Comment 1: "The riverbed being a sensitive area and directly neighbouring Naukluft National Park, with access to the park".

Our Response:

It is unclear what Ms. Ernst is actually referring to with this statement. Ms. Ernst does not take into consideration that the land is privately owned and the Applicant has the right to apply to the Local Authority to subdivide into 5h plots. These rights were obtained with the promulgation of the Swakopmund Structure Plan. The fact that the property borders a park is irrelevant as the land is still situated within the Swakopmund Townlands.

Ms. Ernst fails to realize that the plot she resides on was also as a result of a subdivision of Portion 41 being a neighbouring property of Nadine and Farm Hof Holstein. The situation and conditions are exactly the same with the only difference being the scale of the subdivision that is greater. Exactly the same rights are being exercised by the applicant with these intentions.

In terms of access to the park it should be noted that the park may not be accessed without the necessary permits irrespective of your status. The only time that access through the park is gained is when the Swakop River is flowing and the Southern Bank Plots can't cross the river. These events are few and far apart and the current sand mining activities have also caused a blockage upstream.

Comment 2: “Loss of habitat to the wildlife, they will move away, if we have the activity of 24 families on this property. Mr. Weygand was and is a fierce protector of game”.

Our Response:

The statement of Ms. Ernst is noted but not supported. The animals that are being referred to are mostly the Springbok and the few Kudu that has been spotted of late. These animals move freely up and down the river and in and out of the National Park. The Rossmund Golf Course is a good example of how these animals have adapted to coexist with humans. The same will happen in this area as the animals will adapt. The river area will remain untouched and will permanently act as a corridor for these animals. Farm Hof Holstein is already fenced and yet the animals still move freely over the property. More eyes and ears will definitely contribute to the protection of these animals.

Comment 3: “Noise Pollution during building and also after is to be expected”.

Our Response:

The source of the noise to be created by the intentions of the applicant is not of such that it is associated with a nuisance but rather the sound of progression. Noise from building activity is inevitable and accepted within normal working hours. This comment holds no water as the construction of homes on the 5ha plots will be of short duration and will only affect a limited distance. The site is approximately 2.8km long and the Applicant is keeping the new plots opposite Ms. Ernst for himself and it is our opinion that the construction of houses more than 800m away will not disturb her peace and quiet to such an detrimental extent.

Note should also be taken of the fact that Ms. Ernest does not have a problem with 12 portions but is against 25. The effects of noise will not be much different and only the immediate plots situated approximately 800m away will have an impact, if any at all once completed.

Comment 4: “Environmental impact on the area (underground water) due to sewage water”.

Our Response:

The norm on the plots as prescribed and accepted by the Municipality of Swakopmund is to install septic tanks the deal with the sewerage. Ms. Ernst also must have a septic tank to deal with sewerage generated from her household. Ms. Ernst also recently acquired the property from a subdivision and proceeded to construct a home according to Municipal regulations. The intentions of the applicant are no different from that of Ms. Ernst.

The septic tanks are emptied by either the Municipality of Swakopmund or private contractors and safely disposed of at the Sewerage Works facility.

Comment 5: “Environmental impact on Flora due to removal of trees and bushes including the root system, which keep the collapsible sand under control. How stabile are the terraces close to the riverbed due to the collapsible sand? Erosion issue in case of building. The bed rock on our plot is 40 meters down, until there, there is only sand”.

Our Response:

The only flora to be removed will be on the part where the proposed road will be located. Most of the land is open sandy patched with limited to no vegetation. The majority of the trees in the area is Prosopis trees which is considered invasive. the removal of such tree for a road is not seen as a wrongful act due to the status of the tree. In Windhoek the Local Authority has a bylaw prohibiting the planting of these trees. In other areas these trees have become a problem and their removal from areas have been observed in numerous regions.

It is not expected that the removal of a few invasive trees over the entire stretch of land will cause destabilization of the sand. It is the opinion that the comment and question of Ms. Ernst is not well thought through. Ms. Ernst is not familiar with the terrain at all and as such if she made effort to inspect the premises, she would have noted that the plot is situated on higher ground than the actual river bed. Additionally, the sand mining activities have also removed large volumes of sand in the river bed dropping the river bed by 3m in some areas. On the north western corner of Farm Hof Holstein there is a section that the miners illegally mined and that might be prone to limited flooding. The rest of the area is situated relatively higher than the actual river bed. The water table has also dropped significantly due the sand mining activities in the reiver bed.

Comments 6: "Garbage removal of 24 families. Will Municipal truck drive in to collect / tart road?"

Our Response:

Not sure what Ms. Ernst is trying to say with the statement and/or question. The road will be a public gravel road constructed according to the specifications of the Swakopmund Municipality. As these plot owners will pay rates and taxes they will be provided with refuse removal, meaning the Refuse Removal Truck will make use of the public road to collect refuse from each plot.

Comment 7: "Water delivery, the existing 40/50 mm pipe will not be able to supply the demand!"

Our Response:

This issue was discussed with the Municipality who will have to upgrade the system lines to accommodate for the capacity. It was suggested by the applicant that in lieu of paying the endowment fee he will upgrade the current system to resolve the current issues and effectively accommodate for the increased capacity. Ultimately water provision will be secured and the lines upgraded by either party.

Comment 8: "Access point and escape route in case of flowing River. According to my neighbors who live here for 28 years, the river comes down moderately approx. every 3 years and flows then for 3 of 4 days. But there are exceptions. In 2011 the river was flowing very strong and for 2 months. What is the contingency plan for the plot owners, 24 families, approx. 100 people to reach the other side of the river for work, medical emergencies etc.? Surely it cannot be expected from all

of them to drive thru the valleys in spill ways towards a road in the Naukluft park and reach Swakopmund after 1.5 hours, one way. Another point is water delivery to 24 families which can be interrupted by a broken pipe, washed out of the ground by the fast river water! This can only be remedied by the building of a bridge".

Our Response:

Reading the statement, it can only be questioned as to what Ms. Ernst does in these cases? It is a well-known fact that access to the southern plots can be disrupted when the river flow, and yes it could be for 2 days, 5 day or 2 months depending on the rain cycle. In such events the plot owners in this area, including Ms. Ernst, make use of an unofficial emergency road through the National Park to the Langer Heinrich Road. In such events it is accepted by the official MEFT if the affected plot owners make use of the roads but still respecting the park. This is a practice that has been going on for years and has become an accepted norm under extreme events.

As with access, the water supply line can also get disrupted for short periods of time due to the river washing the line away. Most plot owners have large water tanks to ensure that they have water when water interruptions occur. Such events are not only applicable to the plots to the south but all the Swakop River Plots. In a rather recent event NAMWATER had to repair the main supply line which left the plots without water for 4 days. The concern raised by Ms. Ernst can easily be mitigated by the plot owners and should in actual fact not even be the concern of Ms. Ernst.

9. Conclusion

It is our opinion that Ms. Ernst is not familiar with the terrain and the above indicated concerns are not of such nature that it would be of any concern to the applicant. The concerns raised is noted but it is not in line with the facts of the intentions. It is our respectful opinion that Mr Ernst do not wish to have more people in the area as we know she is a protector of the animals in the area and would like to keep the quietness of the area. It is understandable but as mentioned before it will not change the behaviour of the animals. They will simply adapt again and continue to thrive in the river bed.

Both Ms. Ernst and the Applicant are avid conservationists but unfortunately owning a plot of this extent in this area proves challenging. Due to the sheer size of the plot, it is not possible to patrol the parameter every day and as a result the fence gets removed and there are the informal settlement people from Swakopmund destroying vegetation for firewood. Maintain such a large property in this area is just not viable. With the proposed intentions these actions will no longer occur as there are more eyes and ears in close proximity. The new plot owners will be more vigilant in protecting the natural vegetation than what can currently be done. In this case the increase of people in the area with a vested interest in the land will protect the natural vegetation and animals that have established in the area.

It is our opinion that if Ms. Ernst made the effort to enquire more about the intentions, she might not have raised these concerns that we have addressed above. The effort of Ms. Ernst in keeping the area clean and safe is noted and respected among the other plot owners but the arguments presented cannot be supported.

There is a need for smaller affordable plots and the intentions of the applicant will respond positively towards satisfying this need to the end users.

10. APPLICATION

On behalf of our clients, are R & I Weygandt (Farm Hof Holstein No.232) and CJ & K Nel (Portion 64), we herewith formally apply to Council for approval of the:

- **REZONING OF FARM HOF HOLSTEIN NO. 232 FROM “SPECIAL”, FOR THE PURPOSE OF A BUTCHERY AND AGRICULTURE, TO “AGRICULTURE”;**
- **SUBDIVISION OF PORTION 64 OF THE FARM NO. 163, SWAKOPMUND, INTO PROPOSED PORTION “A” AND REMAINDER;**
- **CONSOLIDATION OF PROPOSED PORTION “A” OF PORTION 64 OF THE FARM 163 WITH FARM HOF HOLSTEIN NO. 232 INTO CONSOLIDATED FARM “Y”,**
- **SUBDIVISION OF CONSOLIDATED FARM “Y”, SWAKOPMUND, INTO 25 PORTIONS AND REMAINDER (STREET (FREE OF CONDITIONS)); AND**
- **CONSOLIDATION OF PORTION “X” OF SUBDIVIDED FARM “Y” WITH THE REMAINDER OF PORTION 64 OF THE FARM 163 INTO CONSOLIDATED PORTION “Z”.**

AND THAT:

- **THE CONDITIONS CURRENTLY REGISTERED AGAINST PROPOSED PORTIONS U, V, W AND Y BE RETAINED.**
- **THE CONDITIONS TO BE REGISTERED AGAINST NEWLY CREATED PORTIONS A, B, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, & T:**

IN FAVOUR OF THE LOCAL AUTHORITY

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

- **THE CONDITION TO BE REGISTERED AGAINST THE REMAINDER:**

1. No conditions to be registered (free of conditions) (street)

- **THE CONDITIONS TO BE REGISTERED AGAINST CONSOLIDATED PORTION Z (CONSOLIDATION OF PORTION X AND REM/PORTION 64 OF FARM 163)**

