

Municipality of Swakopmund

AGENDA

PART 1

ORDINARY COUNCIL MEETING

ON

MONDAY

29 JUNE 2026

AT

19:00



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Ref No: **12/2/1/1/2**

Enquiries: **Ms A Kahuika**

23 June 2026

The Chairperson and Members
of the Management Committee
Municipality of SWAKOPMUND

Dear Sir / Madam,

NOTICE: ORDINARY COUNCIL MEETING

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

DATE : **MONDAY, 29 JUNE 2026**

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

TIME : **19:00**


Alfeus Benjamin
CHIEF EXECUTIVE OFFICER

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12. **REPORTS AND RECOMMENDATIONS OF COMMITTEES OR THE CHIEF EXECUTIVE OFFICER**

None.

13. **DRAFT REGULATIONS AND TARIFFS, IF ANY**

None.

MINUTES

of an **Ordinary Council Meeting** held in Council Chambers, Municipal Head Office, Swakopmund on **Tuesday, 02 June 2026 at 19:00.**

PRESENT:

Councillor S M Kautondokwa	:	Mayor
Councillor E Salomon	:	Deputy Mayor
Councillor A S Angula	:	Chairperson of the Management Committee
Councillor M N Amushila	:	Alternate Chairperson of the Management Committee
Councillor H U Weiman	:	Member of the Management Committee
Councillor C A Hartung	:	Member of the Management Committee
Councillor B H Naweses	:	Alternate Member of the Management Committee
Councillor M Kooitjie	:	Member of Council
Councillor D Aribes	:	Member of Council

OFFICIALS:

Mr A Benjamin	:	Chief Executive Officer
Mr M Haingura	:	General Manager: Corporate Services, Human Capital & ICT
Mr C McCune	:	General Manager: Engineering, Urban Development, & EM
Mr H !Naruseb	:	General Manager: Finance
Mr A Katondoruzi	:	General Manager: Health Services and SWM (Acting)
Ms M Uwites	:	General Manager: Economic Development Services (Acting)
Mr J T Heita	:	Manager: Town Planning
Ms I Mupupa	:	Public Relations Officer
Mr R Ujaha	:	EHP: Standards and Compliance
Mr U Tjiurutue	:	Corporate Officer: Administration

ALSO PRESENT:

Members of the public.

1. OPENING BY PRAYER

Pastor van Niekerk opened the meeting with a scripture reading and a prayer.

2. ADOPTION OF THE AGENDA OF THE MEETING OF COUNCIL

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

On the proposal of Councillor C A Hartung, seconded by Councillor M N Amushila, it was:

RESOLVED:

That the agenda be adopted.

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

3.1 Application for leave of absence:

None.

3.2 Absent without an apology:

- *Councillor S S Utembu*

3.3 Declaration of interest:

None.

4. **CONFIRMATION OF MINUTES**

4.1 **MINUTES OF THE ORDINARY COUNCIL MEETING HELD ON 19 MAY 2026**
(C/M 2026/06/02 - 5/2/1/1/2)

On the proposal of Councillor D *Aribes*, seconded by Councillor A S Angula, it was:

RESOLVED:

That the minutes of the Ordinary Council Meeting held on 07 May 2026, be confirmed as correct.

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

None.

6. **PETITIONS**

None.

7. **MOTIONS OF MEMBERS**

None.

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

None.

9. **OFFICIAL ANNOUNCEMENTS, STATEMENTS AND COMMUNICATIONS**

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

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

Good evening once again.

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It is with great delight that I hereby share the updates for the month of March.

During the month of March, as from 16-19 March, the Municipality of Swakopmund proudly hosted its first-ever Global Money Week celebrations, an important initiative aimed at strengthening financial literacy across our community. This programme brought together young people and residents from all walks of life, equipping them with the knowledge and skills to make informed financial decisions and to build sustainable livelihoods.

The official opening ceremony was graced by the Deputy Governor of the Bank of Namibia, Ms. Leonnie Dunn, and the event was supported by key stakeholders including the Bank of Namibia, First National Bank Namibia, Financial Literacy Initiative Namibia, and the Ministry of Education, Arts and Culture, with active participation from schools across our town.

We extend our sincere appreciation to these institutions, as well as to our Economic Development Services and the Peace Corps Namibia, for delivering a successful and impactful programme.

Furthermore, Council continues to handover the equipment under the Youth Entrepreneurship Development Initiative (YEDI). It is truly encouraging to witness how the initial investment of N\$1 million is translating into tangible outcomes within our community. Through initiatives such as these, we are confident that by empowering our youth we are laying a solid foundation for a more inclusive and sustainable local economy.

Honourable Councillors, Ladies and gentlemen

I must say that despite these challenges, Swakopmund continues to distinguish itself as a leading local authority. We have become one of the most referenced municipalities in terms of good governance, service delivery, and innovation and it is an achievement made possible through the collective efforts of Council, our stakeholders, and the community at large.

Let us continue to use our resources wisely, protect what we have built, and work together to make Swakopmund even greater.

I now move that we proceed with the agenda for this evening.

Thank you.

10. **REPORT OF THE MANAGEMENT COMMITTEE REFERRED TO IN SECTION 26(1) (E) OF THE ACT**

10.1 **REPORT TO COUNCIL ON RESOLUTIONS TAKEN BY MANAGEMENT COMMITTEE DURING MAY 2026**

(C/M 2026/06/02

5/2/1/1/2)

RESOLVED:

That the report to Council on the resolutions taken by Management Committee meetings held on 19 May 2026 be noted.

DETERMINATION OF PURCHASE PRICE FOR A PORTION OF LAND LOCATED ADJACENT TO ERF 4063, SWAKOPMUND

(C/M 2026/06/02 - E 4063)

RESOLVED:

- (a) That Council approves the purchase price for the sale of a portion of Dr ~~Schwietering~~ Street, Extension 11 located adjacent to Erf 4063, Swakopmund, Extension 9 measuring approximately 140m² at a rate of N\$ 1 230.00/m² i.e. 140m² x N\$ 1 100.00/m² = N\$ 154 000.00 to Mr Phillip Christiaan and Mrs Ericka Bertha Thys (the owner of Erf 4063, Swakopmund) subject to the conditions as approved by Council on 26 March 2026, under item 11.1.4.
- (b) That upon acceptance of the purchase price by Mr Phillip Christiaan and Mrs Ericka Bertha Thys, Council's intention to sell a portion of Dr ~~Schwietering~~ Street, Extension 11 be advertised for possible objections as required in terms of the Local Authorities Act, Act 23 of 1992 as amended, at the cost of the purchaser.
- (c) That the requirements regarding the alienation of immovable property as prescribed in the Local Authorities Act, Act 23 of 1992, (as amended), the Urban and Regional Planning Act, Act 3 of 2018, the Town Planning Amendment Scheme, and Council's Property Policy be dealt with successfully.
- (d) That Council applies for approval from the Ministry of Urban and Rural Development in terms of section 63(2) (b) read together with Section 30 (1) (t) to proceed with the sale a portion of Dr ~~Schwietering~~ Street, Extension 11 located adjacent to Erf 4063, Swakopmund to Mr Phillip Christiaan and Mrs Ericka Bertha Thys.
- (e) That Mr Phillip Christiaan and Mrs Ericka Bertha Thys appoint a town planner at their cost to attend to the statutory processes as approved by Council on 26 March 2026, under item 11.1.4.
- (f) That the following standard conditions be applicable:
- (i) That the purchaser pays a deposit of N\$ 10 000.00 towards the statutory costs relating to the transaction, including, but not limited to, advertising costs, compilation of the agreement of sale, as well as any legal costs that may arise from this transaction.
 - (ii) That the above deposit be paid within 90 days from the Council resolution approving the sale and purchase price, failing which Council's resolution will be revoked at the next Council meeting following the expiry of the 90 days.
 - (iii) That any remainder of the deposit in (i) above be refunded to the purchaser on completion of the transfer of the erf.
 - (iv) That all costs related to the transaction be for the account of the purchaser.
 - (v) That the purchaser takes note that in terms of Council's Property Policy if the transaction is not concluded within a year the purchase price escalates annually by 5% from the date Council approved the purchase price until date of transfer and if a period of 3 years lapses new valuations are obtained.
 - (vi) 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

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- being in place. Failure to secure the purchase price will result in cancellation of the transaction without further notice.
- (vii) Should the purchase price be secured by a bank guarantee the transfer must be effected on / before the 120th day, otherwise interest will be levied as from the date of last party signing the agreement (date of sale) until the date of registration of transfer at a rate as confirmed with Council's bank on the date of sale, i.e. date of last party signing the agreement.
- (viii) Failure to secure the purchase price within the required period will result in cancellation without the need to place the purchaser on terms.
- (ix) That the purchaser accepts that no rights will accrue to them from Council's resolution unless all the relevant conditions of the Property Policy are complied with in full and all the relevant authorities have given the necessary permission, if applicable.

11.1.2

REQUEST TO WAIVE BUSINESS STALLS RENTAL FEES FOR MESSRS ISHANA DESIGN AND FOUR OTHERS ON ERF 4348, MONDESA DUE TO COVID-19 PANDEMIC

(C/M 2026/06/02 - 15/2/3/3/3, E 4348)

RESOLVED:

- (a) That Council take note of the request from Ishana Design to waive the rental fee during the COVID-19 pandemic in 2020 to benefit from the relief like other tenants from Council's other trading facilities e.g. erven 4252, 4353, 4354, 3215, 1823.
- (b) That Council waives the total rental payment of N\$45,510.60 due to the five (5) tenants for four (4) months, i.e., April to July 2020, at ~~Germina Shitaleni~~ Multipurpose Centre business stalls, erf 4348 ~~Mondesa~~ during COVID - 19.
- (c) That the proposed waiver amounts for tenants (i.e., ~~William Signs~~ N\$7,208.00, ~~Baxtech~~ Investment cc N\$4475.19 & ~~Gracies~~ Catering N\$17,296.00) without arrears, be credited to their Municipal accounts
- (d) That Messrs Ishana Design and ~~Erongo~~ Consulting Group be referred to the Finance Department to make necessary arrangements to settle their outstanding fees.

11.1.3

BAR CODING ASSET MANAGEMENT STANDARD OPERATING PROCEDURES

(C/M 2026/06/02 - 5/P)

RESOLVED:

- (a) That Council approve the drafted Bar-Coding Standard Operating Procedure.
- (b) That Finance Department reviews the Bar-Coding Standard Operating Procedure frequently.

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11.1.4

SHACK DWELLERS FEDERATION OF NAMIBIA (SDFN) AND NAMIBIA HOUSING ACTION GROUP (NHAG) (PRESENTATION)

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

RESOLVED:

That Council takes note of the documents presented by Shack Dwellers Federation of Namibia (SDFN) and Namibia Housing Action Group (NHAG) to the Management Committee.

11.1.5

REQUEST FOR CONSENT TO TRANSFER OWNERSHIP FROM TANGENI SHILONGO NAMIBIA TO WERNER ERKES FOUNDATION:

- 1. ERF 8159, EXTENSION 30, SWAKOPMUND**
- 2. ERF 9104, EXTENSION 34, SWAKOPMUND**

(C/M 2026/06/02 - E 8159, E 9104)

RESOLVED:

- (a) That in terms of clause 1 of the Deed of Transfer for Erf 8159, Extension 30, Swakopmund (T 2537/2023) and of the Deed of Transfer for Erf 9104, Extension 34, Swakopmund (T 7593/2021) Council consents to the change of ownership from Tangeni Shilongo Namibia to Werner Erkes Foundation.
- (b) That the consent be based on the fact that Tangeni Shilongo Namibia fully complied with the development obligations of both erven and the change of ownership will secure long term sustainability of the schools and infrastructure and a more secure financial structure.
- (c) That clauses 3 and 4 of both deeds of transfer be re-imposed on Werner Erkes Foundation.
- (d) That copies of all transfer documentation be submitted to the Office of the Chief Executive Officer.

11.1.6

ADOPTION AND IMPLEMENTATION OF THE SWAKOPMUND PUBLIC PARKS DEVELOPMENT AND MANAGEMENT POLICY

(C/M 2026/06/02 - 15/P)

RESOLVED:

- (a) That the Council approves the adoption and implementation of the Swakopmund Public Parks Development and Management Policy.
- (b) That approval be granted to the General Manger: Economic Development Services to establish "Friends of Parks Groups", to be formed by residents in the surrounding neighbourhoods to voluntarily assist in safeguarding parks within their communities.

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11.1.7

REVISED STANDARD OPERATING PROCEDURES WITH REGARDS TO PURCHASES, FUEL ISSUE (STORES), PAYMENTS AND INSURANCE PROCESS
(C/M 2026/06/02 - 3/P)

RESOLVED:

- (a) That Council approves the reviewed Standard Operating procedures regarding Purchases, Payments of Creditors, Insurance processes and Fuel issues on fleet vehicles for guidance and compliance thereof.
- (b) That Finance Department reviews frequently the Standard Operating Procedures regarding Purchases, Payments of Creditors, Insurance processes and Fuel issues on fleet vehicles for guidance and compliance thereof, frequently.

11.1.8

STANDARD OPERATING PROCEDURES FOR THE REFUNDS PROCESS AND MANAGEMENT OF THE TARIFFS
(C/M 2026/06/02 - 3/P)

RESOLVED:

- (a) That Council approves the reviewed standard operating procedures for the Refunds process and Management of the tariffs for compliance thereof.
- (b) That Finance Department reviews the Standard Operating Procedures for the Refunds process and Management of the tariffs, frequently.