IN FAVOUR OF THE LOCAL AUTHORITY

1. The condition currently registered against proposed Portion Z be retained.

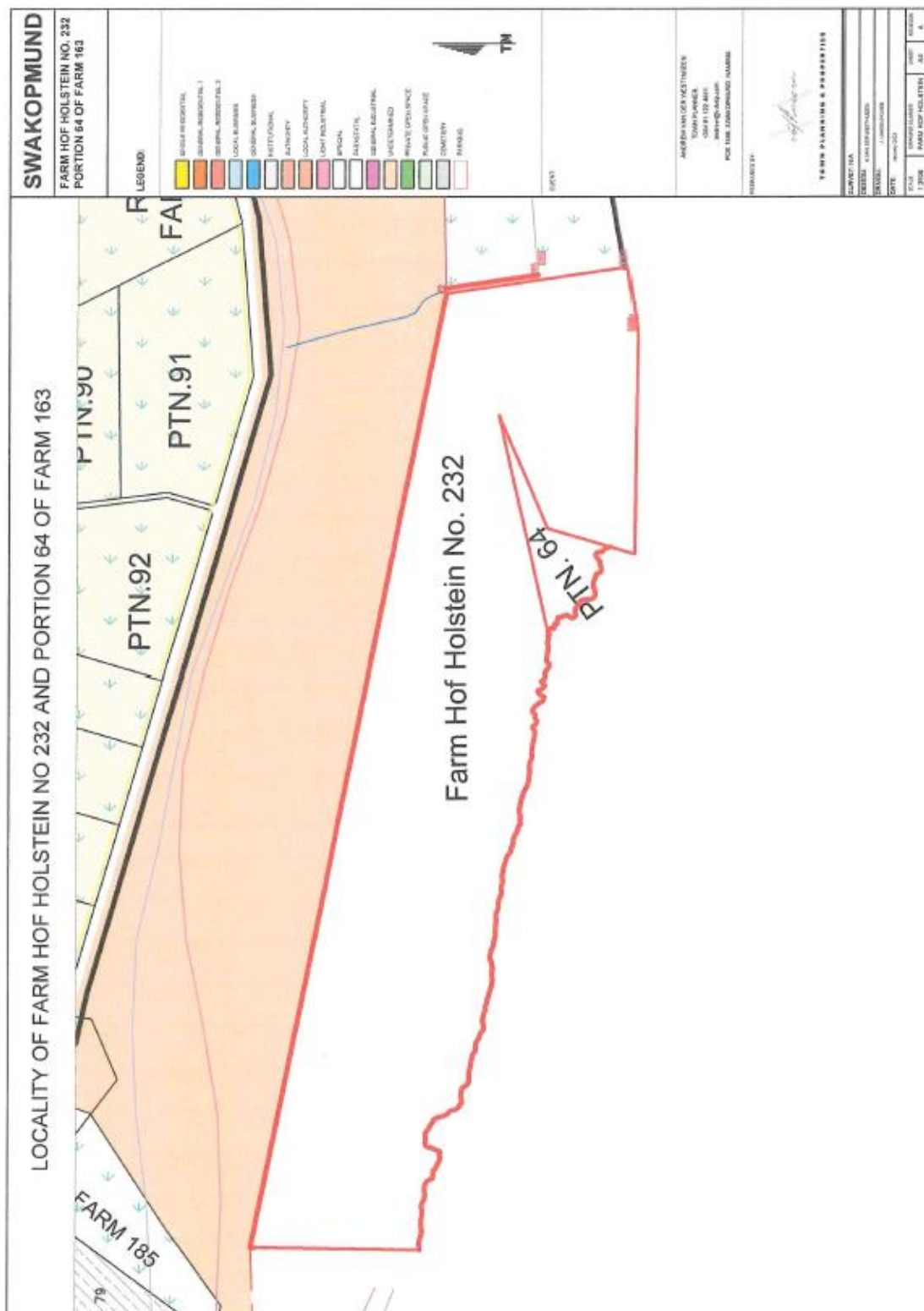
- IN LIEU OF PAYING THE REQUIRED ENDOWMENT FEE, THE DEVELOPER BE RESPONSIBLE FOR THE UPGRADING OF THE CURRENT SYSTEM, ALREADY NOT BEING SUFFICIENT, TO ACCOMMODATE THE EXISTING SOUTHERN PLOTS AND PROPOSED NEW PORTIONS EMANATING FROM THE SUBDIVISION AT THEIR OWN COST.
- AS PART OF THE APPLICATION WE REQUEST THE FAVOURABLE CONSIDERATION FOR THE ADDITIONAL WATER CONNECTION POINT AND ACCESS ROAD TO THE EAST OF FARM BLAKEWAY NO. 185.

It is trusted that you find the above application in order and should any uncertainties arise, please do not hesitate to contact us at the details provided.

Yours Faithfully,

A handwritten signature in black ink, appearing to be 'A R Van der Westhuizen', written over a horizontal line.

A R VAN DER WESTHUIZEN



2022-10-31

DEED OF TRANSFER NO.

T 7519 2022

GEORG JOSEF RAUBUCH

to

INGRID WEYGANDT

FARM HOF HOLSTEIN NO 232

DR. WEDER, KAUTA & HOVEKA INC.
LEGAL PRACTITIONERS, NOTARIES and CONVEYANCERS
3rd Floor, WKH House, Jan Jonker Road, Ausspannplatz

BG/MAT83771/SW/ab

P.O. Box 864 - Tel: 061-275550 - Fax: 238802
WINDHOEK, Namibia

AND THAT APPEARER DECLARED THAT the said Principal had on 23 September 2022 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

INGRID WEYGANDT
 Identity Number 590204 0043 6
 Married out of community of property

her heirs, executors, administrators or assigns

1/2 (ONE HALF SHARE) IN AND TO

CERTAIN : FARM HOF HOLSTEIN NO 232
SITUATE : IN THE MUNICIPALITY OF SWAKOPMUND
 REGISTRATION DIVISION "G"
 ERONGO REGION
MEASURING : 144,4177 (ONE FOUR FOUR COMMA FOUR ONE SEVEN
 SEVEN) HECTARES

FIRST REGISTERED by Certificate of Consolidated Title No T4714/2008 with Diagram S.G. No A245/2003 relating thereto

A. 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

1. 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), as amended.
2. The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the prevailing valuation of the erf.

AND THAT APPEARER DECLARED THAT the said Principal had on 23 September 2022 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

REINHARDT WEYGANDT

Identity Number 560616 0053 4

Married out of community of property

his heirs, executors, administrators or assigns

1/2 (ONE HALF SHARE) IN AND TO

CERTAIN : FARM HOF HOLSTEIN NO 232

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

MEASURING : 144,4177 (ONE FOUR FOUR COMMA FOUR ONE SEVEN
SEVEN) HECTARES

FIRST REGISTERED by Certificate of Consolidated Title No T4714/2008 with Diagram
S.G. No A245/2003 relating thereto

A. 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

1. 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), as amended.
2. The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the prevailing valuation of the erf.

DEED OF TRANSFER NO

3685 / 2020

ALBERTUS LOUW SCHOEMAN

Identity Number : 571108 0040 7

Married out of community of property

IFO

CHRISTOPHER JAMES NEL

Identity Number : 700205 0018 1

And

KATJA NEL

Identity Number : 760406 1027 1

Married in community of property to each other

PORTION 64 OF FARM 163

DR. WEDER, KAUTA & HOVEKA INC.

LEGAL PRACTITIONERS, NOTARIES and CONVEYANCERS
3rd Floor, WKH House, Jan Jonker Road, Ausspannplatz

P.O. Box 864 - Tel: 061-275550 - Fax: 238802
WINDHOEK, Namibia

B. FURTHER SUBJECT as to that portion of the property indicated by the figure ABGH – leftbank of the Swakopmund River – J, to a servitude of right of way 10 (TEN) metres wide indicated by, the line BG on Diagram No A245/2003 annexed thereto representing the southern boundary of the servitude in favour of Portion 64 of Fam No 163, situated in the Municipality of Swakopmund, Registration Division "G", and created in Notarial Deed of Servitude K112/1999S.

C. AND FURTHER SUBJECT as to that portion of the property indicated by the figure BCEFG, to the following conditions created in Government Grant No T14/1950, namely:-

IN FAVOUR OF THE LOCAL AUTHORITY:

- (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 Administrator may at any time and in any such manner and under such conditions as he may think fit –
 - (i) construct or authorize the construction of dams or reservoirs upon the land hereby granted,
 - (ii) construct or authorize the construction upon, through, or under the land hereby granted, of water furrows, pipelines, canals, and rains, and conduct or authorize the conducting of water therefrom or thereover for the benefit of the public or of any owner or occupier of neighbouring land,
 - (iii) construct and work or authorize the construction and working subject to the provisions of any laws of railways, roads, telegraph and telephone lines or on 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 owner 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 owner 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 Administrator may at any time and in any such manner and under such conditions as he may think fit resume for public purposes the whole or any portion of the land hereby granted, subject to the payment of such compensation as may be agreed upon or in default of 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 Administrator reserves to itself the right to construct, or to authorize the construction or to cede its rights to construct a water scheme for supplying water to the

- (f) That the Administrator reserves to itself the right to construct, or to authorize the construction or to cede its rights to construct a water scheme for supplying water to the Township of Swakopmund, in or along the banks of the Swakop and/or Khan rivers. In the event of any such water scheme being inaugurated the grantee or his successors in title shall have no claim to the use of the water derived directly or indirectly from such scheme, or have any claim for damages or compensation in case the water supply on the property hereby granted, is diminished, impaired or completely stopped as a result directly or indirectly, of such water scheme.

DEED OF TRANSFER NO

3685 / 2020

ALBERTUS LOUW SCHOEMAN

Identity Number : 571108 0040 7

Married out of community of property

IFO

CHRISTOPHER JAMES NEL

Identity Number : 700205 0018 1

And

KATJA NEL

Identity Number : 760406 1027 1

Married in community of property to each other

PORTION 64 OF FARM 163

DR. WEDER, KAUTA & HOVEKA INC.

LEGAL PRACTITIONERS, NOTARIES and CONVEYANCERS
3rd Floor, WKH House, Jan Jonker Road, Ausspannplatz

P.O. Box 864 - Tel: 061-275550 - Fax: 238802
WINDHOEK, Namibia

2

AND THE SAID APPEARER declared that his Principal had truly and legally sold on the 29th May 2020

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

CHRISTOPHER JAMES NEL
Identity Number 700205 0018 1
and
KATJA NEL
Identity Number 760406 1027 1
Married in community of property to each other

Their heirs, Executors, Administrators or Assigns

CERTAIN	Portion 64 of the Farm No 163
SITUATE	in the Municipality of SWAKOPMUND Registration Division "G" Erongo Region
MEASURING	5,2176 (Five Comma Two One Seven Six) Hectares
FIRST TRANSFERRED	by Deed of Transfer No T 4632/1999 with Diagram No A 987/95 relating thereto
AND HELD BY	Deed of Transfer No. T 6965/2002
A. SUBJECT:	to the following conditions imposed in terms of Town Planning Ordinance, 1954 (Ordinance 18 of 1954), as amended, (See BC22/2007), namely:-

IN FAVOUR OF THE LOCAL AUTHORITY

- a) The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Swakopmund Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended.
 - b) The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf.
- B. FURTHER ENTITLED** To a Servitude of right of way 10m wide, the line on diagram No A. 986/95 over Portion 63 of Farm No 163 "G", 114,8401 hectare, held by Deed of Transfer No T 4631/1999 subject to conditions and created in Notarial Deed of Servitude No K 112/1999S and dated 4 September 1999

|

3

WHEREFORE the Appearer, renouncing all the Right and Title which the said

TRANSFERORS

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

TRANSFEREES

Their Heirs, Executors, Administrators or Assigns, now and henceforth shall be entitled thereto, conformably to local custom: the State, however, reserving its rights, and finally acknowledging that the purchase price of the aforesaid property amounts to **N\$ 550 000-00**

SIGNED AT WINDHOEK ON 2020-07-07 , together with the appearer, and confirmed with my seal of office.


SIGNATURE OF APPEARER



SPECIAL POWER OF ATTORNEY



I/We, the undersigned,

CHRISTOPHER JAMES NEL (ID: 700205 0018 1)

AND

KATJA NEL (ID: 760406 1027 1)

MARRIED IN COMMUNITY OF PROPERTY TO EACH OTHER

In my/our capacity as:

OWNERS OF PORTION 64 OF FARM NO.163

do hereby nominate, constitute and appoint,

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

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

- **SUBDIVISION OF PORTION 64 OF THE FARM NO. 163, SWAKOPMUND, INTO PROPOSED PORTION "A" AND REMAINDER;**
- **CONSOLIDATION OF PROPOSED PORTION "A" OF PORTION 64 OF THE FARM 163 WITH FARM HQF HOLSTEIN NO. 232¹⁶³¹ INTO CONSOLIDATED FARM "Y",**
- **CONSOLIDATION OF PORTION "X" OF SUBDIVIDED FARM "Y" WITH THE REMAINDER OF PORTION 64 OF THE FARM 163 INTO CONSOLIDATED PORTION "Z".**

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

SIGNED at Swakopmund this 30 Day of October 2025

In the presence of the undersigned witnesses.

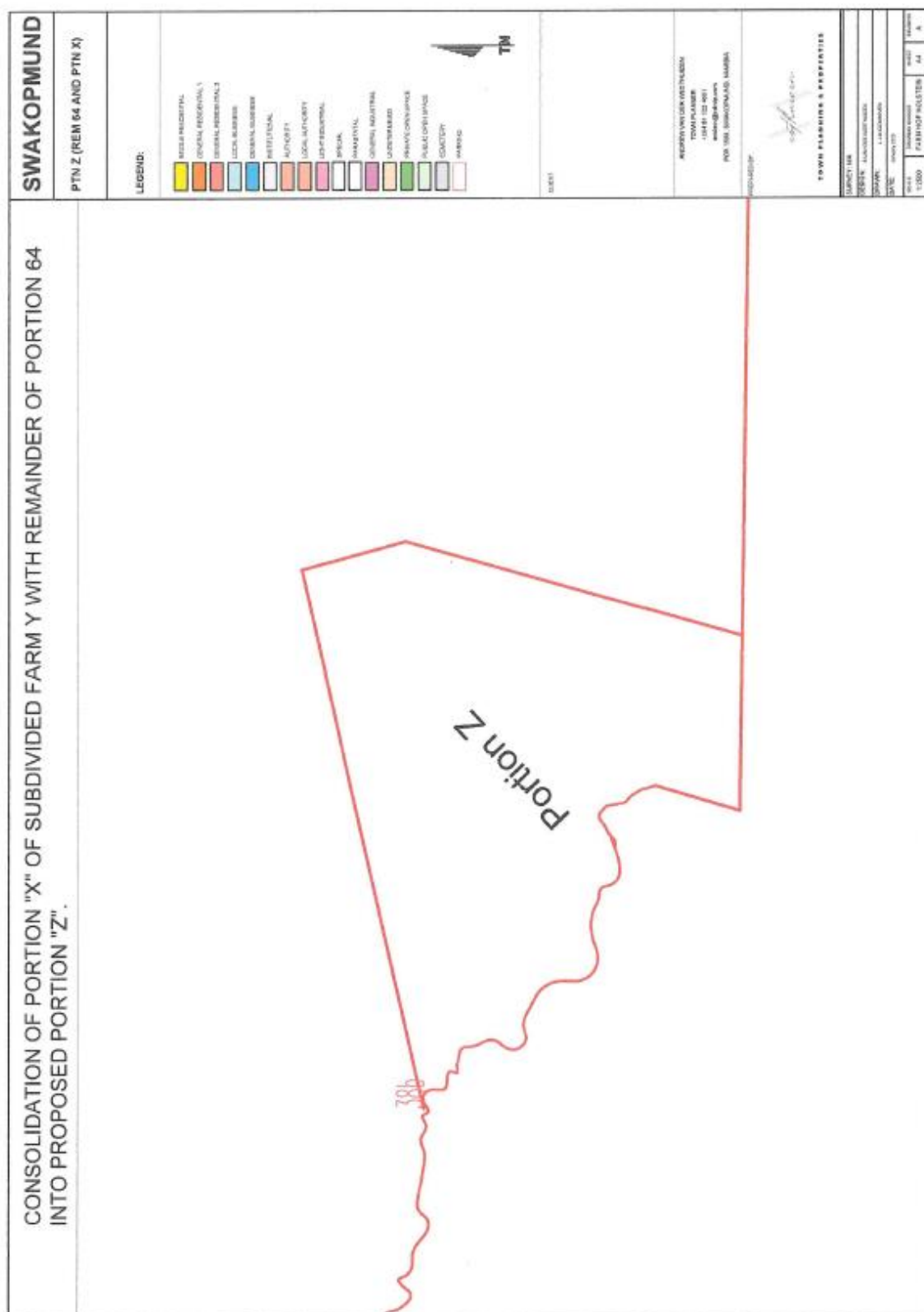
WITNESSES:

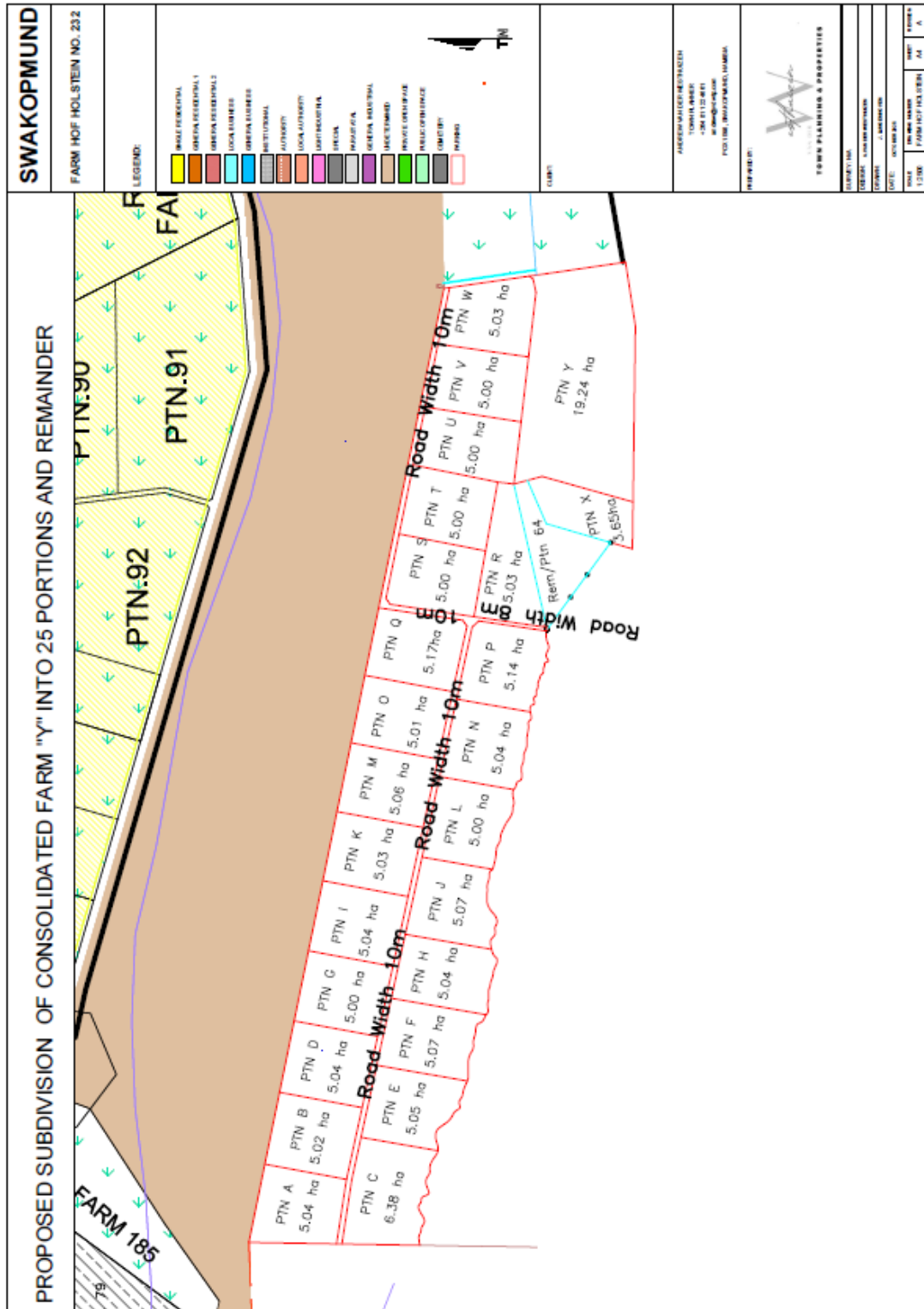
1. 