11.1.9

SUBDIVISION OF PORTION 150 (A PORTION OF PORTION 40) OF FARM 163 INTO PORTION A AND REMAINDER
(C/M 2026/06/02 - PTN 150/PTN 40 OF FARM 163)

RESOLVED:

- (a) That the subdivision of Portion 150 (a portion of Portion 40) of Farm 163, Swakopmund into Portion A and Remainder be approved as per the table below:

Portion Number	Size in Ha	Zoning
Portion A	5.0314 ha	Agriculture
Rem/PTN 150	5.0314ha	Agriculture
Total	10.0628 ha	

- (b) That Conditions registered against Portion 150 (a portion of Portion 40) of Farm 163 Swakopmund be retained for the Remainder of Portion 150 of Farm 163, Swakopmund.
- (c) That the following conditions be registered against the newly created portions A and B:
- (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),*

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- (II) *The building value of the main building, excluding the outbuilding to be erected on the portion shall be at least four times the municipal valuation of the portion.*
- (d) That the subdivision of Portion 150 (a portion of Portion 40) of Farm 163, Swakopmund be subject to an endowment fee of 7.5% as provided for in terms of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) as well as the Municipality of Swakopmund Property Policy.
- (e) That required additional infrastructure resulting from the proposed development be for the account of the applicant and in accordance with the specifications of the General Manager: Engineering Services.
- (f) That no building plans inclusive of relaxation of building lines or aesthetics application be approved until proof of payment of the compensation (endowment) fee for the subdivision has been received by Council.
- (g) That the applicant provides proof that the subdivision of Portion 150 (a portion of Portion 40) of Farm 163 into Portion A and Remainder has been approved by the Minister of Urban and Rural Development and provide Council with approved diagrams to the Town Planning Department before any submission of building plans to the Engineering Services Department for approval, and
- (h) That the on-site parking requirements be as per the Swakopmund Zoning Scheme.

11.1.10

APPLICATION FOR THE REZONING OF ERF 7159, SWAKOPMUND, EXTENSION 26 FROM GENERAL RESIDENTIAL 2 WITH A DENSITY OF 1:250M² TO GENERAL BUSINESS WITH A BULK OF 2.0

(C/M 2026/06/02 - E 7159)

RESOLVED:

- (a) That the rezoning of Erf 7159, Swakopmund, Extension 26 from "General Residential 2" with a density of 1:250m² to "General Business" with a bulk of 2.0 be turned down, and instead, Erf 7159, Swakopmund, Extension 26, be rezoned from "General Residential 2" with a density of 1:250m² to "General Business" with a bulk of 1.0.
- (b) That the rezoning of Erf 7159, Swakopmund Extension 26, from "General Residential 2" with a density of 1:250m² to "General Business" with a bulk of 1.0 is subject to a 40% compensation fee calculated according to the National Betterment Fee Policy of 2009 and be paid by the applicant.
- (c) That an environmental impact assessment be undertaken and a copy of the environmental clearance certificate be submitted to Council before the submission of the application to the Urban and Regional Planning Board.
- (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.

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- (e) That all the parking be provided on-site in line with the Swakopmund Zoning Scheme and no parking on street reserve; shall be tolerated.
- (f) That the applicant provides proof that the rezoning has been approved by the Minister and promulgated, before any submission of building plans to the Engineering, Urban Development, and Environmental Management Department for approval.
- (g) That the cost of all additional infrastructure required at the erf as a result of the proposed development be for the account of the applicant and be installed in accordance with the specifications of the General Manager: Engineering, Urban Development and Environmental Management.
- (h) That the applicant be informed of this decision and of their rights that they may appeal the Council decision with regard to the bulk factor, 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.

11.1.11

APPLICATION FOR THE RELAXATION OF THE STREET BUILDING LINES ON ERF 1167, SWAKOPMUND

(C/M 2026/06/02 - E 1167)

RESOLVED:

- (a) That the application to relax street building lines on Erf 1167, Swakopmund, from 5m to 0m for a carport is not supported.
- (b) That the applicant considers the following alternatives:
 - (I) *Relocating the carport behind the three (3) metre street building line, using lightweight, open-sided construction subordinate to the primary dwelling with increased internal height to accommodate the vehicle.*
 - (II) *Reconfiguring on-site parking or driveway layout to accommodate the vehicle without encroaching on the street boundary at least at the three (3) meter street building line; or*
 - (III) *Increasing the height of the existing garage situated on the property adjacent to Erf 1168, Swakopmund, for storage purposes, subject to compliance with all applicable coverage, height, and setback requirements.*
- (c) That the applicant be informed of this decision and of their rights that they may appeal the Council decision to the Minister of Urban and Rural Development with valid reasons within twenty-one (21) days from the date of the decision in accordance with Regulations 18 of the Urban and Regional Planning Act.

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11.1.12

SUBDIVISION OF THE FARM RICHTHOFEN NO. 237, SWAKOPMUND INTO PORTION A AND REMAINDER

(C/M 2026/06/02 - Farm Richthofen No. 237)

RESOLVED:

- (a) That the subdivision of Farm Richthofen No. 237, Swakopmund into Portion A (measuring 5 Ha) and Remainder, be approved.
- (b) That the proposed Portion A retains the "Agriculture" zoning.
- (c) That the applicant provides proof that the subdivision of Farm Richthofen No. 237, Swakopmund, into Portion A and Remainder has been approved by the Minister before any submission of building plans, including building line relaxations to the Engineering, Urban Development & Environmental Management for approval.
- (d) That compensation in the form of an endowment fee of 7.5% of the land value (market values as determined by Council valuer) for the Proposed Portion A, excluding the Remainder be levied.
- (e) That no building plans be approved until proof of payment of the compensation fee for the newly created portion has been received by Council.
- (f) That all additional infrastructure (roads, water, sewerage, and electricity) that are required as a result of the proposed development be for the account of the applicant and in accordance with the specifications of the Erongo RED and the General Manager: Engineering, Urban Development & Environmental Management.
- (g) That the applicant shall, at their own cost, make provision for the following, as indicated in the application:
- (i) *Arrange for connection to the existing powerline serving the broader area, to the satisfaction of Erongo RED.*
- (h) That the existing title deed conditions registered against the Remainder of Farm Richthofen No. 237 be retained. Furthermore, the following conditions shall be registered against the title deed of the newly created Portion A of Farm Richthofen No. 237, Swakopmund:
- (i) *The erf shall only be used or occupied for purposes which are in accordance with and the use or occupation of the erf shall at all times be subject to the provisions of the Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).*
- (ii) *The building value of the main building, including the outbuildings, to be erected on the erf, must be at least four times the prevailing valuation of the erf.*
- (i) That a right-of-way servitude, measuring 5 metres in width and 10 metres in length, be surveyed and registered over the Remainder of Farm Richthofen No. 237, Swakopmund, in favour of the proposed Portion A (a portion of Farm Richthofen No. 237, Swakopmund).
- (j) That on-site parking be provided in accordance with the Swakopmund zoning scheme.

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11.1.13

REZONING OF ERF 3332 SWAKOPMUND, EXTENSION 9 FROM "SINGLE RESIDENTIAL" WITH A DENSITY OF 1:900m² TO "GENERAL RESIDENTIAL 1" WITH A DENSITY OF 1:250m²

(C/M 2026/06/02 - E 3332)

RESOLVED:

- (a) That the rezoning of Erf 3332, Swakopmund, Extension 9, from "Single Residential" with a density of 1:900m² to "General Residential 1" with a density of 1:250m² be approved.
- (b) That the applicant provides proof that the rezoning of Erf 3332, Swakopmund, Extension 9, from "Single Residential" with a density of 1:900m² to "General Residential 1" with a density of 1:250m² has been approved by the Minister and promulgated before any submission of building plans to the Engineering, Urban Development, and Environmental Management for approval.
- (c) That the rezoning of Erf 3332 Swakopmund, Extension 9, from "Single Residential" with a density of 1:900m² to "General Residential 1" with a density of 1:250m² is subject to a 20% compensation fee calculated according to the Betterment Fee Policy of 2009 and be paid by the applicant.
- (d) That no building plans, inclusive of relaxation of building lines, relaxation or aesthetics application be approved until proof of payment of the compensation fee has been received by Council.
- (e) That all additional infrastructure required as a result of the proposed development be for the account of the applicant and in accordance with the specifications of the General Manager: Engineering, Urban Development and Environmental Management.
- (f) That parking requirements be on-site as per the Swakopmund Zoning Scheme.
- (g) That the objectors be informed of this decision and of their right to appeal the Council decision to the Minister of Urban and Rural Development with valid reasons within twenty-one (21) days from the date of the decision in accordance with Regulations 18 of the Urban and Regional Planning Act.
- (h) That access to the property as a result of the proposed development be controlled and provided to the satisfaction of the General Manager: Engineering, Urban Development and Environmental Management.

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11.1.14

APPLICATION FOR THE CONSOLIDATION OF ERVEN 3134 & 3135, SWAKOPMUND, EXTENSION 9 INTO CONSOLIDATED PORTION A, SUBSEQUENT REZONING OF CONSOLIDATED PORTION A FROM SINGLE RESIDENTIAL WITH A DENSITY OF 1: 900M² TO GENERAL RESIDENTIAL 1 WITH A DENSITY OF 1:250M² TO PERMIT DWELLING UNITS

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

RESOLVED:

- (a) That Erven 3134 and 3135, Swakopmund, Extension 9, be consolidated into Consolidated Portion A.
- (b) That Consolidated Portion A, Swakopmund Extension 9, be rezoned from "Single Residential" with a density of 1:900m² to "General Residential 1" with a density of 1:250m².
- (c) That the rezoning of Consolidated Portion A, Swakopmund, Extension 9 is subject to a compensation fee of 20% with respect to Betterment calculated in accordance with Section 9 (b) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) Regulations in conjunction with the national betterment fee policy of 2009.
- (d) That no building plans, inclusive of relaxation of building lines or aesthetics application, be approved until proof of payment of the compensation fee for the rezoning has been received by Council.
- (e) That the applicant provides proof that the consolidation and the rezoning of Consolidated Portion A, Swakopmund Extension 9, has been approved by the Minister and promulgated.
- (f) That the cost of all additional service infrastructure required at the Erf ~~as a result~~ of the proposed development, be for the account of the applicant or the owner, and be installed in accordance with the specifications and satisfaction of the General Manager: Engineering, Urban Development and Environmental Management.
- (g) That access to the property ~~as a result of~~ the proposed development be controlled and provided to the satisfaction of the General Manager: Engineering, Urban Development and Environmental Management.
- (h) That all the parking be provided on-site in line with the Swakopmund Zoning Scheme and no parking on street reserve shall be tolerated.
- (i) That the objector be informed of this decision and of their right to appeal the Council decision in terms of (a) and (b) above, to the Minister of Urban and Rural Development with valid reasons within twenty-one (21) days from the date of the decision in accordance with Regulations 18 of the Urban and Regional Planning Act.

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11.1.15

APPLICATION FOR THE CONSENT TO OPERATE A RESIDENT OCCUPATION - HEALTH AND BEAUTY ON ERF 5634, SWAKOPMUND, EXTENSION 17
(C/M 2026/06/02 - E 5634)

RESOLVED:

- (a) That consent to operate a resident occupation- health and beauty service on Erf 5634, Swakopmund, Extension 17, be granted subject to the following conditions:
- That the Health Nam registers with the Health Services and Solid Waste Management and that the standard Health Regulations will apply.
 - That Council reserves the right to cancel a consent use should there be valid complaints.
 - That the applicant must operate within the Swakopmund Zoning Scheme regulations.
 - That consent is not transferable.
 - That sufficient parking will be provided on the premises.
 - That no on street parking will be tolerated.
 - That the resident occupation shall be confined to one third of the total floor area of the said dwelling.
 - That the resident occupation may only employ up to two full-time employees
- (b) That the objector be informed of this decision and of their right to appeal the Council decision to the Minister of Urban and Rural Development with valid reasons within twenty-one (21) days from the date of the decision in accordance with Regulations 18 of the Urban and Regional Planning Act.

11.1.16

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

RESOLVED:

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

Item	Number Of Participants	Cost N\$
	Ten (10)	N\$1,000.00
TOTAL		N\$10,000.00

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

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11.1.17

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

(C/M 2026/06/02 - 15/2/21/1)

RESOLVED:

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

11.1.18

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

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

RESOLVED:

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

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

- (b) That the application for the rezoning of the proposed Portion A from "Special" for the purposes of a motor garage and Agriculture to "Special" for the purposes of a motor garage, workshop, and service industry be approved.
- (c) That the restrictive conditions registered against Portion 5 be deleted.
- (d) That the following conditions be registered against Portion A and the Remainder Portion 5 of Farm Alt Nonidas No. 167, Swakopmund:
 - (1) That the portions shall be used or occupied for the purposes which are in accordance with, and the use or occupation of the portion shall at all times be subject to, the provisions of the Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018),

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- (ii) **The building value of the main building, excluding the outbuilding to be erected on the Erf shall be at least four times the municipal valuation of the Erf.**
- (e) **That the subdivision of Portion 5 of Farm Alt Nonidas No. 167, Swakopmund be subject to an endowment fee of 7.5% as provided for in terms of the Urban and Regional Planning Act, 2018 (Act No.3 of 2018) as well as the Municipality of Swakopmund Property Policy,**
- (f) **That in terms of the Betterment Fee Policy of 2009 provisions, the rezoning of Portion A, from "Special" for the purposes of a motor garage and agriculture to "Special" for the purposes of a motor garage, workshop, and service industry is not subject to a betterment fee,**
- (g) **That required additional infrastructure resulting from the proposed development be for the account of the applicant and in accordance with the specifications of the General Manager: Engineering, Urban Development and Environmental Management.**
- (h) **That no building plans inclusive of relaxation of building lines or aesthetics application be approved until proof of payment of the compensation (endowment) fee for the subdivision has been received by Council,**
- (i) **That the applicant provides proof that the subdivision of Portion 5 of Farm Alt Nonidas No. 167, Swakopmund into Portion A and Remainder has been approved by the Minister of Urban and Rural Development and provide Council with approved diagrams to the Town Planning Department before any submission of building plans to the Engineering Services Department for approval.**
- (j) **That the on-site parking requirements be as per the Swakopmund Zoning Scheme.**