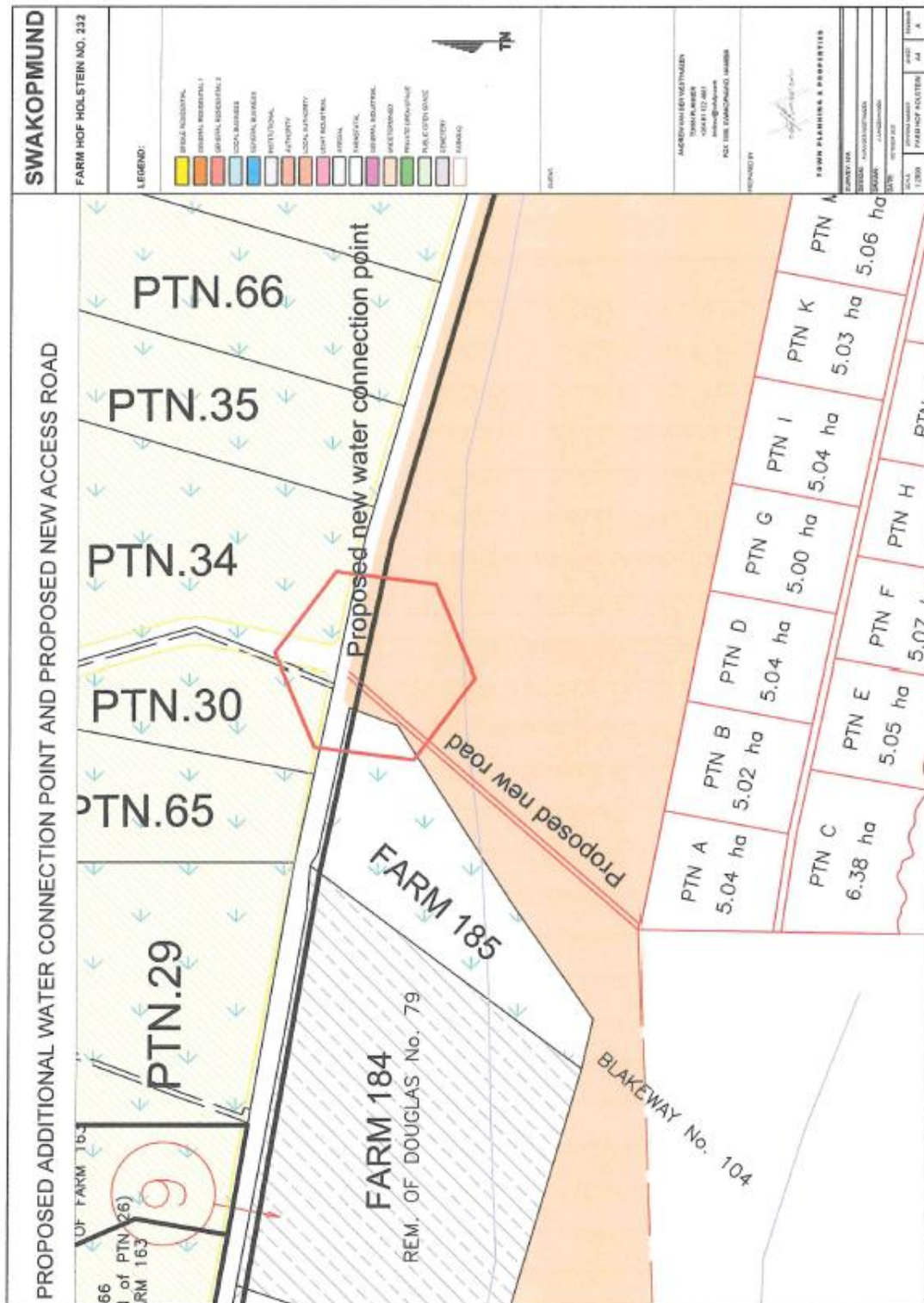

CHRISTOPHER JAMES NEL

2. 


KATJA NEL







035 Regskennisgewing
Legal Notice

NOTICE OF INTENTION
IN
TERMS OF THE URBAN AND
REGIONAL PLANNING ACT
OF 2018 (ACT 5 OF 2018):
ZONING OF FARM H OF
HOLSTEIN RD, 231.70 ACRES, "SPECI-
ALLY DESIGNATED" (PUDS)
BUTCHERY AND AGRICUL-
TURE, TO "AGRICULTURE",
AND SUBDIVISION OF PORTION 64
FARM NO. 163, SWAMPFUND, INTO
PROPOSED PORTION "A",
AND REMAINDER, "THE SUBSE-
QUENT CONSOLIDATION OF
PORTION 64 OF FARM NO.
163 WITH FARM HGF HOLSTEIN
NO. 232 INTO CONSOLIDATED
FARM "Y"; AND SUBDIVI-
SION OF CONSOLIDATED FARM
"Y" SWAMPFUND, INTO
SUBPORTIONS AND RE-
MAINDER, "THE SUBSE-
QUENT CONSOLIDATION OF
PORTION "X" OF SUBDIVIDED
FARM "Y" WITH THE REMAIN-

TER OF PORTION 66 OF THE FARM 163 INTO CONSOLIDATED PORTION "2". Please take note that Van Der Westhuizen Town Planning and Properties (Pty) Limited of our clients, intends to apply to the "Swakopmund Municipality" for the statutory approvals on the processes indicated above. It is the intention of the owner to Rezone, Subdivide and Consolidate the properties as indicated above and have the properties registered accordingly. Both properties are located along the Southern Boundary of the Swakopmund Townlands in the area known as Swakopmund River Plots. The 25 Portions that will be created by the subdivision of the Consolidated Farm "1" Farm Hof Holstien, will all

are each. The newly Consolidated Farm "K", Consolidation of Portion "X" of Half Metres No.232 and Remainder of Portion 64 of the Farm 163 (M) subdivision into Portion A and Remainder will also increase in size of the Consolidated Portion "X" 108.42 ha. The remainder will form the public road that will provide access to the surrounding plots. The existing right of way registered in favour of Portion 64 of the farm 163 will be designated. Please further take note that (a) the public road will be located on the west side of the land proposed for the Public Notice Board and the proposed road will be located on the Corner of Raietoka Streets, Darul Kharwa Avenue. (b) any person having objections to the proposed rezoning

or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing to the Municipality and the applicant within 14 days of the latest publication of this notice. Please be advised that the written objections must be forwarded to the prescribed times as required by the Urban and Regional Planning Act of 2018. Such written objection or comment must therefore be submitted by no later than 17:00 on 6 June 2023.

Applicant: Van Der Westhuizen Town Planning & Properties cc
Contact Person: A. van der Westhuizen
Cell: 0811224461
Email: andrew@adwp.com
P.O. Box: 15918,

NOTICE OF TRANSFER OF BUSINESS Take notice that INDIRAJ ASBATTOOR CC (CC/2005/3762) intends to alienate and dispose of the business being conducted by and under the name and style of Indraj Asbattoor at the premises No. 556, 557, 558, 559, 560, 561, 562, and 563 (all portions of portion 87) of the Farm Brakewood No. 48, Windwick, to and in favour of KALAHARI KICKSTART INVESTMENTS (PTY) LTD as a going concern, who shall carry on such business, and that this publication shall serve as due notice in terms of Section 34 of the Insolvency Act No. 24 of

7936,
DR. WEDER, KAUTA & HOWE-
KA INC.
LEGAL PRACTITIONERS
WISH HOUSE, JAN JONKER
ROAD,
AUSSPANNPLATZ
WINDHOEK,
NAMIBIA
REF: MAT706505/2025
DNR0282588421213

Friday 23 May 2025 | NEW ERA

31

CLASSIFIED

(061) 208 0800/44
(061) 220 584
classifieds@nepc.com.na

Notice

Notice

Notice

Notice

Notice

Notice

Notice

ESIA FOR THE PROPOSED OFFSHORE EXPLORATION WELL DRILLING IN PEL 82, WALVIS BASIN, OFF THE COAST OF SOUTHERN NAMIBIA

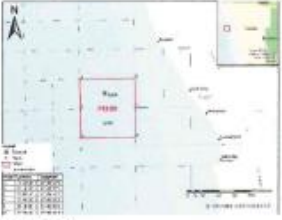
Notice is hereby given in terms of the Environmental Management Act (No. 7 of 2007) and Regulation 21 of the Environmental Impact Assessment (EIA) Regulations of 2012 that an application for an Environmental Clearance Certificate (ECC) has been submitted for the proposed offshore exploration well drilling programme within Petroleum Exploration Licence (PEL) 82, located in the Walvis Basin, offshore Namibia.

An Environmental and Social Impact Assessment (ESIA) process is being undertaken for the proposed activity. The application for an ECC has been submitted to the Competent Authority, the Ministry of Industries, Mines and Energy (MIME). The ESIA process is currently in the Scoping Phase, during which Interested and/or Affected Parties (I&APs) are invited to participate in public meetings and provide comments.

A public meeting will be held on 12 June 2025 at 17:20 at (Walvis Bay Town Hall). All interested parties are encouraged to attend and share their input.

Name of Proponent:
Chevron Namibia Exploration II Limited (CNEL)

Nature and Location of the Proposed Activity:
CNEL is proposing an offshore exploration well drilling campaign within PEL 82, covering blocks 21028 and 21124, located between 80 km and 300 km offshore in water depths ranging from 200 m to 2,500 m.



The planned activities may include:
• Drilling of up to 5 exploration wells and up to 5 appraisal wells.
• Vertical Seismic Profiling (VSP)
• Well testing
• Plugging and abandonment of wells

The initial phase will involve the drilling of one exploration well in the Gernobok Prospect between Q4 2026 and Q1 2027. The potential for additional wells to be drilled will be dependent on the results of the first exploration well and will not occur immediately after the drilling of the initial well.