11.1.19

WRITING OFF: REDUNDANT MATERIAL - NEW WASTEWATER TREATMENT PLANT







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

RESOLVED:







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

Qty	Description	Serial Number	Image
2	NRR mixer #1 & #2 (written off)	N/A	







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1	B-recycle (written-off)	N/A	
1	DRC pump station air conditioner	N/A	
1	Final water pump station air conditioner	N/A	
	Swakopmund fire & rescue + car hood	N/A	
	Rusted Elbow	N/A	
	Reducer + elbow	N/A	






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	Reducer	N/A	
	Pump housing	N/A	
	DN250 PN10 valve	N/A	
	Trailer wheels	N/A	
	Pump housing	N/A	
	Various fittings	N/A	


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	Various fittings2	N/A	
	Various fittings3	N/A	
	Various fittings4	N/A	
	Various fittings5	N/A	
	Various fittings6	N/A	
	Various fittings7	N/A	

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	Various fittings	N/A	
1	Old Chairs	N/A	N/A
2	Clarifier wheels 50mm with 14mm keyway	N/A	
2	Clarifier wheels 60mm with 18mm keyway	N/A	N/A
4	Knife gate valves 200NB	N/A	
1	Microwave	SE169	
1	RAS pump #3	3904	

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6	Aerator gearbox 1184 kg, 70kW	4567154-00020-001-008	
6	Aerator motor	N/A	
6	Aerator Impellers	N/A	

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

11.1.20

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

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

RESOLVED:

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

11.1.21

SUBMISSION OF REPORT ON PUBLIC SECTOR INNOVATION CONFERENCE (25-26 FEBRUARY 2026)

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

RESOLVED:

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

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11.1.22

IDENTIFICATION, SUBDIVISION AND REGISTRATION OF LAND FOR THE ESTABLISHMENT OF A TRUCK PORT

(C/M 2026/06/02 - 17/1/4/2/1/12)

RESOLVED:

- (a) That Council takes note that provision is made in the 2020 - 2040 Structure Plan for a site for the construction of a truck port.
- (b) That the draft survey / expression of interest document be reviewed and additional information be added where applicable.
- (c) That Council takes note of the applications received to date, the sizes indicated by them and their continued interest to pursue the venture.
- (d) That Council considers the following:
 - (i) *Identification of 2 portions of land measuring 10 ha each located on the Structure Plan and Indicated as G (circled in red) at the north and south of the B2 for the establishment of truck ports taking into consideration the Structure Plan 2020 - 2040 and guided by the sizes indicated by the interested applicants.*
 - (ii) *That the successful entity identified for the establishment of a Truck Port be responsible for the Environmental Impact Assessment (EIA), Town and Cadastral Planning procedures.*
 - (iii) *the future sale of such established portions of land by inviting development proposals at a fixed purchase price, alternatively selling the portion of land for the purposes of establishing a truck port by closed bid sale to the highest bidder.*
- (e) **That once** a site is determined, Council's decision **made** on 27 February 2020 under Item 11.1.2, point (j) be repealed.
- (f) That the expression of interest should make provision for Council to acquire at least a 10% equity in the proposed development without Council being subjected to any financial obligations.

11.1.23

REPORT ON THE ANNUAL SWAKOPMUND NEW YEAR'S CELEBRATION

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

RESOLVED:

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

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11.1.24

BASIC CONDITIONS AND EXPRESSION OF INTEREST (EOI) FOR THE SWAKOPMUND INTERNATIONAL CONVENTION CENTRE

(C/M 2026/06/02 - 17/1/4/2/1/07)

RESOLVED:

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

11.1.25

BASIC CONDITIONS AND DRAFT EXPRESSION OF INTEREST (EOI) FOR THE ESTABLISHMENT OF A PRIVATE HOSPITAL

(C/M 2026/06/02 - 17/1/4/2/1/13)

RESOLVED:

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

11.1.26

APPLICATION FOR THE DELETION OF RESTRICTIVE TITLE DEED CONDITION FOR ERF 543, SWAKOPMUND

(C/M 2026/06/02 E 543)

RESOLVED:

- (a) That the title deed conditions registered against Erf 543, Swakopmund be cancelled.
- (b) That the following conditions be registered against Erf 543, Swakopmund:
 - (i) *The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf ~~shall at all times~~ be subject to the provisions of the Swakopmund zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).*
 - (ii) *The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf.*

12. **DRAFT REGULATIONS AND TARIFFS, IF ANY**

None.

The meeting adjourned: **19:40.**

Minutes to be confirmed on **25 June 2026.**

Mr A Benjamin
CHIEF EXECUTIVE OFFICER

Councillor S M Kautondokwa
MAYOR

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

10.1 (A) **MINUTES OF THE MANAGEMENT COMMITTEE MEETING HELD ON 16 JUNE 2026**

2. **CONFIRMATION OF MINUTES**

(M/C 2026/04/16 - 12/2/1/1/2)

2.1 **MINUTES OF MANAGEMENT COMMITTEE MEETING HELD ON 19 May 2026**

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

RESOLVED:

That the Minutes of Management Committee meetings held on 19 May 2026 be confirmed as correct.

2.2 **MATTERS ARISING FROM THE PREVIOUS MINUTES**

None.

8. **POLICY MATTERS**

8.2 **REQUEST FOR STRATEGIC SPONSORSHIP AND PARTICIPATION IN THE INVEST IN AFRICA TRADE EXPO & BUSINESS SUMMIT 2026**

(M/C 2026/06/16 - 3/15/1/1)

RESOLVED: (For Condonation)

- (a) **That Council approves the Municipality of Swakopmund's participation as a Strategic Sponsor and host town for the Invest in Africa Trade Expo & Business Summit 2026 from 28-30 May 2026.**
- (b) **That Council approves, sponsorship *in-kind* to the value of N\$ 13 943.74, on applicable municipal fees for the venue and other services such as provision of garbage bins, waste removal, and water connection, to support the successful hosting of the event.**
- (c) **That General Manager: Economic Development Services engage with the Africa Economic Leadership Council (AELC) to finalise logistical, financial, and compliance requirements for hosting the event;**
- (d) **That the General Manager: Corporate Services, Human Capital and ICT engage the organisers on a reduced or offset participation fee from N\$20,000.00 to N\$10,000.00 only.**
- (e) **That Council approves the procurement of an exhibition booth and participation package value of N\$10,000.00, if accepted by the organisers, to enable the Municipality to showcase its investment profile and development initiatives.**
- (f) **That as per Councils Sponsorship and Donation Policy, all funds be deducted from Council's Publicity Vote: 101015533000 where is N\$77,259.82 is available.**

- (g) That the Chief Executive Officer presents Swakopmund's investment profile and development initiatives at the event.
- (h) That the organisers be invited to present their proposal to Council should clarity be required.

8.10 **PROPOSED PUBLIC PARKING AND SAFETY UPGRADE OPPOSITE ERF 931, SWAKOPMUND, EXTENSION 1**
(M/C 2026/06/16 - 15/2/4/1, E 931)

An in-loco inspection was conducted at the site after the meeting for the Councillors to familiarise themselves with the matter.

RESOLVED: (For Condonation By Council)

That the proposal to develop and enhance public parking and gardens on the "Beach Area" for the site identified situated opposite Erf 391, Vineta be approved subject to the following conditions:

- (i) *The land and improvements remain property of Council, and that the applicant has no claim of private use benefits, be considered.*
- (ii) *The utilization of the facility be exclusively public.*
- (iii) *The developer complies with provisions of Clause 6 of the Swakopmund Zoning Scheme prior to the development of the proposed parking facility.*
- (iv) *The design, implementation, and operation of the proposed parking facility should be to the satisfaction of the General Manager: Engineering, Urban Development and Environment Management, who should be the responsible for the management and maintenance of the proposed parking facility.*
- (v) *The maintenance of the garden be done in collaboration with the Economic Development Services Department, Parks and Garden Section.*

8.13 **REDUNDANT EQUIPMENT: ECONOMIC DEVELOPMENT SERVICES DEPARTMENT**
(M/C 2026/06/16 - 17/2/5/1)

RESOLVED: (For Condonation By Council)

- (a) That the following redundant items be written off and disposed of through sale at the next public auction:

QUANTITY	Barcode	Description
MAIN OFFICE		
1	002071	Small Wooden cabinet
1	002454	Office chairs
4	003038	Copy Room/Intern Chairs
1	003081	Storeroom Chair
1	001653	HP Officejet Pro Jet 7740 Printer
1	001042	Laminating Machine
1	SN:NXV6ZEA01530900D5 77200	Acer Laptops
REST CAMP		

9		Mops
51	None of these items have barcodes	Brooms
2		Single beds
2		Double Beds
30		Couches
54		Dish Trays
50		Chairs
20		Ceramic bowls with lids
12		Small ceramic milk jars
4		Ceramic water jars
24		Squared ceramic plates
150		Pillowcases
200		Curtains
100		Pillow Inners
387		Fitted sheets
50		Duvets covers
50		Duvet inners
TRAFFIC		
3	None of these items have barcodes	Office chairs
5		Visitors Chairs
1		Cleaning trolley frame
1		AIM Microwave
2		Steel cabinets
2		Small Wooden cabinet
SPORTS & RECREATION		
179	None of these items have barcodes	Plastic chairs
6		Office Chairs
1		VIP Chair
6		Round
3		Small
NURSERY		
6	None of these items have barcodes	Wheelbarrows
8		Iron Rakes
2		Spades
4		Forks
FIRE BRIGADE		
1	None of these items have barcodes	Garden Hose Stand
1		Defy Fridge
2		Whirlpool Washing Machine
4		Office Chair
3		Red Wooden Lockers
4		Toilet Pots
6		Black Tables at Male Stairs
VARIETY		Black Tables Off Cuts
7		Cupboard
1		Clock Stand (DRC Station)
1		Compact Power Unit Jaws and Life (DRC Station)
1		Silver Drawer Casnet (DRC Station)
1		Fog Machine (DRC Station)
1		Bolt Remover and Set

1		Bunker Lockers (DRC Station)
1		Blue Office Chairs (Under Stairs by the Parking Bay)
CEMETERY		
20	<i>None of these items have barcodes</i>	Plastic Rakes
2		Iron Rakes
1		Electric Trimmer
2		Hedge Trimmer
6		Office Brooms
2		Street Brooms
3		Wheelbarrows
1		Garden forks
1		Garden Hoes
1		Pick
1		Machete
1		Showel
1		Palm saw

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

10.2 **URGENT REPAIRS TO WATER TANKER, N 17855 S - FWT 0207**

(M/C 2026/06/16 - 17/2/5/2/3)

RESOLVED:

That Council approves the request for additional funds of N\$390,000.00 and that the General Manager: Finance adds it to the operational budget of the water tanker Fleet Maintenance Vote: 504514018000 for the repair.

10.3 **REQUEST BY CUVELAI CAPITAL FUND FOR LAND FOR SERVICING AND RESIDENTIAL DEVELOPMENT**

(M/C 2026/06/16 - 17/1/4/2/1/7, 17/1/4/2/1/11, 17/1/4/2/1/12)

RESOLVED:

- (a) That Management Committee takes note of the applications dated 01 September 2025 and 05 May 2026 to which a reply dated 03 September 2025, based on Council's standard operating procedure for townships development applications (approved on 01 April 2025 under item 11.1.5) was issued and that Cuvelai Capital Fund was also informed on 12 September 2025 of the proposed invitation of development proposals for Extension 4, Matutura.
- (b) That Management Committee remains with the Council decision passed on 01 April 2025 under item 11.1.15, point (a) (ii) to call for development proposals when assistance is required for the establishment and / or servicing of townships or housing developments.
- (a) That Cuvelai Capital Fund be informed that if required, development proposals will be invited from private developers to submit their proposals.

10.4 **REQUEST FOR AN AUDIENCE WITH COUNCIL TO PRESENT THE DRC YOUTH DEVELOPMENT PROJECT**

(M/C 2026/06/16 - 12/2/1/2/2, 15/2/11/3)

RESOLVED:

That Management Committee takes note of the presentation by Messrs David P for the proposed DRC Youth Development Project for brick making activities.

10.7 **REINSTATEMENT OF LATE PAYMENT FEES (INTEREST) ON OUTSTANDING MUNICIPAL SERVICE ACCOUNTS**

(M/C 2026/06/16 - 3/11/2/1/5)

RESOLVED:

That this item be referred back.