Environmental Assessment Practitioner:
Environmental Resources Management (ERM) has been appointed by CNEL to conduct the ESIA. ERM is supported by Urban Dynamics Africa (Pty) Ltd, a Namibian firm leading the stakeholder engagement process. Contact Person: Heidi Nel Urban Dynamics Africa (Pty) Ltd PO Box 20837 Windhoek • Mobile/WhatsApp: +264 61 124 5388 or +264 81 651 7316 Email: onel.pel@ermda.com

LIQUIDATION AND DISTRIBUTION ACCOUNT IN DECEASED ESTATE LIVING FOR INSPECTION

In terms of section 33(5) of Act 66 of 1965 notice is hereby given that copies of the liquidation and distribution accounts (final and final, unless otherwise stated) in the estates specified below will be open for the inspection of all persons interested therein for a period of 21 days (or longer if specially stated) from the date specified or from the date of publication of the notice, whichever is later, and that the liquidator and the executor of the estate, together with the liquidator and the executor of the estate, are invited to make payments in accordance with the accounts. Registered number of estate: E 1481/2024

Master of the Court: Windhoek
Surname: BRITZ
Christian Name: JOHANN RUDOLF
Identity number: 460731 0018 3
Last Address: ERF 454, OTJAWARONGO
Surviving Spouse: ANDRIANNE CECILIA BRITZ
Identity Number: 430115 1002 4
Description of account after the Final and Final: Period of inspection other than 21 days: 21 days
Magistrate's Office: OTJAWARONGO
Name and (only name) address of executor or authorized agent: WH KEMPE
40, CUTJO CUANAVALE AVE, OORANSEN
Tel No: 062 562602
Notice for publication in the Government Gazette on: 23 MAY 2025

FIRST AND FINAL LIQUIDATION AND DISTRIBUTION ACCOUNT IN DECEASED ESTATE LIVING FOR INSPECTION

In terms of section 33(5) of Act 66 of 1965, notice is hereby given that copies of the liquidation and distribution accounts (Final and Final) in the estate specified below will be open for the inspection of all persons interested therein for a period of 21 days and at our offices of the Magistrate of Grootfontein, should no objection thereto be lodged with the Master during the specified period, the executor will proceed to make payments in accordance with the accounts. Registered number of Estate: E 1481/2024

Master of the Court: Windhoek
Surname: Muroh
First Name: Victor Samuella
Date of Birth: 20 February 1973
Identity Number: 73022000054
Last Address: Grootfontein, Otjozondjupa Region
Deceased: 06 December 2022
Christian Name and surname of surviving spouse: Rethe Muroh Muroh
Identity number: 77120600037
Name and (only name) address of executor or authorized agent: Isabella Tjijene & Associates Inc. Legal Practitioners
Er 3026, Unit 11, Dr Sam Nujoma Avenue, Sombi
Period of inspection other than 21 days: 21 days
06/07/2025
Date: 23 May 2025
Notice for publication in the Government Gazette on: 23 May 2025

PUBLIC NOTICE

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed application activities on PEL 2021 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement.

The public is notified that an ECC application will be submitted to the DEAF on 26 June 2025.

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed application activities on PEL 2021 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement.

The public is notified that an ECC application will be submitted to the DEAF on 26 June 2025.

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed application activities on PEL 2021 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement.

The public is notified that an ECC application will be submitted to the DEAF on 26 June 2025.

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed application activities on PEL 2021 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement.

The public is notified that an ECC application will be submitted to the DEAF on 26 June 2025.

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed application activities on PEL 2021 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement.

The public is notified that an ECC application will be submitted to the DEAF on 26 June 2025.

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed application activities on PEL 2021 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement.

The public is notified that an ECC application will be submitted to the DEAF on 26 June 2025.

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed application activities on PEL 2021 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement.

The public is notified that an ECC application will be submitted to the DEAF on 26 June 2025.

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed application activities on PEL 2021 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement.

The public is notified that an ECC application will be submitted to the DEAF on 26 June 2025.

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed application activities on PEL 2021 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement.

The public is notified that an ECC application will be submitted to the DEAF on 26 June 2025.

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed application activities on PEL 2021 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement.

The public is notified that an ECC application will be submitted to the DEAF on 26 June 2025.

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed application activities on PEL 2021 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement.

The public is notified that an ECC application will be submitted to the DEAF on 26 June 2025.

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed application activities on PEL 2021 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement.

The public is notified that an ECC application will be submitted to the DEAF on 26 June 2025.

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed application activities on PEL 2021 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement.

The public is notified that an ECC application will be submitted to the DEAF on 26 June 2025.

NOTICE OF ENVIRONMENTAL SCOPING ASSESSMENT (ESA) FOR THE PROPOSED MINING ACTIVITIES ON THE 10 MINING CLAIMS (MCM) NO. 70406-70407 LOCATED NEAR HARIBIR IN THE ERONGO REGION

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed application activities on the 10 Mining Claims (MCM) No. 70406-70407 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement of mining works.

The public is notified that an ECC application will be submitted to the DEAF on 26 June 2025.

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed application activities on the 10 Mining Claims (MCM) No. 70406-70407 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement of mining works.

The public is notified that an ECC application will be submitted to the DEAF on 26 June 2025.

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed application activities on the 10 Mining Claims (MCM) No. 70406-70407 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement of mining works.

The public is notified that an ECC application will be submitted to the DEAF on 26 June 2025.

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed application activities on the 10 Mining Claims (MCM) No. 70406-70407 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement of mining works.

The public is notified that an ECC application will be submitted to the DEAF on 26 June 2025.

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed application activities on the 10 Mining Claims (MCM) No. 70406-70407 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement of mining works.

The public is notified that an ECC application will be submitted to the DEAF on 26 June 2025.

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed application activities on the 10 Mining Claims (MCM) No. 70406-70407 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement of mining works.

The public is notified that an ECC application will be submitted to the DEAF on 26 June 2025.

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed application activities on the 10 Mining Claims (MCM) No. 70406-70407 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement of mining works.

The public is notified that an ECC application will be submitted to the DEAF on 26 June 2025.

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed application activities on the 10 Mining Claims (MCM) No. 70406-70407 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement of mining works.

The public is notified that an ECC application will be submitted to the DEAF on 26 June 2025.

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed application activities on the 10 Mining Claims (MCM) No. 70406-70407 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement of mining works.

The public is notified that an ECC application will be submitted to the DEAF on 26 June 2025.

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed application activities on the 10 Mining Claims (MCM) No. 70406-70407 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement of mining works.

The public is notified that an ECC application will be submitted to the DEAF on 26 June 2025.

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed application activities on the 10 Mining Claims (MCM) No. 70406-70407 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement of mining works.

The public is notified that an ECC application will be submitted to the DEAF on 26 June 2025.

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed application activities on the 10 Mining Claims (MCM) No. 70406-70407 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement of mining works.

The public is notified that an ECC application will be submitted to the DEAF on 26 June 2025.

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed application activities on the 10 Mining Claims (MCM) No. 70406-70407 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement of mining works.

The public is notified that an ECC application will be submitted to the DEAF on 26 June 2025.

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed application activities on the 10 Mining Claims (MCM) No. 70406-70407 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement of mining works.

The public is notified that an ECC application will be submitted to the DEAF on 26 June 2025.

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed application activities on the 10 Mining Claims (MCM) No. 70406-70407 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement of mining works.

The public is notified that an ECC application will be submitted to the DEAF on 26 June 2025.

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed application activities on the 10 Mining Claims (MCM) No. 70406-70407 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement of mining works.

The public is notified that an ECC application will be submitted to the DEAF on 26 June 2025.

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed application activities on the 10 Mining Claims (MCM) No. 70406-70407 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement of mining works.

The public is notified that an ECC application will be submitted to the DEAF on 26 June 2025.

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed application activities on the 10 Mining Claims (MCM) No. 70406-70407 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement of mining works.

The public is notified that an ECC application will be submitted to the DEAF on 26 June 2025.

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed application activities on the 10 Mining Claims (MCM) No. 70406-70407 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement of mining works.

The public is notified that an ECC application will be submitted to the DEAF on 26 June 2025.

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed application activities on the 10 Mining Claims (MCM) No. 70406-70407 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement of mining works.

The public is notified that an ECC application will be submitted to the DEAF on 26 June 2025.

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed application activities on the 10 Mining Claims (MCM) No. 70406-70407 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement of mining works.

The public is notified that an ECC application will be submitted to the DEAF on 26 June 2025.

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed application activities on the 10 Mining Claims (MCM) No. 70406-70407 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement of mining works.

The public is notified that an ECC application will be submitted to the DEAF on 26 June 2025.

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed application activities on the 10 Mining Claims (MCM) No. 70406-70407 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement of mining works.

The public is notified that an ECC application will be submitted to the DEAF on 26 June 2025.

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed application activities on the 10 Mining Claims (MCM) No. 70406-70407 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement of mining works.

The public is notified that an ECC application will be submitted to the DEAF on 26 June 2025.

NOTICE OF INTENTION: NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2008 (ACT 3 OF 2008) SUBDIVISION 270, SWAKOPMUND, EXT. NO. 8, INTO PORTION A AND REMAINDER: PERMANENT CLOSURE OF PROPOSED PORTION A AS PUBLIC OPEN SPACE AND SUBSEQUENT REZONING OF PROPOSED PORTION A FROM "PUBLIC OPEN SPACE" TO "PARASTRAT"

Please take note that Van Der Westhuizen Town Planning and Properties CC, as agent of our client, intends to apply to the Swakopmund Municipal Council of Swakopmund for the Subdivision of Erf 2710, Swakopmund, Ext. No. 8, into Portion A and Remainder: the permanent closure of proposed Portion A as Public Open Space and the subsequent Rezoning of Portion A from Public Open Space to Parastat.

Erf 2710, Swakopmund, Ext. No. 8, currently measures 2 360m² in extent and is located directly along Strand Street. Erf 2710 is currently zoned as Public Open Space and is designated as an Electrical Substation. Proposed Portion A will be 220m². Currently the property is owned by the Swakopmund Municipality and is in the process of being transferred to the Swakopmund Municipality. It is thus required and necessary to formally apply to the Local Authority and the Ministry of Urban and Rural Development for the proposed intention.

Please further take note that:

(i) the plan of the proposed subdivision must be submitted to the Public Notice Board of the Swakopmund Municipality located on the Corner of Rindaka Street and Canal Road, Swakopmund.

(ii) any person having objections to the proposed rezoning or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing to the Municipality and the applicant within 14 days of the last publication of the notice.