10.10 **ZHONG MEI ENGINEERING GROUP (PTY) LTD: APPLICATION FOR ALLOCATION OF A PORTION OF LAND AS TEMPORARY CONSTRUCTION SITE**

(M/C 2026/06/16 - 4/1/1/5)

RESOLVED: (For Condonation By Council)

- (a) **That the application by Zhong Mei Engineering Group (Pty) Ltd dated 19 May 2026 to lease a portion of land measuring approximately 3 600m² (60m x 60m) for the exclusive purpose of establishing a construction site for the execution of Bid No W/RB/NW-005/2026 (Annexure "B") be approved; subject to the conditions set-out under point (c) below.**
- (b) **That a portion of land as identified in Annexure "C" (on file) be allocated for this purpose.**
- (c) **That the following conditions be applicable:**
 - (i) ***That the lease term be set for 12 months and it is therefore not required to publicly invite objections in terms of the Local Authorities Act, Act 23 of 1992, as amended.***
 - (ii) ***That the lease of the land be at a rental amount below from 1 June until 30 June 2026 and subject to a 7% annual increase from 01 July 2026:***
 - 1. ***3 600m² x N\$3.08 = N\$11 088.00 + N\$1 663.20 (15% VAT) = N\$12 751.20 / month; and***
 - 2. ***a maximum of 2 x accommodation units based on the smaller size at N\$ 424.27 per unit, i.e. therefore 2 x N\$424.27 = N\$848.54 + N\$127.28 (15% VAT) = N\$ 975.82 / month.***
 - (iii) ***That a refundable deposit, equal to one month's rent be paid.***
 - (iv) ***That a deposit of N\$100 000.00 be paid for the rehabilitation of the area, if required.***
 - (v) ***That Zhong Mei Engineering Group (Pty) Ltd makes arrangements for the provision and usage of electricity with Erongo RED at its own cost.***
 - (vi) ***That, if applicable, Zhong Mei Engineering Group (Pty) Ltd be required to pay a refundable electricity deposit equal to the monthly rental which shall be applied and used only if an outstanding account remains with Messrs Erongo RED upon termination of the lease.***

- (vii) That the remainder of (vi) be refunded to the lessee on presentation of proof to the General Manager: Finance that the electricity account from Erongo RED in the name of the lessee has been paid in full.**
- (viii) That, if required, Council gives consent to Zhong Mei Engineering Group (Pty) Ltd in terms of the Town Planning Amendment Scheme 12 to engage in construction and manufacturing activities required for the pipeline contract.**
- (ix) That either party can give 3 calendar months' written notice of the cancellation of the agreement.**
- (x) That Council's standard conditions of lease be made applicable to the agreement.**
- (xi) That the following special conditions be applicable:**
 - 1. That the lessee shall be responsible for the cleanliness and tidiness of the property.**
 - 2. That there is no guarantee that the property is suitable for the lessee's purposes.**
 - 3. That written permission be obtained, should the lessee wishes erect any, sign or advertising material on the outside of the Property.**
 - 4. That no subletting be allowed.**
 - 5. The Council be indemnified against any claim from whatever cause arises.**
 - 6. That the area be properly fenced in.**
 - 7. That a maximum of 2 staff accommodation units be allowed on site, subject to (approved by Council on 31 August 20217):**
 - (a) The accommodation facilities shall be fenced off from the working area.**
 - (b) Suitable fire fighting equipment shall be installed in all facilities and shall be inspected by Fire Fighting Section prior to occupation.**
 - (c) The accommodation shall be inspected for approval by Health and Solid Waste Management Department prior to it being used.**
 - (d) As an alternative to the sewage treatment system, a containment tank may be used, with the tank emptied regularly with a water-truck and the sewage disposed to the municipal disposal works with prior arrangement with the Swakopmund Municipality.**
 - (e) If meals will be prepared on site, and food stored on site, a fully functional kitchen shall be provided, complete with suitable refrigeration / freezers to maintain food in safe condition. This facility shall be inspected by Health and Solid Waste Management Department at regular intervals.**
 - (f) An area shall be prepared for personnel recreation after hours / outside working time.**
 - (g) All accommodation facilities, and all walking areas shall be provided with sufficient lighting.**
 - (h) It is also recommended that:**
 - (i) alcohol not be allowed**
 - (ii) walkways provided with gravel to keep the accommodation clean**
 - (iii) Potable water for residential purposes be provided at the cost of the lessee to the satisfaction of the Health and Solid Waste Management Department and Engineering, Urban Development and Environment Department.**

- (d) That it be stated in the lease agreement that Zhong Mei Engineering Group (Pty) Ltd rehabilitate the area according to the satisfaction of Engineering, Urban Development and Environment Department and Health and Solid Waste Management Department.
-

10.15 **SUBDIVISION OF REMAINDER OF ERF 2747 SWAKOPMUND PROPER INTO PORTION X AND REMAINDER**

(M/C 2026/06/16 - E 2747)

RESOLVED: (For Condonation By Council)

- (a) That the Council resolution number (C/M 2026/03/05 - E 2747) under item number 11.1.14 be complemented by this resolution, containing the correct description of the erf,
- (b) That the Remainder of Erf 2747, Swakopmund Proper be subdivided into Portion X, approximately 1.6468 hectares in extent and Remainder as shown subdivisinal plans,
- (c) That the subdivision of the Remainder of Erf 2747, Swakopmund Proper be recommended for approval by the Urban and Regional Planning in accordance with the provisions of Section 109 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018),
- (d) That conditions (A) and (B) registered against the Remainder of Erf 2747, Swakopmund Proper be registered against Portion X and only conditions (A) against the Remainder of Erf 2747, Swakopmund Proper,
- (e) That Barrie Watson, Town and Regional Planner be authorized to apply to the Urban and Regional Planning Board for the subdivision of the Remainder of Erf 2747, Swakopmund Proper on behalf of Council, and that a special power of attorney be provided.
-

11.1.1 **DECREASE OF SECURITY SITES TO CONTAIN SECURITY SERVICES COSTS**
(C/M 2026/06/29 - 4/1/2/1)

Ordinary Management Committee Meeting of 16 June 2026, Addendum **7.1**
page **03** refers.

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

INTRODUCTION

1. Council, on **26 March 2026**, considered the increasing operational costs associated with security services and resolved under item 11.1.16 as follows:

That permission be granted to the General Manager: Corporate Services, Human Capital & ICT to cancel non-essential sites in order to contain the cost.

2. This submission is therefore tabled in compliance with the above Council resolution and seeks the consideration of the Management Committee regarding the proposed reduction and re-alignment of security sites.

BACKGROUND

3. The cost of security services has increased significantly over the past two years mainly due to:
 - *Implementation of the national minimum wage;*
 - *Extension of guarding hours at certain sites; and*
 - *Additional deployments arising from operational requirements.*
5. Council currently spends a substantial portion of its operational budget on security services, placing pressure on other critical operational and maintenance votes.
6. Following a comprehensive assessment of municipal sites, it was determined that at numerous sites the cost of security exceeds the value of the improvements and therefore does not require permanent or continuous guarding. Other factors like the operational nature, limited risk exposure, or public occupation during daytime hours were also factored in.
7. In line with Council's resolution, the following non-essential sites where security services may either be reduced, consolidated, or limited to night shifts only without materially compromising municipal operations have been identified:

DISCUSSION

8. The review focused primarily on recreational parks, playgrounds and selected open markets.
9. It was observed that open markets and public facilities are occupied by traders and cleaners during daytime hours, thereby naturally increasing visibility and reducing the risk of theft or vandalism during the day.
10. Consequently, certain sites will only be guarded during night shifts when the risk becomes significantly higher.

11. Recreational parks and playgrounds were further identified as non-essential sites for continuous guarding, particularly during daylight hours where public activity already provides a degree of passive surveillance.
12. The proposed reduction of sites and optimization of guarding arrangements will substantially reduce the operational costs associated with security services while still maintaining security coverage at critical municipal infrastructure and high-risk facilities.
13. The exercise further aims to ensure that municipal resources are directed toward essential service delivery priorities and critical infrastructure protection.

CONCLUSION

14. The continued escalation of security costs requires prudent financial management and operational restructuring to ensure long-term sustainability.
15. The proposed cancellation and reduction of non-essential security sites represents a reasonable and necessary intervention aimed at containing expenditure while maintaining security coverage at critical municipal facilities.
16. A total of 21 sites have been cancelled.
17. Currently, Council provides employment to 213 security guards through the appointment of security services providers, which has since been reduced to 120, which represents a 43.6% overall reduction of security guards.
18. Summary of security guards statistics:

Service Provider	Number Of Current Security Guards	Number Of Security Guards After Reduction	Percentage Of The Reduced Security Guards
Lot 1: Omle Security Services CC	40	32	20%
Lot 2: Tripple One Investment CC	35	20	42.8%
Lot 3: Nelito Investment CC	32	26	18.7%
Lot 4: PIS Security Services CC	32	10	68.7%
Lot 5: Omambudu Security Services CC	74	32	56.7%

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

RECOMMENDED:

- (a) **That Council approves the attached list (ANNEXURE A) of reduction and re-alignment of non-essential security sites in accordance with Council's resolution of 26 March 2026, under item 11.1.16.**
- (b) **That Council takes note that 21 sites, mainly recreational parks, have been cancelled.**
- (c) **That Council takes note of the total reduction of security guards from 213 to 120, which will result in a significant saving for Council.**

ANNEXURE A

SITE	TOTAL NO				PROPOSED			COMMENT
	OF GUARDS				TOTAL NO			
					OF GUARDS			
		DAY SHIFT	NIGHT SHIFT			DAY SHIFT	NIGHT SHIFT	
LOT 1 ZONE 1: OMLE SECURITY SERVICES CC								
RESTCAMP	6	3	3		6	3	3	
TOWN CEMETERY	2	1	1		2	1	1	
MUNICIPALITY HEAD OFFICE	2	1	1		2	1	1	
MUNICIPALITY HEAD OFFICE (ACCESS CONTROL)	1	1	0		1	1	0	
WOERMAN HAUS	2	1	1		2	1	1	
VINETA NORTH SPORT FIELD	2	1	1		2	1	1	
WORKS SECTION	2	1	1		2	1	1	
GARAGES / RESTROOMS FOR CLEANSING SECTION	2	1	1		2	1	1	
TOURISM UNIT (10:00AM TO 22:00PM)	10	10	0		6	6	0	Guards reduced.
MONDESA SPORT FIELD AND MONDESA INFORMAL SPORTFIELD	2	1	1		2	1	1	
TAXI RANK AND OPEN MARKET ERF 4352, MONDESA	2	1	1		2	1	1	
MONDESA INFORMAL FIELD	2	1	1		0	0	0	Consolidated with the Mondesa Sportfield.
MULTI-PURPOSE CENTRE HALL AND LIBRARY	2	1	1		3	2	1	
LIBRARY-MULTI-PUPOSE CENTRE	1	1	0		0	0	0	Consolidated with the Multi-Purpose Center.
OPEN MARKET ERF 4352, MONDESA	2	1	1		0	0	0	Consolidated with the Taxi Rank.
TOTAL	40	26	14		32	20	12	
LOT 2 ZONE 2: TRIPPLE ONE INVESTMENT CC								
MARTIN LUTHER HISTORICAL SITE	2	1	1		2	1	1	
OLD SEWERAGE PLANT (RESTROOMS AND GARAGES)	4	2	2		2	1	1	Guard to cover patrol and access control.
OLD SEWERAGE PLANT (CORNER OF RAKOTOKA STREET AND NELSON MANDELA AVENUE)	2	1	1		2	1	1	

COMMUNITY GARDEN / OLD SEWERAGE PLANT	2	1	1	0	0	0	Consolidated with the Municipal Nursery.
MEDULETU COMMUNITY HALL	2	1	1	2	1	1	
TAMARISKIA SPORT FIELD	2	1	1	2	1	1	
SWAKOPMUND TOWN HALL	2	1	1	2	1	1	
SME PARK ERF 4354, MONDESA	2	1	1	2	1	1	
NORTHERN BEACH RECREATION AREA	3	1	2	2	1	1	One guard for night shift which might increase during peak times such as Easter and Festive Season.
OPEN MARKETS ERF 1123, MONDESA	2	1	1	0	0	0	Consolidated with Site Walks Business at Mandume Ndemufayo.
OPEN MARKET ERF 3215, MONDESA	2	1	1	0	0	0	Consolidated with Site Walks Business at Mandume Ndemufayo.
INDEPENDENCE PARK	2	1	1	0	0	0	Cancelled.
MONDESA TENNIS COURT	2	1	1	0	0	0	Cancelled.
MONDESA CEMETERY	4	2	2	2	1	1	
SIDEWALK BUSINESS AREAS MANDUME NDEMUFAYO (MONDESA), INCLUDING OPEN MARKETS, ERF AT ERVEN 1123 AND 3215, MONDESA (06:00AM TO 18:00)	2	2	0	2	2	0	Consolidated with Open Markets at Erven 1123 and 3215.
TOTAL	35	18	17	20	11	9	
LOT 3 ZONE 3: NELITO INVESTMENT CC							
TAMARISKIA CEMETERY	2	1	1	2	1	1	
AIRPORT RESERVOIR STATION	2	1	1	2	1	1	
RECYCLED WATER RESERVOIR 1 & 2	2	1	1	2	1	1	
HANGANENI PARK	2	1	1	0	0	0	Cancelled.
DRC SPORT FIELD	2	1	1	2	1	1	
DRC FIRE STATION	2	1	1	2	1	1	
ROSSMUND RESERVOIR	2	1	1	2	1	1	
SWAKOPMUND AIRPORT	6	3	3	6	3	3	

DRC ILLEGAL OCCUPATION, AIRPORT SIDE	6	3	3	4	2	2	Guards reduced.
EXTENSION 38 DRC ILLEGAL OCCUPATION (SEASIDE)	4	2	2	4	2	2	
DRC OPEN MARKET	2	1	1	0	0	0	Cancelled.
TOTAL	32	16	16	26	13	13	
LOT 4 ZONE 4: PIS SECURITY SERVICES CC							
MHDP (FERUSA)	12	6	6	0	0	0	Cancelled.
ILLEGAL OCCUPATION NEW DRC WAAG DAAR	8	4	4	4	2	2	Guards reduced.
ERF 2857, MALAKIA SHITALENI STREET PARK	2	1	1	0	0	0	Cancelled.
ERF 2704, LANGERHEINRICH STREET PARK	2	1	1	0	0	0	Cancelled.
ERF 2854, S PETAYA STREET PARK	2	1	1	0	0	0	Cancelled.
NEW WASTEWATER TREATMENT PLANT	2	1	1	2	1	1	
DRC BOOSTER PUMP STATION	2	1	1	2	1	1	
ERF 2310, EXTENSION 10, MATUTURA PAYPOINT	2	1	1	2	1	1	
TOTAL	32	16	16	10	5	5	
LOT 5: OMAMBUDU SECURITY SERVICES CC							
EXTENSION 31 (ILLEGAL OCCUPATION)	2	1	1	0	0	0	Cancelled.
EXTENSION 31, ELECTRICAL INSTALLATIONS	6	3	3	0	0	0	Cancelled.
DRC HOUSING OFFICE	2	1	1	2	1	1	
FISH CLEANING AREA	2	1	1	0	0	0	Cancelled.
EXTENSION 28 (ILLEGAL OCCUPATION)	10	5	5	4	2	2	To be increased should a need arise.
MONDESA ENTRANCE PARK	2	1	1	0	0	0	Cancelled.
NONIDAS SANDMINING 1 (06:00AM TO 18:00)	2	1	1	1	1	0	Guards reduced.
NONIDAL SANDMINING 2 (06:00AM TO 18:00)	2	1	1	1	1	0	Guards reduced
YELLOW BUS	2	1	1	0	0	0	Cancelled.
KAVITA ART AND CRAFT AREA	2	1	1	1	0	1	
MUNICIPAL NURSARY, URBAN GARDENING PROJECT AND SEWERAGE PUMPS	2	1	1	2	1	1	Consolidated with the Community Garden and sewerage pumps.