Please be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2008. Such written objection or comment must therefore be submitted by no later than 17:00 on 9 June 2025.

Applicant: Van Der Westhuizen Town Planning & Properties CC
Contact Person: A van der Westhuizen
Cell: 0832324661
Email: andv@vdwtp.com
P.O. Box: 1998, Swakopmund, Namibia

REPUBLIC OF NAMIBIA
MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998

NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (REGULATIONS 1A, 2 & 3)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region OTJONDJUPA.

1. Name and postal address of applicant: USIEL TCHINDO
PO BOX 15, OKAHANGWA

2. Name of business or proposed business to which applicant wishes to apply:
SEX CITY BAR OKAHANGWA

3. Address of local or of premises to which Application relates:
ERF 405 CRISTOF KATJIKWIH STREET, OKAHANGWA

4. Nature and details of application:
SHEKKEEN LIQUOR LICENSE

5. Date of the court with which Application will be lodged:
OKAHANGWA MAGISTRATE'S COURT

6. Date on which application will be lodged:
30 MAY - 07 JUNE 2025

7. Date of meeting of Committee at which application will be heard:
13 AUGUST 2025

Any objection or written submission in relation to the application must be delivered to the Secretary of the Committee to reach the Secretary not less than 25 days before the date of the meeting of the Committee at which the application will be heard.

NOTICE OF INTENTION: NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2008 (ACT 3 OF 2008) SUBDIVISION 270, SWAKOPMUND, EXT. NO. 8, INTO PORTION A AND REMAINDER: PERMANENT CLOSURE OF PROPOSED PORTION A AS PUBLIC OPEN SPACE AND SUBSEQUENT REZONING OF PROPOSED PORTION A FROM "PUBLIC OPEN SPACE" TO "PARASTRAT"

Please take note that Van Der Westhuizen Town Planning and Properties CC, as agent of our client, intends to apply to the Swakopmund Municipal Council of Swakopmund for the Subdivision of Erf 2710, Swakopmund, Ext. No. 8, into Portion A and Remainder: the permanent closure of proposed Portion A as Public Open Space and the subsequent Rezoning of Portion A from Public Open Space to Parastat.

Erf 2710, Swakopmund, Ext. No. 8, currently measures 2 360m² in extent and is located directly along Strand Street. Erf 2710 is currently zoned as Public Open Space and is designated as an Electrical Substation. Proposed Portion A will be 220m². Currently the property is owned by the Swakopmund Municipality and is in the process of being transferred to the Swakopmund Municipality. It is thus required and necessary to formally apply to the Local Authority and the Ministry of Urban and Rural Development for the proposed intention.

Please further take note that:

(i) the plan of the proposed subdivision must be submitted to the Public Notice Board of the Swakopmund Municipality located on the Corner of Rindaka Street and Canal Road, Swakopmund.

(ii) any person having objections to the proposed rezoning or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing to the Municipality and the applicant within 14 days of the last publication of the notice.

Please be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2008. Such written objection or comment must therefore be submitted by no later than 17:00 on 9 June 2025.

Applicant: Van Der Westhuizen Town Planning & Properties CC
Contact Person: A van der Westhuizen
Cell: 0832324661
Email: andv@vdwtp.com
P.O. Box: 1998, Swakopmund, Namibia

REPUBLIC OF NAMIBIA
MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998

NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (REGULATIONS 1A, 2 & 3)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region OTJONDJUPA.

1. Name and postal address of applicant: USIEL TCHINDO
PO BOX 15, OKAHANGWA

2. Name of business or proposed business to which applicant wishes to apply:
SEX CITY BAR OKAHANGWA

3. Address of local or of premises to which Application relates:
ERF 405 CRISTOF KATJIKWIH STREET, OKAHANGWA

4. Nature and details of application:
SHEKKEEN LIQUOR LICENSE

5. Date of the court with which Application will be lodged:
OKAHANGWA MAGISTRATE'S COURT

6. Date on which application will be lodged:
30 MAY - 07 JUNE 2025

7. Date of meeting of Committee at which application will be heard:
13 AUGUST 2025

Any objection or written submission in relation to the application must be delivered to the Secretary of the Committee to reach the Secretary not less than 25 days before the date of the meeting of the Committee at which the application will be heard.

NOTICE OF INTENTION: NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2008 (ACT 3 OF 2008) SUBDIVISION 270, SWAKOPMUND, EXT. NO. 8, INTO PORTION A AND REMAINDER: PERMANENT CLOSURE OF PROPOSED PORTION A AS PUBLIC OPEN SPACE AND SUBSEQUENT REZONING OF PROPOSED PORTION A FROM "PUBLIC OPEN SPACE" TO "PARASTRAT"

Please take note that Van Der Westhuizen Town Planning and Properties CC, as agent of our client, intends to apply to the Swakopmund Municipal Council of Swakopmund for the Subdivision of Erf 2710, Swakopmund, Ext. No. 8, into Portion A and Remainder: the permanent closure of proposed Portion A as Public Open Space and the subsequent Rezoning of Portion A from Public Open Space to Parastat.

Erf 2710, Swakopmund, Ext. No. 8, currently measures 2 360m² in extent and is located directly along Strand Street. Erf 2710 is currently zoned as Public Open Space and is designated as an Electrical Substation. Proposed Portion A will be 220m². Currently the property is owned by the Swakopmund Municipality and is in the process of being transferred to the Swakopmund Municipality. It is thus required and necessary to formally apply to the Local Authority and the Ministry of Urban and Rural Development for the proposed intention.

Please further take note that:

(i) the plan of the proposed subdivision must be submitted to the Public Notice Board of the Swakopmund Municipality located on the Corner of Rindaka Street and Canal Road, Swakopmund.

(ii) any person having objections to the proposed rezoning or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing to the Municipality and the applicant within 14 days of the last publication of the notice.

CLASSIFIEDS

Notice

NOTICE OF INTENTION:

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018) SUBDIVISION OF PORTION 1A AND REMAINDER OF PROPOSED PORTION 1A AS PUBLIC OPEN SPACE AND SUBSEQUENT REZONING OF PROPOSED PORTION 1A FROM "PUBLIC OPEN SPACE" TO "RESIDENTIAL".

Please take note that Van Der Westhuizen Town Planning and Properties CC, on behalf of our client, intends to apply to the Swakopmund Municipal Council of Swakopmund for the Subdivision of Portion 1A and Remainder of Portion 1A as Public Open Space and the subsequent Rezoning of Portion 1A from Public Open Space to Residential.

Notice

NOTICE OF INTENTION:

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018) SUBDIVISION OF PORTION 1A AND REMAINDER OF PROPOSED PORTION 1A AS PUBLIC OPEN SPACE AND SUBSEQUENT REZONING OF PROPOSED PORTION 1A FROM "PUBLIC OPEN SPACE" TO "RESIDENTIAL".

Please take note that Van Der Westhuizen Town Planning and Properties CC, on behalf of our client, intends to apply to the Swakopmund Municipal Council of Swakopmund for the Subdivision of Portion 1A and Remainder of Portion 1A as Public Open Space and the subsequent Rezoning of Portion 1A from Public Open Space to Residential.

Notice

NOTICE OF INTENTION:

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018) SUBDIVISION OF PORTION 1A AND REMAINDER OF PROPOSED PORTION 1A AS PUBLIC OPEN SPACE AND SUBSEQUENT REZONING OF PROPOSED PORTION 1A FROM "PUBLIC OPEN SPACE" TO "RESIDENTIAL".

Please take note that Van Der Westhuizen Town Planning and Properties CC, on behalf of our client, intends to apply to the Swakopmund Municipal Council of Swakopmund for the Subdivision of Portion 1A and Remainder of Portion 1A as Public Open Space and the subsequent Rezoning of Portion 1A from Public Open Space to Residential.

Of 1800, Mendosa, Swakopmund, currently measures 2 225m² in extent and is located directly along Strand Street, Erf 2702, is currently zoned as Public Open Space and accommodates an Envoys Road Substation. Proposed Portion 1A will be 2 225m² and the remainder will be 2 225m². Currently the property is owned by this Swakopmund Municipality and the subdivision is proposed. The transfer of Portion 1A to the Municipality will be completed. Also the name of Envoys Road will be amended. It is thus required and necessary to formally apply to the Local Authority and the Ministry of Urban and Rural Development for the proposed intentions.

Please further take note that:-

(i) If/when the Board can be impacted at the Public Notice Board of the Swakopmund Municipality located on the Corner of Rakekaka Street & Daniel Komo Avenue.

(ii) Any person having objections to the proposed rezoning or who wants to comment on the rezoning of the property, must submit their objections and comments, together with the grounds thereof, in writing to the Municipality and the applicant, within 14 days of the last publication of this notice.

Please be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objection or comment must therefore be submitted by no later than 17:00 on 9 June 2025.

Applicant: Van Der Westhuizen Town Planning & Properties cc
Contact Person: A van der Westhuizen
Cell: 0832246681
Email: andrew@vdwpl.co.za
P.O. Box: 1098, Swakopmund, Namibia

PUBLIC NOTICE:

ISA FOR THE EXISTING CARBONAL CHARCOAL PROCESSING PLANT IN THE OMARURU DISTRICT, ERONGO REGION, NAMIBIA.

Acacia Etnico Consulting Devis supported by Carlsberg Namibia to undertake an environmental assessment and develop an EMP for its existing Charcoal Processing Plant in the Omaruru district, Erongo Region, in accordance with the Environmental Management Act no. 7 of 2007 and its 2012 Regulations.

Members of the public are hereby invited to attend the public participation meeting.

Date: 24 May 2024
Time: 10:00 – 11:00
Venue: Luna Park, Oshana

For more information please contact:
Mr. Johannes Mungo
Mobile: +264 81432046
Email: acaciaetnico@gmail.com

New Era

Enquirer

Subscription Now!

Online Payment Now Open

Sign up for the New Era Enquirer and enjoy your favourite newspaper digitally.

Powered by: NCP



Joint effort... Chairperson of the Ramblers Club Seelric van Tuih, Keetmanshoop mayor Annelize Knaus, the Namibia Football Association vice-president, Murs Markus, Bank Windhoek's executive officer of marketing and corporate communication services, Jacqueline Pack and Ramblers Club president Harold Hecht. Photo: Contributed

Youth development a collective responsibility – Ballotti

■ Staff Reporter

Deputy Minister of Education, Innovation, Youth, Sport, Arts and Culture Dino Ballotti on Wednesday said youth development is a collective responsibility.

He urged private and public sectors to provide opportunities for young people.

Ballotti made these remarks during the launch of the Bank Windhoek Ramblers U/21 football tournament.

The event aims to empower youth through sport.

It has already seen success stories of players advancing to higher levels.

"This tournament has a shared vision for youth empowerment. It empowers young people. For that, we say thank you very much, Bank Windhoek," he remarked.

Bank Windhoek's executive officer of marketing and corporate communication services Jacqueline Pack announced that since the tournament's inception in 2022, the Bank has invested nearly N\$800 000.

"More importantly, the tournament has already yielded 24 success stories – young players who have gone on to represent the Brave Warriors and various Namibian Premier League teams. These stories prove that when we invest in youth, we unlock the full potential of our nation," said Pack.

She added that Bank Windhoek recognises the decisive role of sport in society.

Ramblers Club president Harold Hecht said the tournament has grown in popularity and cemented its place on the local football



Empower youth... Deputy Minister of Education, Innovation, Youth, Sport, Arts and Culture Dino Ballotti. Photo: Contributed

calendar.

He announced that, this year, cash prize money will be introduced instead of equipment.

Each participating team will receive a playing kit.

Exciting football fixtures lined up.

The tournament will be held in Windhoek and Keetmanshoop.

Six teams will compete from 18 to 21 June at Ramblers Stadium in Windhoek. Ramblers, Julinho Athletic Club, Swallows, Kasana, Sport Club Windhoek (SKW) and River Heights.

The Keetmanshoop edition will have eight teams competing from 27 to 29 June at the Westdene Stadium.

Karasburg (Westside Football Academy), Aroab (Aroab Football Academy), Rosh Pinah (KFA), Mariental (Mariental Sport Club), Koes (Koes Academy), Keetmanshoop (Franz Beckenbauer Academy), Oranjemund (Oranjemund FC) and Keetmanshoop (Keetmanshoop Soccer Academy) will battle it out for bragging rights in the south.

The Bank Windhoek Ramblers U/21 football tournament began in Windhoek.

It has since expanded its footprint, reaching northern and southern Namibia.

The Namibia Football Association vice-president Murs Markus commended the bank for ensuring the tournament travels across the country.

He called upon all community members to come out in full support.

Entrance to both tournament venues in Windhoek and Keetmanshoop is free of charge.

Pack concluded that Bank Windhoek proudly supports initiatives that uplift, educate and empower.

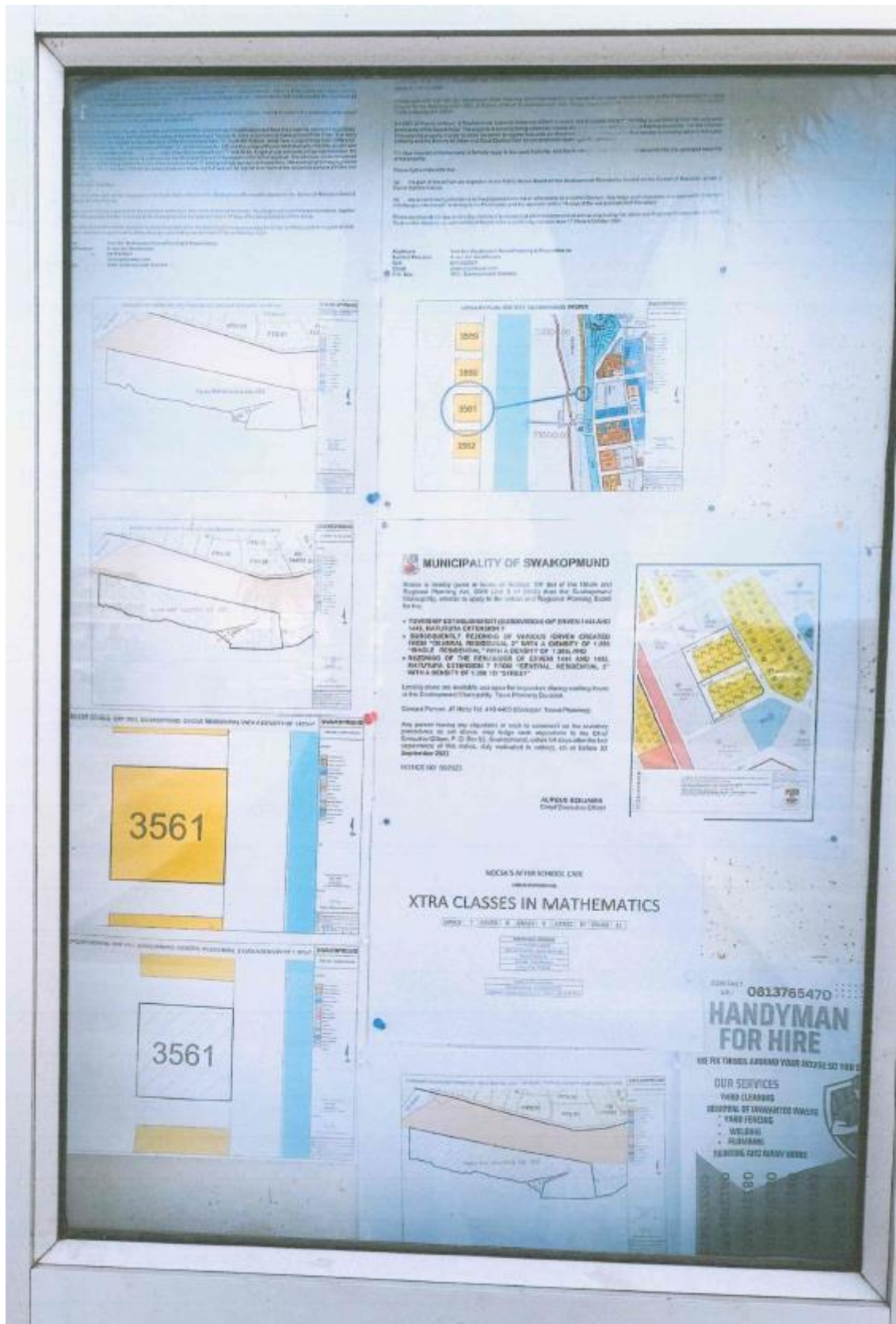
"From grassroots to excellence, we remain committed to being a catalyst for community development and a connector of positive change," she said.

Ballotti urged public and private sectors to do more youth empowerment initiatives.

"Let us work together to create more opportunities like this, which continue to inspire and uplift young Namibians," he said.

The event was attended by Keetmanshoop mayor Annelize Knaus, the chairperson of the Keetmanshoop Town Council management committee Easter Isak, coaches and players from different clubs.





LIST OF REGISTERED ITEMS POSTED ^{HOF} HOLSTEIN


 by VAN DER WESTHUIZEN TOWN PLANNING AND PROPERTIES

Sender's reference no.	Addressee's name and address	Registration no.
1	MINISTRY OF ENVIRONMENT + TOURISM P/BAG 13306 WINDHOEK	
2	MINISTRY OF WORKS + TRANSPORT P/BAG 13341 WINDHOEK	
3 PLOT 168	MA EGGER P.O. BOX 7354 SWAKOPMUND	

nampost
 VAT Reg No: 0024451015
 Branch: Windhoek
 Date: 16/10/24
 Counter: 1 LIZNEUOI
 Time: 11:54:01
 WINDHOEK

Qty	Product	Price	VAT
1	Letter	\$6.60	
	Registered Item No: 8801520726NA	\$43.80	
	(P1 105 Form No)		
	Recipient Name: THREE ON LIST		
	(Address Line 1: SWAKOPMUND)		
	(Address Line 2)		
	(Address Line 3)		
	(Address Line 4)		
	PrePaid	-\$50.40	
	ET		
	Amount	-\$5.71	
	Total Tax		
	Net A (08)		
	Net B (153)	\$50.09	
	Net	\$5.71	
	Total	\$0.00	

Receipt No: 264-13109-1-4493087-2
 THANK YOU FOR USING YOUR POST OFFICE
 DANKIE DAT U DIE POSKANTOOR GEBRUIK
 THABO ESHI HOLONGIFA OPUSOA NYE

nampost
 VAT Reg No: 0024451015
 Branch: Windhoek
 Date: 16/10/24
 Counter: 1 LIZNEUOI
 Time: 11:56:08
 WINDHOEK

Qty	Product	Price	VAT
3	Standard Stamp	\$19.80	
3	Registered Stamp	\$131.40	
	Net	\$151.20	
	Tax Code		
	Net A (08)		
	Net B (153)		
	Total	\$151.20	
	Cash	\$151.20	

Name: VAN DER WESTHUIZEN TOWN
 Address: PLANNING AND PROPERTY
 PO BOX 1588
 SWAKOPMUND

Receipt No: 264-13109-1-4493092-2
 THANK YOU FOR USING YOUR POST OFFICE
 DANKIE DAT U DIE POSKANTOOR GEBRUIK
 THABO ESHI HOLONGIFA OPUSOA NYE

 Number of Items 3 Received by [Signature]

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

P1/185



No. 327

2025

**REZONING, CONSOLIDATION AND SUBDIVISION OF FARM HOF HOLSTEIN NO. 232
AND PORTION 64 OF FARM NO. 163, 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 owners of Farm Hof Holstein No. 232 and Portion 64 of Farm No. 163, Swakopmund, intends to apply to the Swakopmund Municipal Council and intends on applying to the Urban and Regional Planning Board (URPB) for the following:

- **Rezoning of Farm Hof Holstein No. 232 From “special”, for the purpose of a butchery and agriculture, to “agriculture”;**
- **Subdivision of Portion 64 Farm No. 163, Swakopmund, into proposed Portion “A” and Remainder;**
- **The subsequent consolidation of proposed Portion “A” of Portion 64 of the Farm 163 with Farm Hof Holstein No. 232 into consolidated Farm “Y”;**
- **Subdivision of consolidated Farm “Y”, Swakopmund, into 25 Portions and Remainder (street);**
- **Subsequent consolidation of Portion “X” of subdivided Farm “Y” with the Remainder of Portion 64 of the Farm 163 into consolidated Portion “Z”.**

It is the intention of the owner to rezone, subdivide and consolidate the properties as indicated above and have the properties registered accordingly. Both properties are located along the southern boundary of the Swakopmund Townlands in the area known as Swakopmund River Plots. The 25 Portions that will be created by the subdivision of the consolidated Farm “Y”, Farm Hof Holstein, will all have a size of more than 5 hectare each. The newly consolidated Farm “X”, consolidation of Portion “X” of Hof Holstein No. 232 and Remainder of Portion 64 of the Farm 163 (After subdivision into Portion A and Remainder) will also increase in size of the consolidated Portion “Z” to 8.42 ha. The remainder will form the public road that will provide access to the surrounding plots. The existing right of way registered in favour of Portion 64 of the farm 163 will be deregistered.