ERF 3353, VYGIE STREET PARK	2	1	1	0	0	0	Cancelled.
ERF 4725, JAPONICA STREET PARK	2	1	1	0	0	0	Cancelled.
TAMARISKIA PARK	2	1	1	0	0	0	Cancelled.
FIRE BRIGADE TOWN (18:00 TO 06:00)	1	0	1	1	0	1	
TAMARISKIA PARK 1	2	1	1	0	0	0	Cancelled.
TAMARISKIA PARK 2	2	1	1	0	0	0	Cancelled.
HENRICHSEN PARK	2	1	1	0	0	0	Cancelled.
PUMPSTATION, MULTIPURPOSE CENTRE	2	1	1	2	1	1	
MUNICIPAL STORES	2	1	1	2	1	1	
DRC PUBLIC TOILETS	14	7	7	14	7	7	
VIP MOBILE TOILETS (MOLE)	2	1	1	2	1	1	
OPEN MARKET (HOME CORP)	1	1	0	0	0	0	Cancelled.
NEW MATUTURA PARK	2	1	1	0	0	0	Cancelled.
SITE OPPOSITE OCEAN VIEW SPAR	2	1	1	0	0	0	
AMPHITHEATRE	2	1	1	0	0	0	
TOTAL	74	37	37	32	16	16	
GRAND TOTAL	213	113	100	120	65	55	

11.1.2

REQUEST FOR PERMISSION TO RELOCATE FOOD AND FAITH (FORMERLY KNOWN FEEDING NAMIBIA) FROM ERF 10907, EXTENSION 42, TO ERF 8664, EXTENSION 3

(C/M 2026/06/29 - E 10907, E 8664)

Ordinary Management Committee Meeting of 16 June 2026, Addendum **7.2** page **09** refers.**A. This item was submitted to the Management Committee for consideration:****1. INTRODUCTION**

This item is submitted to seek Council's approval and permit Messrs Food and Faith formally known Feeding Namibia to relocate from DRC Erf 10907, Extension 42 (**Annexure "A"**), to Erf 8664, Extension 31 (**Annexure "B"**). The feeding program targets children, primary and high school learners.

2. BACKGROUND

Council on **27 January 2022** while discussing the above matter, resolved among others under item 11.1.21 resolved that:

- (a) *That Messrs Feeding Namibia be advised that Council offers the use of the right corner of Erf 10907, Extension 42 marked Institutional land to set up containers for a feeding program from 1 February 2022 - 28 February 2023, subject to the following conditions:*
- (i) *That Messrs Feeding Namibia comply with the procedures laid out in the Town Planning Scheme for the use of Municipal land*
 - (ii) *That the applicant ensures that all health protocols related to COVID-19 pandemic, are adhered to.*
 - (iii) *That the applicant must indicate whether refuse bins will be required, and the cost at (N\$32.00) per bin and N\$786.00 per truck load for the removal {15% VAT excluded} be carried by Council against Vote:*
 - (iv) *That applicant submits a fire layout plan for the approval by General Manager: Economic Development Services before the program commence.*
 - (v) *That the applicant provides own freshwater tank for the program.*
 - (vi) *That Council's consent is further subject thereto that upon acceptance of the site proposed / approved by Council: Messrs Feeding Namibia undertake towards the Municipality of Swakopmund, its Council and / or its officials ("Council"):*
 - 1) *to indemnify and to keep indemnified and hold Council harmless against any losses or damages of whatsoever nature which Council may suffer or any claims or actions which may be instituted against Council by virtue of this resolution taken and consent given to Messrs Feeding Namibia and/or the utilization of the site by Messrs Feeding Namibia.*
 - 2) *to indemnify and keep indemnified and hold Council harmless against any losses or damages of whatsoever nature which Council may suffer or any claims or actions which may be instituted against Council by virtue of any preceding decision, resolution and/or consent given by Council to Messrs Feeding Namibia to conduct a feeding*

program in respect of the decision, resolution and / or consent given in respect of Erf 10907, Ext 42, Swakopmund.

- (b) That Messrs Feeding Namibia bears all costs for services i.e. water, sewer, electricity stat traps, etc. as well as security services.
- (c) That the applicant be informed to always maintain and restore the facility to its original state after the given period.

Food and Faith, formerly known as Feeding Namibia, is a program that was established in April 2019. Since 2022, it has been operating from DRC, Erf 10907, Extension 42, until April 2026 on annual renewal basis. On an average Food and Faith provides over six thousand (6000) meals per month, as per the most recent report (**Annexure "C"**) during the two days i.e. Monday & Wednesday per week. The initiative is aimed at feeding the hungry, homeless, and needy members of the community.

Its mission is to provide daily meals while also equipping children with essential life skills. The program's operational model focuses on sourcing food and materials, scheduling preparation and feeding days, and ensuring consistent service delivery to its target groups. It seeks to combat malnutrition, improve physical health and work performance, and support both physiological and emotional development.

In addition to food distribution, the program offers support services such as CV writing assistance, entrepreneurship training, and the provision of a safe and supportive environment for vulnerable individuals.

3. **PROPOSAL**

Food and Faith has been operating temporarily at Erf 10907, DRC, Extension 42 since 2022. However, as of last month, they were requested to vacate the premises to allow for servicing of the erf which belongs to the Ministry of Education, Innovation, Youth, Sports, Arts and Culture.

Due to the lack of nearby suitable alternative locations, EDS has relocated Food and Faith to Erf 8664, Extension 31, DRC, which is a serviced open public space.

This proposal is therefore submitted to request approval for Food and Faith to operate from Erf 8664, Extension 31, DRC. The program seeks permission to install two (2) containers on-site for a period of one year. These containers will be used as a kitchen facility and a serving point.

The program intends to provide daily meals, twice, between 13h00 and 18h00, targeting children and school learners. Food and Faith is a well-established initiative within the DRC community, and it is not anticipated that beneficiaries will experience difficulty in locating the new site.

Furthermore, as ablution facilities are already available on-site, Food and Faith will be required to apply for a water connection and assume responsibility for the associated costs.

4. **DISCUSSION**

Food and Faith has been operational for over four years and has made a significant contribution to supporting vulnerable populations, particularly children within the DRC community. The initiative is strongly supported as it complements the efforts of the Food Bank and various soup kitchens, thereby contributing to improved food security in Swakopmund.

The proposed site, Erf 8664, DRC, is fully serviced. However, the applicant will be required to apply for a water connection at their own cost.

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

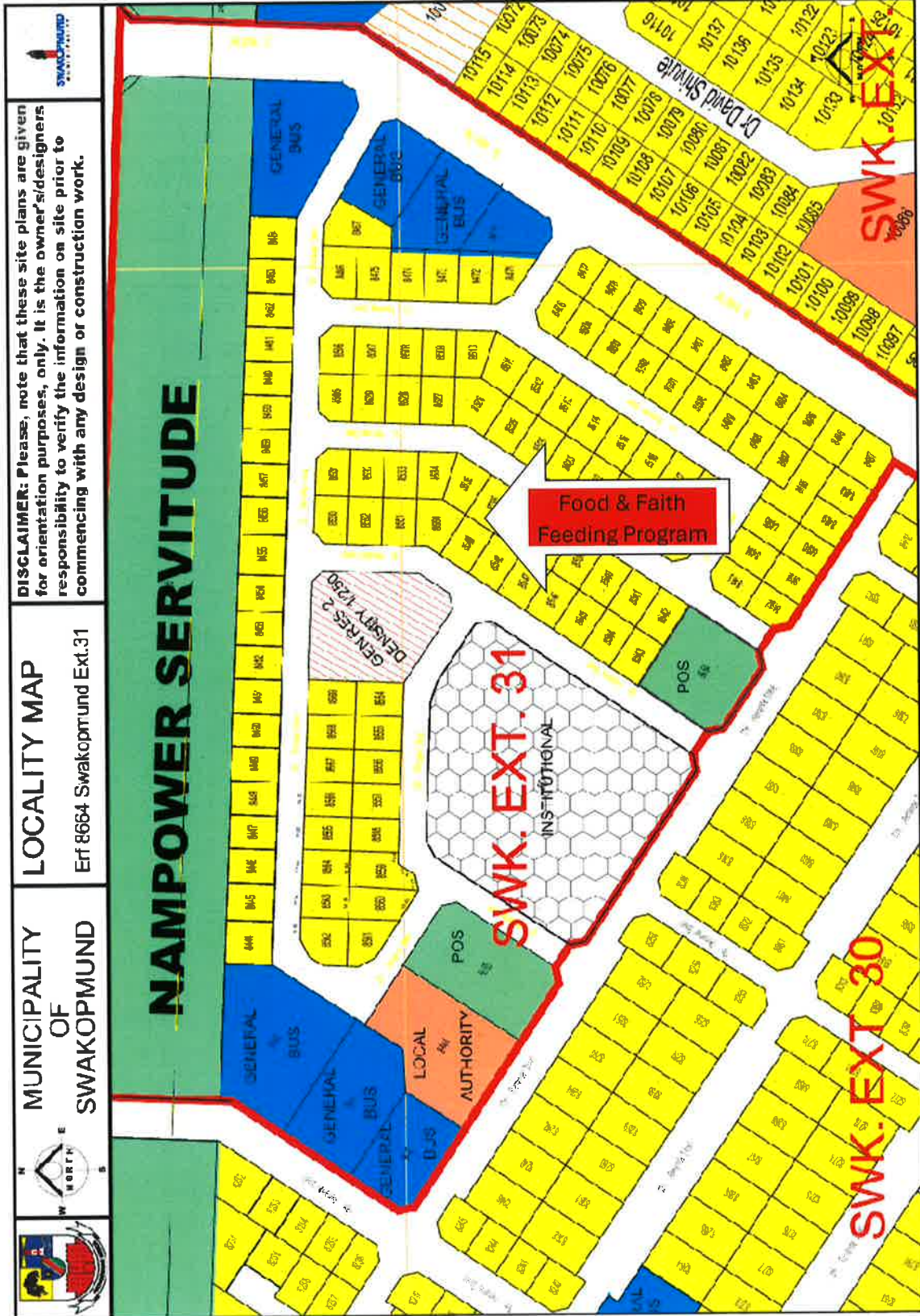
RECOMMENDED:

- (a) That Messrs Food and Faith be advised that Council offers the use of erf 8664, Extension 31, marked open public space to set up containers for a feeding program from 1 April 2026 - 31 March 2027, subject to the following conditions:
- (i) That Messrs Food and Faith comply with the procedures laid out in the Town Planning Scheme for the use of the Public Open Space
 - (ii) That the applicant ensures that all health protocols related to COVID-19 pandemic are adhered to.
 - (iii) That the applicant must approach the Health & Solid Waste department should there be a need for refuse bins.
 - (iv) That applicant submits a fire layout plan for the approval of the General Manager: Economic Development Services.
 - (v) That the applicant apply for freshwater connection for the feeding program at their own cost.
 - (vi) That Council's consent is further subject thereto that upon acceptance of the site proposed / approved by Council: Messrs Food and Faith undertake towards the Municipality of Swakopmund, its Council and / or its officials ("Council"):
 - 1) to indemnify and to keep indemnified and hold Council harmless against any losses or damages of whatsoever nature which Council may suffer or any claims or actions which may be instituted against Council by virtue of this resolution taken and consent given to Messrs Feeding Namibia and/or the utilization of the site by Messrs Food and Faith.
 - 2) to indemnify and keep indemnified and hold Council harmless against any losses or damages of whatsoever nature which Council may suffer or any claims or actions which may be instituted against Council by virtue of any preceding decision, resolution and/or consent given by Council to Messrs Food and Faith to conduct a feeding program and in particular in respect of the decision, resolution and / or consent given in respect of Erf 8664, Ext 31, Swakopmund.
- (b) That Messrs Food and Faith bear all costs for services i.e. water, electricity etc. connections as well as security services.
- (c) That the applicant be informed to maintain the facility at all times and restore it to its original state after the given period.
-

ANNEXURE "A"

ERF 10907 Swakopmund Ext. 42





ANNEXURE "C"**REPORT FOR SWAKOPMUND MUNICIPALITY OF FOOD & FAITH ACTIVITIES FOR
21 JANUARY - 20 FEBRUARY 2026**

DAY	DATE	NUMBER OF MEALS PROVIDED	FEEDING SCHEME ACTIVE	
			NO	YES
Wednesday	21 January 2026	847	-	Yes
Thursday	22 January 2026	-	No	-
Friday	23 January 2026	-	No	-
Saturday	24 January 2026	-	No	-
Sunday	25 January 2026	-	No	-
Monday	26 January 2026	617	-	Yes
Tuesday	27 January 2026	-	No	-
Wednesday	28 January 2026	831	-	Yes
Thursday	29 January 2026	-	No	-
Friday	30 January 2026	-	No	-
Saturday	31 January 2026	-	No	-
Sunday	1 February 2026	-	No	-
Monday	2 February 2026	856	-	Yes
Tuesday	3 February 2026	-	No	-
Wednesday	4 February 2026	816	-	Yes
Thursday	5 February 2026	-	No	-
Friday	6 February 2026	-	No	-
Saturday	7 February 2026	-	No	-
Sunday	8 February 2026	-	No	-
Monday	9 February 2026	821	-	Yes
Tuesday	10 February 2026	-	No	-
Wednesday	11 February 2026	720	-	Yes
Thursday	12 February 2026	-	No	-
Friday	13 February 2026	-	No	-
Saturday	14 February 2026	-	No	-
Sunday	15 February 2026	-	No	-
Monday	16 February 2026	577	-	Yes
Tuesday	17 February 2026	-	No	-
Wednesday	18 February 2026	685	-	Yes
Thursday	19 February 2026	-	No	-
Friday	20 February 2026	-	No	-

11.1.3 **VALUATION REPORT FOR UNDEVELOPED PORTION OF LAND LOCATED ON THE BANKS OF THE SWAKOP RIVER- OLUGA TRADING ENTERPRISES (PTY) LTD**

(C/M 2026/06/29 - 17/1/4/2/1/7)

Ordinary Management Committee Meeting of 16 June 2026, Addendum **7.3** page **15** refers.