Take note that –

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

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

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

ECC- 2502888	Serial: 25gBUOX2888
	
REPUBLIC OF NAMIBIA	
MINISTRY OF ENVIRONMENT, FORESTRY AND TOURISM	
OFFICE OF THE ENVIRONMENTAL COMMISSIONER	
ENVIRONMENTAL CLEARANCE CERTIFICATE	
ISSUED	
In accordance with Section 37(2) of the Environmental Management Act (Act No. 7 of 2007)	
TO	
Van Der Westhuizen Town Planning and Properties CC	
P O Box 1598, Swakopmund, Namibia	
TO UNDERTAKE THE FOLLOWING LISTED ACTIVITY	
Rezoning Consolidation and Subdivision of Farm Hoff Holstein No. 232, Swakopmund, into 25 Portions and Remainder (Street/ Public Road).	
Issued on the date: 2025-09-23	
Expires on this date: 2028-09-23	ENVIRONMENTAL COMMISSIONER
(See conditions printed overleaf)	
This certificate is printed without errors or alterations	



REPUBLIC OF NAMIBIA

**MINISTRY OF ENVIRONMENT, FORESTRY AND TOURISM
OFFICE OF THE ENVIRONMENTAL COMMISSIONER**

Tel: (00 264) 61 284 2701
Fax: (00 264) 61 232 057

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

NOTIFICATION OF DECISION**REF NUMBER: ECC2502888****DATE OF ISSUE: 23 September 2025****DETAILS OF PROPONENT:****Van Der Westhuizen Town Planning and Properties CC**

P O Box 1598

Swakopmund

Dear Sir/ Madam

SUBJECT: NOTIFICATION ON APPLICATION FOR ENVIRONMENTAL CLEARANCE TO UNDERTAKE THE PROPOSED LISTED ACTIVITY: REZONING, CONSOLIDATION AND SUBDIVISION OF FARM HOFF HOLSTEIN NO. 232, SWAKOPMUND, INTO 25 PORTIONS AND REMAINDER (STREET/ PUBLIC ROAD).

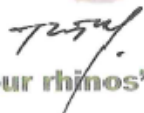
Notice is herewith given in accordance with section 37(2) of the Environmental Management Act, Act 7 of 2007 and Environmental Impact Assessment Regulations of 2012 (GG 4878): that a decision in respect to your application No. **APP 250206005295** for Environmental Clearance Certificate to undertake a listed activity has been reached.

DECISION

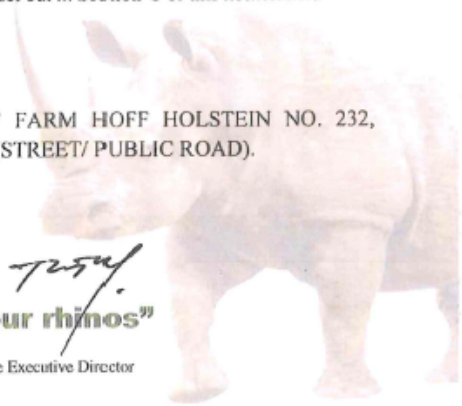
An Environmental Clearance Certificate (ECC) to undertake the listed activities specified in the environmental assessment report and draft management plan dated **January 2025**, is granted (**ECC2502888**). The applicant / proponent is therefore advised to comply with conditions of approval set out in **Section C** of this notification.

A. DETAILS OF THE PROPOSED ACTIVITY**A1: TITLE OF THE PROPOSED ACTIVITY**

REZONING, CONSOLIDATION AND SUBDIVISION OF FARM HOFF HOLSTEIN NO. 232, SWAKOPMUND, INTO 25 PORTIONS AND REMAINDER (STREET/ PUBLIC ROAD).

1

"Stop the poaching of our rhinos"

All official correspondence must be addressed to the Executive Director



A2: DETAILS OF ASSESSMENT PRACTITIONER

Andrew van der Westhuizen (Town Planner / EAP) | +264 81 122 4661 (T) N/A (F) | +264 81 122 4661 | admin@vdtwp.com

A3: LOCATION OF PROPOSED ACTIVITY

(Annexure A – proposed site map)

B. RELEVANT LISTED ACTIVITIES

Legislation	Description of Listed Activity	Relevance to Proposed Activity
Regulation 29 of Government Notice No. 29 of 2012	LAND USE AND DEVELOPMENT ACTIVITIES 5.1 The rezoning of land from - (a) Residential use to industrial or commercial use; (b) Light industrial use to heavy industrial use; (c) Agricultural use to industrial use; and (d) Use for nature conservation or zoned open space to any other land use. 5.2 The establishment of land resettlement schemes. 5.3 Construction of veterinary protected area or game proof and international boundary fences.	REZONING, CONSOLIDATION AND SUBDIVISION OF FARM HOFF HOLSTEIN NO. 232, SWAKOPMUND, INTO 25 PORTIONS AND REMAINDER (STREET/ PUBLIC ROAD).

C. CONDITIONS**C1: Conditions of Approval**

1. This certificate does not in any way hold the Ministry of Environment, Forestry and Tourism accountable for misleading information, nor any adverse effects that may arise from these activities. Instead, full accountability rests with the proponent and its consultants.
2. This Ministry reserves the right to attach further legislative and regulatory conditions during the operational phase of the project.
3. Regular environmental monitoring and evaluations on environmental performance should be conducted. Targets for improvements should be established and monitored throughout this process.

C2: Clearance Certificate Validity

1. This environmental clearance is valid for a period of 3 (three) years, from the date of issue unless withdrawn by this office.



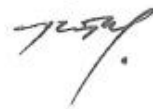
2. On expiry of the ECC, the proponent is required to submit within a period not exceeding one month, and in the prescribed form and manner an application to the Office of the Environmental Commissioner for the renewal of the ECC.
3. Failure to renew an expired environmental clearance certificate shall result in permanent termination of the environmental clearance certificate.

C3: Compliance with authorization under other laws

4. All other applicable and required permits or authorization from relevant competent authorities must be obtained prior to commencing the proposed activities and accordingly adhered to.

C4: Implementation and Monitoring

5. The granting of the Environmental Clearance Certificate (ECC) constitute, an approval for the implementation of mitigation measures proposed in your approved Environmental Management Plan (EMP), hence making the approved EMP legally binding document.
6. The proponent shall appoint a suitably experienced environmental control officer, or site agent where appropriate, before the commencement of any listed activities to ensure compliance with the conditions of approval and mitigation stipulated in the approved EMP
7. A copy of the Environmental Clearance Certificate (ECC), EMP, Environmental Audit and monitoring reports must be kept at the site of the authorized activity and readily available for inspection by officials of the Ministry and registered Interested and affected Parties (I&APs) on request.
8. Should any heritage remains be exposed during excavations or any other actions on the site, these must immediately be reported to the National Heritage Council of Namibia. Heritage remains uncovered or disturbed during earthworks must not be further disturbed until the necessary approval has been obtained from National Heritage Council.
9. Using the best and affordable methodology, the Proponent must ensure that all listed activity's operations footprints are thoroughly rehabilitated prior to closure of the operation. Wherever possible, the Proponent must proceed with the rehabilitation process concurrently with the progression of the project rather than wait until the damage is far beyond the available means of management.
10. The general standard for all rehabilitation processes must at all costs aim at restoring the natural character of the environment to the satisfaction of the Ministry of Environment, Forestry and Tourism. Such rehabilitation processes shall be inspected and certified satisfactory or unsatisfactory by the Ministry of Environment, Forestry and Tourism. Where a certificate of unsatisfactory is issued, the Proponent shall be advised to carry-out certain tasks to meet the requirements. Failure to meet the basic rehabilitation requirements shall be regarded by this Ministry as a breach of this contract and of which serious consequences shall follow.
11. Officials of the environmental commissioner's office may from time-to-time conduct spot-inspection (non-auditing) without prior notice and or Auditing Inspection (dates to be agreed prior to arrival to the site), hence access to the site and the aforementioned documentation must be granted to any authorized official representing the Office of the Environmental Commissioner and Registered Interested and Affected Parties (I&APs)
12. Any changes to, or deviations from the scope of the alternative described in section B above must be accepted or approved, in writing, by the Office of the Environmental Commissioner before such changes or deviations



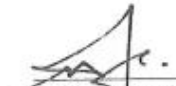
may be implemented. In assessing whether to grant such acceptance/ approval or not, the Competent Authority may request information in order to evaluate the significance and impacts of such changes or deviations, and it may be necessary for the holder to apply for further authorization in terms of the applicable legislation.

13. Officials representing the Office of the Environmental Commissioner must be, in possession and or by request and for the purpose of inspection referred to in C4(11) present their staff identification card in order to gain entry to the premises
14. The proponent is required, from the date of commencing implementation of project activities, to compile and submit environmental monitoring reports (on project progress and the environmental management profile) on a bi-annual basis to Office of Environmental Commissioner
15. Any changes to, or deviations from the scope of project activities approved in respect to the assessment received and reviewed for the purpose of granting this ECC Number (ECC24502888) are subject to an amendment application and approval by the Environmental Commissioner prior to adopting / implementing any such changes / deviations.
16. For the purpose of amending and or transferring the ECC, the proponent submit in the prescribed form and manner an application to the Office of the Environmental Commissioner, clearly indicating the need for amendment and or transfer of the ECC
17. Non-compliance with a condition of this Environmental Clearance Certificate or EMP may render the Proponent liable to criminal prosecution.

D. DISCLAIMER

The decision taken by the Office of Environmental Commission is based mainly on information provided by the proponent or their representative, therefore, it must be noted here that the proponent is accountable for any wrong and misleading information that may have been presented in the environmental assessment documents.

Yours Sincerely,



Timoteus Mufeti
ENVIRONMENTAL COMMISSIONER