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

1. **Introduction**

The purpose of this submission is for Council to consider and approve the purchase price updated in compliance with the property policy. The updated value is based on the valuation report submitted by the municipal valuer.

The valuation report for the land portion was required in terms of Council's decision passed on **02 October 2025** under item 11.1.10, points (f) quoted below:

"(f) That Clause 7.5 of the Property Policy be complied with in terms of purchase price escalation which is prescribed as follows:

- (i) Should a period of more than one year, but less than 5 years, lapse since Council approved a purchase price, the purchase price be escalated with 5% per annum and be submitted to Council for approval.*
- (ii) Should a period of more than five years lapse since approval by Council of the purchase price, fresh valuations be obtained and submitted to Council for approval."*

2. **Background**

During 2016, an application was received from Oluga Trading Enterprises (Pty) Ltd for the allocation of a portion of land which initially measured 30 000m² and later reduced to 10 000m² located on the banks of the Swakop River to establish a tourism and accommodation facility.

Council approved the sale of a portion of land located on the banks of the Swakop River to Messrs Oluga Trading Enterprises (Pty) Ltd on 27 April 2017 under item 11.1.33:

"(a) That Council sells a portion of land on the banks of the Swakop River to Messrs Oluga Enterprises (Pty) Ltd to establish a tourism and accommodation facility as per their presentation to the Special Management Committee meeting held on 08 March 2017.

(b) ..."

The complete resolution of **27 April 2017** is attached as **Annexure "A"**.

Approval was granted by the Minister of Urban and Rural Development on **16 July 2018** to proceed with the transaction, at the purchase price of N\$4 300 000 excluding 15% VAT, which Council approved on **28 March 2018** under item 11.1.4 and is attached as **Annexure "B"**.

The submission of **14 August 2025** is also attached as **Annexure "C"** as a comprehensive background to the application.

3. Current Situation

Due to the long period of inaction by Oluga, they were requested to confirm if they still intend to continue with the transaction for the sale of a portion of land (1 ha) situated along the Swakop Riverbanks for the development of an accommodation establishment.

Listed below are letters attached as **Annexure "D"** that were forwarded to Oluga Trading Enterprises (Pty) Ltd during 2025 informing them the status of the transaction.

- Letter dated **20 January 2025**
- Letter dated **03 September 2025**
- Letter dated **11 December 2025**

A submission was tabled to the Management Committee of **11 September 2025**, whereafter Council on **02 October 2025** passed the following resolution under item 11.1.10:

- "(a) That Council takes note of the email dated 08 May 2025 and documents received from Howard Krogh Architects acting on behalf of Oluga Trading Enterprise (Pty) Ltd in reply to Council's letter dated 20 January 2025 executing Council's decision passed on 27 April 2017 under 11.1.33 point (j) and on 28 March 2018 under item 11.1.4, point (c).
- (b) That Council takes note that in terms of Council decisions mentioned in (a) above, Howard Krogh Architects, acting on behalf of Oluga Trading enterprise, complies and submits a good standing certificate from the Ministry of Finance.
- (c) That Council grants an extension of time to Oluga Trading Enterprise (Pty) Ltd, for a further period of twelve (12) months to perform as per the initial conditions approved by Council, and that no township subdivision be allowed.
- (d) That it be noted that the proof of financing is not issued in the name of Oluga Trading Enterprise (Pty) Ltd, but in the personal names of Mr D and Ms C Howard, and that Oluga Trading Enterprise (Pty) Ltd be requested to submit the proof of financing.
- (e) That Oluga Trading Enterprises (Pty) Ltd, shareholding structure/ownership should NOT be amended.
- (f) That Clause 7.5 of the Property Policy be complied with in terms of purchase price escalation which is prescribed as follows:
- (i) Should a period of more than one year, but less than 5 years, lapse since Council approved a purchase price, the purchase price be escalated with 5% per annum and be submitted to Council for approval.

- (ii) *Should a period of more than five years lapse since approval by Council of the purchase price, fresh valuations be obtained and submitted to Council for approval.*
- (iii) *That the transaction be concluded within 120 days from date when the Surveyor-General approved diagram is in place.*
- (iv) *That ministerial approval be obtained as a result of the change of the purchase price due to price escalation.*

The above-mentioned decision was conveyed to Oluga per letter dated **07 October 2025**. An email dated **05 November 2025** was received confirming acceptance of the Council's resolution and requesting Council to proceed with the sale.

In terms of point (f) (ii) an update valuation was requested on **06 November 2025** from the Municipal valuator in order for Council to consider the review of the purchase price as a period of 5 years lapsed since approval of the purchase price.

4. **Determination of Purchase Price**

The valuation in the amount of N\$ 7 182 500.00 (N\$ 718,25/p m² was received on **17 November 2025** from SBN Property Investments for the portion located on the banks of the Swakopmund on a zoning "Local Business". The valuation report is attached as **Annexure "E"**.

SBN Property Investments based their valuation on comparable sales of portions within the area of Swakopmund. Taken from the valuation report of SBN Property Investments:

- *The available comparable sales used within Swakopmund indicates an average rate of N\$ 845/ m²; however, it is important to note that these comparables are not of the same zoning as the subject property. The portion of land in question is zoned business, which is considered superior to the industrial and General Residential zoning reflected in the available market evidence.*
- *Market behaviour in Swakopmund supports reductions in the range of 10-20 for large commercial erven, placing the 15% adjustment comfortably within accepted norms. Applying this adjustment to the average comparable rate of N\$ 854.00/m² results in a derived rate of N\$ 718.25/ m²; which is consistent with expected market levels for a property of this size and zoning.*

5. **Discussion**

Below is a comparison of similar undeveloped land that were sold during 2009 on the Swakop River Banks. The purchase prices for the 3 accommodation establishment similar to Oluga Trading Enterprises Pty Ltd application are listed below:

Name	Size	Approved purchase price per square meter	Date of Council Resolution
Messrs Desert Breeze Project	±30 000m ²	N\$100.00/m ² (30 000m ² x N\$100.00/m ² = N\$3 000 000.00) + 15% VAT (if applicable)	29 April 2009, item 11.1.12
River Eco Consortium	±3,646.418 m ²	N\$100.00/m ² (3,646.418m ² x N\$100.00 = N\$3, 646 418.00) + 15% VAT (if applicable)	2 June 2009, item 11.1.8
Santiago Property Developers	±70 000m ²	N\$100.00/m ² (70 000m ² x N\$100.00 = N\$7 000 000.00) + 15% VAT (if applicable)	29 April 2009, item 11.1.11

16 years have passed since 2009 when the above price per square meter were approved by Council. At the time properties were sold, the areas were well separated from the rest of the town, now the area is part of the township.

The purchase price for the undeveloped land on the banks of the Swakop River allocated to Oluga Enterprises Pty Ltd was calculated based on valuations that were received from two valuers during 2018 at the time to determine a market related purchase price for 30 000m² of undeveloped land in the same area. See below table for ease of reference:

Valuator	Price/m ²	Total price for 10 000 m ²
The Trust & Estate Co	N\$ 700.00	N\$ 7 000 000.00
Ludwig Schroder Estate Agents CC	N\$ 160.00	N\$ 1 600 000.00
Average	N\$860.00 / 2 = N\$430.00	

The purchase price was calculated on the average price of N\$ 430.00/m², as indicated in the table above based on the valuations; N\$ 430/m² x 10 000m²= N\$ 4 300 000.00 excluding 15% VAT. The purchase price was approved by Council on 28 March 2018 under item 11.1.4.

Below is a calculation reflecting an annual escalation of 5% from March 2018 to March 2026, which equates to approximately N\$ 635.31/m²:

Years	Purchase Price (N\$/m ²)	5% Escalation
28 March 2018	430.00	N\$ 21.50
28 March 2019	451.50	N\$ 22.58
28 March 2020	474.08	N\$ 23.70
28 March 2021	497.78	N\$ 24.89
28 March 2022	522.67	N\$ 26.13
28 March 2023	548.80	N\$ 27.44
28 March 2024	576.24	N\$ 28.81
28 March 2025	605.05	N\$ 30.25
28 March 2026	635.31	N\$ 31.77

The 2025 valuation determined by SBN Property Investments at N\$ 718.25/m² is similar to the 2018 valuation by The Trust & Estate Co in 2018 in the amount N\$ 700.00/m².

6. **Conclusion**

Considering the reviewed average price of N\$ 718.25/m² as determined by the Municipal valuator, it is proposed that Council considers selling the portion of land located on the banks of the Swakop River measuring 10 000m² based on the estimated market value.

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

RECOMMENDED:

- (a) That Council takes note of the valuation report received from Municipal Valuator (SBN Property Investments) to determine the reviewed purchase price for the portion of land located on the banks of the Swakop River.
 - (b) That clause 7.5 of the property policy be complied with in terms of the purchase price escalation as resolved by Council on the 02 October 2025 under item 11.1.10 point (f).
 - (c) That Council approves the purchase price of undeveloped land on the banks of the Swakop River measuring 10 000m² at a purchase price of N\$718.25 m² x 10,000 m² = N\$7,182,500.00 excluding 15% VAT in terms of the current valuation received from Council's valuator.
 - (d) That upon acceptance of the purchase price by Oluga Trading Enterprises (Pty) Ltd, Ministerial approval be obtained in terms of Section 30 (1) (t) of the Local Authorities Act 23 of 1992 for the revised purchase price.
 - (e) That no rights will accrue to the applicant unless all conditions are complied with in full and all the relevant authorities have given the necessary permission, if applicable.
 - (f) That the transaction be subject to the previous resolutions dated 27 April 2017 under item 11.1.33, 28 March 2018 under item 11.1.4 and Council decision passed on 02 October 2025 under item 11.1.10.
-

ANNEXURE "A"

11.1.33

OLUGA ENTERPRISES (PTY) LTD: APPLICATION FOR LAND ON THE BANKS OF THE SWAKOP RIVER

(C/M 2017/04/27

G 4/1/1 (16))

RESOLVED:

- (a) That Council sells a portion of land on the banks of the Swakop River to Messrs Oluga Enterprises (Pty) Ltd to establish a tourism and accommodation facility as per their presentation to the Special Management Committee meeting held on 08 March 2017.
- (b) That should the application of Messrs Oluga be approved, the same terms and conditions applicable as that of Messrs Desert Breeze Lodge be applicable to Messrs Oluga Enterprises (Pty) Ltd as below:
- (c) That the following conditions be made applicable to the sale of the portion of the Swakopmund Townlands, ±30 000m² in extent adjacent to the Swakop River, to Messrs Desert Breeze Lodge as approved by Council on 30 July 2015 under item 11.1.8:
- (i) That the Engineering Services Department determines the intended zoning.
 - (ii) That Engineering Services Department supplies a layout plan of the land to be sold.
 - (iii) That the probable market valuation based on the intended zoning be obtained from Council's appointed municipal valuers and two additional valuers of which the average of the three valuations be used to determine a purchase price, for consideration and approval by Council.
 - (iv) That a detailed development plan be provided before any statutory procedures are started with.
 - (v) That any required upgrading of Municipal services be for the applicant's account.
 - (vi) That the requirements regarding the alienation of immovable property as prescribed in the Local Authorities Act 23 of 1992, (as amended), and the Townships Ordinance 11 of 1963 respectively, be dealt with successfully.
 - (vii) That the applicant to provide all infrastructure for its own account and to the specifications of the Engineering Services Department and Erongo RED.
 - (viii) That no development be permitted to commence until the statutory disciplines have been completed.
- (d) That the following procedures also be applicable:
- (i) That the applicant be responsible for all statutory disciplines to be completed within 12 months from date of sale at their own cost.
 - (ii) Completion of internal and external services within 24 months from date of sale.
 - (iii) The whole development project must be completed within 48 months from 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.

11.1.4

MESSRS OLUGA ENTERPRISES (PTY) LTD: DETERMINATION OF PURCHASE PRICE

(C/M 2018/03/28 - G 4/1/1 (19))

RESOLVED:

- (a) That Council approves the purchase price of undeveloped land on the banks of the Swakop River at:
 - (i) ***N\$430.00/m² x 10 000m² = N\$4 300 000.00, excluding VAT to Messrs Oluga Enterprises (Pty) Ltd.***
- (b) That upon acceptance of the purchase price by the purchasers, Ministerial approval be obtained in terms of Section 30 (1) (t) of the Local Authorities Act 23 of 1992 to proceed with the transaction.
- (c) That the transaction be concluded within 120 days from date when the Surveyor-General approved diagram is in place.
- (d) That payment of the purchase price be secured either in cash or bank guarantee in favour of the Swakopmund Municipality within 120 days from date of the Surveyor-General approved plan in place. Failure to secure the purchase price will result in cancellation of the transaction without further notice.
- (e) That Messrs Oluga Enterprises (Pty) Ltd comply with the statutory processes until completion of the projects.

ANNEXURE "C"

M/C ADDENDUM NO: 7.2
(14 August 2025)

OLUGA ENTERPRISE (PTY) LTD: CURRENT SITUATION REGARDING THE DEVELOPMENT OF A PORTION OF LAND LOCATED ON THE BANKS OF THE SWAKOP RIVER

(16/1/4/2/1/5)

1. **Purpose of the Submission**

The purpose of this submission is for Council to consider whether it intends to continue with the long outstanding transaction for the sale of a portion of land (1 ha) along the Swakop riverbanks to **Oluga Enterprises (Pty) Ltd** (hereinafter referred to as "Oluga") for the development of an accommodation establishment.

Point (i) of Council's decision made on **27 April 2017** is quoted:

- (i) *That the applicant takes note that no rights will accrue to the applicant unless all the above mentioned conditions are complied with in full and all the relevant authorities have given the necessary permission, if applicable.*

The application for the allocation of 3 ha was initially approved on **27 April 2017** and the size was reduced to 1 ha and approved by Council on **28 March 2018**.

Although the progress of the installation of services to Extension 32, Swakopmund (located in the vicinity of this portion of land), has an effect on the development of the accommodation establishment, it does not hamper the requirement for Oluga to provide proof of financing for the project.

Various consultations were held with Ms H Dula of Oluga and it was explained repeatedly on numerous occasions in the presence of several different potential investors and friends of Ms Dula that the allocation of the land is to Oluga for the establishment of an accommodation facility and not for mere speculation. Ms H Dula offered the undeveloped property to a number of entities for sale.

Below a map showing the location of the portion located to Oluga south of Extension 36, Swakopmund:



2. **Introduction**

Oluga has not fully complied and has not submitted all the documents as required in terms of the latest letter addressed to them dated **20 January 2025 (Annexure "A")**. The following information was requested to be submitted by the entity by **09 May 2025**:

- 2.1 **Proof of the appointment and payment of a town planner** to attend to the subdivision of the portion of land measuring approximately 10 000m². This is required in terms of the two Council resolutions quoted below:

2.1.1 Council's resolution of **27 April 2017** under item 11.1.33, point (j):

"(j) That the applicant takes note that a Surveyor-General approved diagram must be in place in order to finalise the transaction."

2.1.2 Council's resolution of **28 March 2018** under item 11.1.4, point (c)"

"(c) That the transaction be concluded within 120 days from date when the Surveyor-General approved diagram is in place."

The appointment of a town planner is the responsibility of the developer. In this regard see point (h) of Council's decision passed on **27 April 2017**:

"(h) That all costs related to this transaction (advertising-, subdivision-, rezoning etc.) be borne by the applicant."

- 2.2 Provide **formal proof of the entity's ability to finance the project**, as well as a clear description of the project and the buildings expected to be erected on site (see point (c) (iv) below), in order for Council to measure progress and performance. This requirement is in terms of Council's decision made on **25 February 2021** under item 11.1.4 (e):

"(e) That in future developers be screened to determine their financial capabilities to perform and any other matter Council deemed necessary."

- 2.3 A **good standing from the Ministry of Finance** for Oluga. This is a standard requirement by the Deeds Registry Office in order to enable transfer of ownership.

- 2.4 As elaborated under point 4 below, the developer submitted documents on **09 May 2025**. However, the proof of the entity's ability to finance the project was in the name of Howard Krogh Architects.

- 2.5 The involvement of a third party to which Council has no contractual obligations complicates the relationship between Council and Oluga in that Council has no recourse against the third party basically stepping in the place/part of Oluga.

3. **Background**

- 3.1 On **20 July 2016**, Oluga applied to purchase a portion of land on the banks of the Swakop river with the intention to establish a tourism and accommodation facility in the form of a lodge.

For ease of reference the resolutions are quoted as part of the submission and not attached as annexures.

- 3.2 Their application was approved on **27 April 2017** under item 11.1.33, subject to the following conditions (for ease of reference comments are made for clarification):

"(a) That Council sells a portion of land on the banks of the Swakop River to Messrs Oluga Enterprises (Pty) Ltd to establish a tourism and accommodation facility as per their

On the official company registration document of the entity Ms Helena Dula is the sole shareholder and Mr Dennis de Wet as Directors.

presentation to the Special Management Committee meeting held on 08 March 2017.

- (b) That should the application of Messrs Oluga be approved, the same terms and conditions applicable as that of Messrs Desert Breeze Lodge be applicable to Messrs Oluga Enterprises (Pty) Ltd as below:
- (c) That the following conditions be made applicable to the sale of the portion of the Swakopmund Townlands, $\pm 30\,000\text{m}^2$ in extent adjacent to the Swakop River, to Messrs Desert Breeze Lodge as approved by Council on 30 July 2015 under item 11.1.8:
- (i) That the Engineering Services Department determines the intended zoning.
 - (ii) That Engineering Services Department supplies a layout plan of the land to be sold.
 - (iii) That the probable market valuation based on the intended zoning be obtained from Council's appointed municipal valuers and two additional valuers of which the average of the three valuations be used to determine a purchase price, for consideration and approval by Council.
 - On 28 March 2018 under item 11.1.4 Council approved the purchase price in the amount of N\$ 430.00/m², i.e N\$ 4 300 000.00 for a portion of land measuring 10 000m².
 - (iv) That a detailed development plan be provided before any statutory procedures are started with.
 - (v) That any required upgrading of Municipal services be for the applicant's account.
 - (vi) That the requirements regarding the alienation of immovable property as prescribed in the Local Authorities Act 23 of 1992, (as amended), and the Townships Ordinance 11 of 1963 respectively, be dealt with successfully.
 - On 16 July 2018 approval was granted by the Ministry of Urban and Rural Development to proceed with the transaction. The transaction is pending the provision of a Surveyor-General approved diagram by the developer.
 - (vii) That the applicant to provide all infrastructure for its own account and to the specifications of the Engineering Services Department and Erongo RED.
 - (viii) That no development be permitted to commence until the statutory disciplines have been completed.
- (d) That the following procedures also be applicable:
- (i) That the applicant be responsible for all statutory disciplines to be completed within 12 months from date of sale at their own cost.
 - The "date of sale" is the date of signing the deed of sale.
 - (ii) Completion of internal and external services within 24 months from date of sale.
 - Council is in the process of expanding the existing external services closer to the location of the portion of land.
 - (iii) The whole development project must be completed within 48 months from 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.
 - (iv) That the agreement of sale be concluded and signed within 12 months after this resolution is received
 - The deed of sale can only be signed once a property description is available, i.e a Surveyor-General approved diagram is in place. On 03 August 2018 and 23 March 2023 ENSafrica was requested to compile a draft agreement.

by the applicant, failing which the resolution will lapse.

- (v) That in terms of the Property Policy, a deposit of N\$100 000.00 be required of the applicant to cover all fees and costs to Council, within 90 days from date of being informed of this Council resolution. } On 26 June 2018, Slowtown Coffee Roasters CC (Mr Dennis de Wet) paid the required deposit as director of Oluga Trading Enterprise (Pty) Ltd.
- (vi) The purchase price to be secured by means of a bank guarantee payable on date of transfer.
- (vii) 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.
- (e) That the applicant indemnifies Council against any claims resulting from blasting.
- (f) That the action referred to in (a)(vi), only be proceeded with once the deposit referred to in (b)(v), has been made.
- (g) That all costs relating to the transfer of this erf, (including but not limited to transfer duty, conveyancer's costs, compilation of Agreement of Sale, as well as any legal or other costs that may arise from this application), be for the applicant's account.
- (h) That all costs related to this transaction (advertising-, subdivision-, rezoning etc.) be borne by the applicant.
- (i) That the applicant takes note that no rights will accrue to the applicant unless all the above mentioned conditions are complied with in full and all the relevant authorities have given the necessary permission, if applicable.
- (j) That the applicant takes note that a Surveyor-General approved diagram must be in place in order to finalise the transaction." } In this regard a letter dated 17 May 2024 was issued to the developer.

The above resolution was communicated to Oluga per letter dated **22 May 2017**.

- 3.3 On **28 March 2018** under item 11.1.4 Council approved the reduction of the size of the portion of land from 3 ha to 1 ha and approved the purchase price of the said portion of land:

- "(a) That Council approves the purchase price of undeveloped land on the banks of the Swakop River at:
- (i) N\$430.00/m² x 10 000m² = N\$4 300 000.00, excluding VAT to Messrs Oluga Enterprises (Pty) Ltd.
- (b) That upon acceptance of the purchase price by the purchasers, Ministerial approval be obtained in terms of Section 30 (1) (t) of the Local Authorities Act 23 of 1992 to proceed with the transaction. } As indicated above, the required approval was granted on 16 July 2018.
- (c) That the transaction be concluded within 120 days from date when the Surveyor-General approved diagram is in place. } In this regard, a letter dated 17 May 2024 was issued requesting the submission of a Surveyor-General approved diagram.
- (d) That payment of the purchase price be secured either in cash or bank guarantee in favour of the Swakopmund Municipality within 120 days from date of the Surveyor-General

approved plan in place. Failure to secure the purchase price will result in cancellation of the transaction without further notice.

(e) That Messrs Oluga Enterprises (Pty) Ltd comply with the statutory processes until completion of the projects.

A letter dated **22 November 2018** was addressed to the entity to provide the outstanding documents in terms of the above decision. No response was received from the applicant. Upon further inquiry, it was determined that the lack of response was due to insufficient funds as well as lack of understanding of the concept of the transaction on the part of Oluga Enterprise Pty Ltd.

3.4 Over the years, various meetings and discussions of the transaction were held between Council and Ms Helena Dula of Oluga with her different representatives and letters were written to her to clarify of what is expected of the applicant to comply and submit to Council in order to continue with the transaction. The details of the transaction were explained on numerous occasions and even in the presence of translators.

3.5 Although the development of the two adjacent portions is also held in abeyance pending the installation of services to Extension 32, Swakopmund, the developers paid the respective purchase prices and transfer of ownership was finalized.

4. Current Situation

An email dated **22 April 2025 (Annexure "B")** was received from Howard Krogh Architects stating that they were appointed to act on behalf of Oluga to facilitate the purchase and develop the allocated portion of land on the banks of the Swakop river.

It appears from the various discussions and documents that Howard Krogh Architects intends to acquire the portion of land from Oluga and development same.

They state in their e-mail that they have appointed Andrew Van der Westhuizen Town Planning & Properties as town planner who has been working on the statutory process; and they have also recently appointed Herman Strydom a land surveyor to further assist in the subdivision process in order to speed up the process. In this email they requested for a meeting to discuss the way forward regarding Oluga.

Subsequent to the above, On **24 April 2025** a meeting was held between the representatives of Howard Krogh Architects, the Manager: Property and Housing Mr M Kruger, the Property Office Ms N Gustaf and the property officer, Ms E Nakale.

In the meeting, Howard Krogh Architects wanted to clarify all enquiries regarding the transaction and to confirm their intention of assisting Oluga and that they will take full responsibility to facilitate the successful development of the portion land.

During the meeting, the Manager: Property and Housing made it clear Howard Krogh Architects who is acting on behalf of Oluga that if the documents required are not submitted by the set due date the transaction will be cancelled.

The final opportunity to provide the outstanding documents to Council was **09 May 2025**.

As can be seen from the attached email dated **08 May 2025 (Annexure "C")** and documents submitted by Howard Krogh Architects, appointed to act on behalf of Oluga Trading Enterprise did not manage to submit all required documents to Council as undertook, they only managed to submit the following documents listed:

4.1 letter from appointed Town Planner (Van Der Westhuizen Town Planner & Properties) to attend to the subdivision of the portion of land; and a

- 4.2 letter from Bank Windhoek confirming **Mr and Ms Howard** are in good standing to complete the project on behalf of Oluga.

In addition the above, Mr and Ms Howard have also submitted additional documents important to the transaction;

- (i) Resolution appointing Mr. de Wet as Shareholder;
- (ii) Share Certificates; and
- (iii) The power of attorney signed by both Mr De Wet and Ms Dula, authorising Howard Krogh Architects to act on behalf of Oluga.

A good standing certificate from the Ministry of Finance for Oluga Trading Enterprise Pty Ltd is still outstanding.

Ms Ciske Howard confirmed in the email that the good standing confirmation from the Ministry of Finance for Oluga Trading Enterprise is in progress as the company is dormant.

On **22 May 2025** Ms Ciske Howard enquired on the way forward and a reply was sent to confirm that the matter must be submitted to Council to consider whether Council intends to proceed with the transaction.

5. **Discussion**

The portion of land allocated to Oluga is located on the site neighbouring the portions already allocated to Santiago Property Developers being ±7ha, and Swakopmund River Eco Consortium being ±3.5ha and Desert Breeze Lodge being ±3ha

A map indicating the location of the portion of land is attached as **Annexure "D"**.

Except for Desert Breeze Lodge, these portions of land are not yet serviced, and they are in an area that is rapidly expanding with numerous future extensions that are already planned and approved by Council.

Council secured funds with Erongo Red to develop Extensions 32, 33 and 36, Swakopmund.

Until main services lines are not installed, no services will be available for Oluga to connect to.

It is therefore:

RECOMMENDED:

- (a) **That Council takes note of the email dated 08 May 2025 and documents received from Howard Krogh Architects acting on behalf of Oluga Trading Enterprise (Pty) Ltd in reply to Council's letter dated 20 January 2025 executing Council's decision passed on 27 April 2017 under 11.1.33 point (j) and on 28 March 2018 under item 11.1.4, point (c).**
- (b) **That Council takes note that in terms of Council decision's mentioned in (a) above, Howard Krogh Architects acting on behalf Oluga Trading enterprise did not comply and has not submitted a good standing certificate from the Ministry of Finance.**
- (c) **That it be noted that the proof of financing is not issued in the name of Oluga Enterprise (Pty) Ltd, but in the personal names of Mr D and Ms C Howard and that the involvement of a third party with which Council has no agreement with will**

complicate the execution of obligations by Oluga Enterprise (Pty) Ltd and future recourse in case of non-performance.

- (d) **That the transaction of Oluga Trading Enterprise (Pty) Ltd has been delayed since the 28 March 2018 mainly due to the developer not understanding the requirements to comply with and notwithstanding various meetings that were held in this regard with the developer and a number of representatives on her behalf, including translators.**
- (e) **That Council cancels the transaction for sale and development of a portion of land located on the banks of the Swakop River allocated to Oluga Trading Enterprise Pty Ltd due to failure to comply with Council decisions as quoted below:**
 - (i) *That the applicant takes note that no rights will accrue to the applicant unless all the above mentioned conditions are complied with in full and all the relevant authorities have given the necessary permission, if applicable.*
- (f) **That Council takes note that due to the failure of Oluga Enterprise (Pty) Ltd to submit a Surveyor approved diagram no property is available to conclude the deed of sale.**



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Ref No: 16/1/4/2/1/5

Enquiries: Ms Emilia Nakale

20 January 2025

Oluga Enterprises (Pty) Ltd
P O Box 2860
Swakopmund
13001

Attention: Ms Helena Dula

Dear Madam

DEVELOPMENT OF A PORTION OF LAND LOCATED ON THE BANKS OF THE SWAKOP RIVER

Our letter dated **17 May 2024**, refers (attached for ease of reference).

1. Proof Required in terms of our Letter dated 17 May 2024

This serves to confirm that the following was not yet provided as required in the above letter:

- 1.1 A diagram for the subdivided portion of land.
- 1.2 Proof of your financial capacity to finance the project.

2. Relevant Council Resolutions

The relevant Council resolutions are quoted below with explanatory notes.

2.1 Council's Resolution passed on 27 April 2017 under Item 11.1.33

"(a) That Council sells a portion of land on the banks of the Swakop River to Messrs Oluga Enterprises (Pty) Ltd to establish a tourism and accommodation facility as per their presentation to the Special Management Committee meeting held on 08 March 2017.

Attached is the official company registration document of the entity indicating Helena Dula and Dennis de Wet as Directors.

- (b) That should the application of Messrs Oluga be approved, the same terms and conditions applicable as that of Messrs Desert Breeze Lodge be applicable to Messrs Oluga Enterprises (Pty) Ltd as below:
- (c) That the following conditions be made applicable to the sale of the portion of the Swakopmund Townlands, $\pm 30\,000\text{m}^2$ in extent adjacent to the Swakop River, to Messrs Desert Breeze Lodge as approved by Council on 30 July 2015 under item 11.1.8:
- (i) **That the Engineering Services Department determines the intended zoning.**
 - (ii) **That Engineering Services Department supplies a layout plan of the land to be sold.** } Attached is a map indicating the location of the portion of land.
 - (iii) **That the probable market valuation based on the intended zoning be obtained from Council's appointed municipal valuers and two additional valuers of which the average of the three valuations be used to determine a purchase price, for consideration and approval by Council.** } On 28 March 2018 under item 11.1.4 Council approved the purchase price in the amount of N\$ 430.00/m², i.e N\$ 4 300 000.00 for a portion of land measuring 10 000m².
 - (iv) **That a detailed development plan be provided before any statutory procedures are started with.**
 - (v) **That any required upgrading of Municipal services be for the applicant's account.**
 - (vi) **That the requirements regarding the alienation of immovable property as prescribed in the Local Authorities Act 23 of 1992, (as amended), and the Townships Ordinance 11 of 1963 respectively, be dealt with successfully.** } On 16 July 2018 approval was granted by the Ministry of Urban and Rural Development to proceed with the transaction. The transaction is pending the provision of a Surveyor-General approved diagram by you.
 - (vii) **That the applicant to provide all infrastructure for its own account and to the specifications of the Engineering Services Department and Erongo RED.**
 - (viii) **That no development be permitted to commence until the statutory disciplines have been completed.**
- (d) **That the following procedures also be applicable:**
- (i) **That the applicant be responsible for all statutory disciplines to be completed within 12 months from date of sale at their own cost.** } The "date of sale" is the date of signing the deed of sale.
 - (ii) **Completion of internal and external services within 24 months from date of sale.** } Council is in the process of expanding the existing external services closer to the location of the portion of land.

- (iii) **The whole development project must be completed within 48 months from 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.**
- (iv) **That the agreement of sale be concluded and signed within 12 months after this resolution is received by the applicant, failing which the resolution will lapse.** } The deed of sale can only be signed once a property description is available, i.e a Surveyor-General approved diagram is in place. On 03 August 2018 and 23 March 2023 ENSAfrica was requested to compile a draft agreement.
- (v) **That in terms of the Property Policy, a deposit of N\$100 000.00 be required of the applicant to cover all fees and costs to Council, within 90 days from date of being informed of this Council resolution.** } On 26 June 2018, Slowtown Coffee Roasters CC (Mr Dennis de Wet) paid the required deposit as director of Oluqa Trading Enterprise (Pty) Ltd.
- (vi) **The purchase price to be secured by means of a bank guarantee payable on date of transfer.**
- (vii) **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.**
- (e) **That the applicant indemnifies Council against any claims resulting from blasting.**
- (f) **That the action referred to in (a)(vi), only be proceeded with once the deposit referred to in (b)(v), has been made.**
- (g) **That all costs relating to the transfer of this erf, (including but not limited to transfer duty, conveyancer's costs, compilation of Agreement of Sale, as well as any legal or other costs that may arise from this application), be for the applicant's account.**
- (h) **That all costs related to this transaction (advertising-, subdivision-, rezoning etc.) be borne by the applicant.**
- (i) **That the applicant takes note that no rights will accrue to the applicant unless all the above mentioned conditions are complied with in full and all the relevant authorities have given the necessary permission, if applicable.**
- (j) **That the applicant takes note that a Surveyor-General approved diagram must be in place in order to finalise the transaction."** } In this regard, also see our attached letter dated 17 May 2024.

2.2 Council's Resolution passed on 28 March 2018 under Item 11.1.4

- "(a) **That Council approves the purchase price of undeveloped land on the banks of the Swakop River at:**
- (i) **N\$430.00/m² x 10 000m² = N\$4 300 000.00, excluding VAT to Messrs Oluqa Enterprises (Pty) Ltd.**

- (b) That upon acceptance of the purchase price by the purchasers, Ministerial approval be obtained in terms of Section 30 (1) (t) of the Local Authorities Act 23 of 1992 to proceed with the transaction. } As indicated above, the required approval was granted on 16 July 2018.
- (c) That the transaction be concluded within 120 days from date when the Surveyor-General approved diagram is in place. } In this regard, please also see our attached letter dated 17 May 2024 requesting the submission of a Surveyor-General approved diagram
- (d) That payment of the purchase price be secured either in cash or bank guarantee in favour of the Swakopmund Municipality within 120 days from date of the Surveyor-General approved plan in place. Failure to secure the purchase price will result in cancellation of the transaction without further notice.
- (e) That Messrs Oluga Enterprises (Pty) Ltd comply with the statutory processes until completion of the projects.

A letter dated **22 November 2018** was addressed to you to provide the outstanding documents in terms of the above decision.

3. Conclusion

In conclusion, as was requested in our letter dated **17 May 2024** you are required to provide the following documents by Friday, **09 May 2025**:

- 3.1 Proof of the appointment and payment of a town planner to attend to the subdivision of the portion of land measuring approximately 10 000m². This is required in terms of the two Council resolutions quoted below:
- 3.1.1 Council's resolution of **27 April 2017** under item 11.1.33, point (j):
- "(j) That the applicant takes note that a Surveyor-General approved diagram must be in place in order to finalise the transaction."**
- 3.1.2 Council's resolution of **28 March 2018** under item 11.1.4, point (c).
- "(c) That the transaction be concluded within 120 days from date when the Surveyor-General approved diagram is in place."**
- This is a task you are required to complete at your own cost. In this regard see point (h) of Council's decision passed on **27 April 2017**
- 3.2 Provide formal proof of your ability to finance the project, as well as a clear description of the project and the buildings expected to be erected on site, in order for Council to measure progress and performance.
- 3.3 A good standing from the Ministry of Finance for Oluga Trading Enterprise (Pty) Ltd. This is a standard requirement by the Deeds Registry Office in order to enable transfer of ownership.

Should the above information not be provided by **09 May 2025**, the non-performance will be reported to Council.

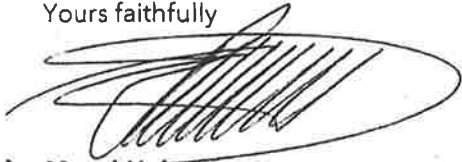
As soon as the above conditions are met, the deed of sale will be finalized for signing.

List of attachments:

1. Our letter dated **17 May 2024**.
2. The company registration documents (2017/0279) indicating Helana Dula and Dennis de Wet as Directors.
3. A map indicating the location of the subject portion of land.
4. Proof of Payment of the N\$ 100 000.00 deposit by Slowtown Coffee Roasters CC (Mr Dennis de Wet).
5. Our letter dated **22 November 2018**.

For any further enquiries, please do not hesitate to contact Ms E Nakale at ☎ 064-4104217.

Yours faithfully



Mpsa Haingura
GM: CORPORATE SERVICES & HC



+264 64 410 4201

P O Box 53, Swakopmund, Namibia

Ref No: 16/1/4/2/1/5
Enquiries: Ms Emilia Nakale

03 September 2025

Ms Helena Dula
Oluga Enterprises (Pty) Ltd
P O Box 2860
Swakopmund
13001

Dear Madam

OLUGA ENTERPRISE (PTY) LTD: CURRENT SITUATION REGARDING THE DEVELOPMENT OF A PORTION OF LAND LOCATED ON THE BANKS OF THE SWAKOP RIVER

The abovementioned refers.

With reference to above matter, Council passed the following resolution on **28 August 2025** under item 11.1.2:

- "(a) That this item be referred back to the Management Committee.**
- (b) That Oluga Trading Enterprise (Pty) Ltd be invited for an audience with Council."**

Taking the above into consideration, you are hereby invited for an audience with the Management Committee at the Management Committee meeting scheduled for **Thursday, 11 September 2025 at 08H00** in the Management Committee room. Please confirm your attendance with Ms E Nakale (Property Officer) at ☎ 064-4104217 on / before **Monday, 08 September 2025**.

For any further enquiries, please do not hesitate to contact Ms E Nakale at ☎ 064-4104217.

Yours faithfully

Mpasi Haingura
GM: CORPORATE SERVICES & HC



/en

Copy: Corporate Officer: Administration (Mr U Tjuratua)



+264 64 410 4111 | swkmun@swkmun.com.na | P O Box 53, Swakopmund, Namibia

Ref No: 16/1/4/2/1/5

Enquiries: Ms E Nakale

11 December 2025

Ms Helena Dula
Oluga Enterprises (Pty) Ltd
P O Box 2860
Swakopmund
13001

081 88 9439

Attention: Ms Helena Dula

Dear Madam

OLUGA TRADING ENTERPRISES (PTY) LTD: CURRENT SITUATION REGARDING THE DEVELOPMENT OF A PORTION OF LAND LOCATED ON THE BANKS OF THE SWAKOP RIVER

I acknowledge receipt of your letter dated **03 November 2025**, the content whereof is noted

Meanwhile, kindly be reminded to provide proof from of financial institution of your ability to finance the project in the capacity of Oluga Enterprises (Pty) Ltd and not in a third party within the 12 months as required in terms of Council's resolution passed on **02 October 2025** under item 11.1.10.

An updated valuation was requested on **06 November 2025** from the Municipal valuator and will be submitted to Council to consider the review of the purchase price as a period of 5 years lapsed since approval of the purchase price.

You will be kept informed of the process and any progress on the application.

For any further enquiries, please do not hesitate to contact Ms E Nakale at ☎ 064-4104217.

Yours faithfully,

Mr A Platjé
GM - CORPORATE SERVICES & HC (Acting)

ANNEXURE "E"



VALUATIONS REPORT FOR A PORTION OF LAND LOCATED ON THE BANKS OF THE SWAKOP RIVER



17 NOVEMBER 2025

Mr. BEFREE. N SHOOMBE (Sworn Appraiser/Valuer)

BACHELOR OF PROPERTY STUDIES HONOURS NQF: 8 (Namibia University of Science and Technology)

Erf 7259, Grimm Street, Windhoek | P.O Box 10642 Khomasdal, Namibia
 C +264 81 3600814 E sbnpropinvestments@gmail.com

Registration no: cc/2015/15506 Income Tax no: 7119220-01-1 VAT no: 7119220-01-5

1.0 INSTRUCTION

We have been instructed by the Municipality of Swakopmund to provide a market value for the portion of land located on the banks of the Swakopmund river.

2.0 DATE OF VALUATION

17 November 2025

3.0 SALES COMPARISON

NO.	TITLE DEED	PORTION NUMBER	LOCALITY	EXTENT (m ²)	DATE OF SALE	PURCHASE PRICE (N\$)	RATE/M ² (N\$)	ZONING
1	T1832/2024	4909	SWAKOPMUND EXT 14	5141	19 APRIL 2024	4,084,600.99	794.51	GENERAL RESIDENTIAL
2	T5987/2024	4812 A PTN OF 4007	SWAKOPMUND EXT 10	3400	17 OCTOBER 2024	3,200,000.00	941.17	INDUSTRIAL
3	T2637/2024	3976	SWAKOPMUND EXT 10	3558	29 MAY 2024	3,280,437.00	921.99	INDUSTRIAL
5	T6030/2024	PTN A A PTN of 4889	SWAKOPMUND	4842	22 OCTOBER 2024	3,500,000.00	722.84	INDUSTRIAL
						AVERAGE	844.50	

The table above indicates sales of portions within the area of Swakopmund. The sales indicate a range between N\$722.51 – N\$941.17/m² for vacant portions within the aforementioned area. An average of all the comparables was used to determine the sell-out rate per square meter as they are all arms-length transactions between a willing buyer & willing seller.

The available comparable sales within Swakopmund indicate an average rate of NAD 845/m²; however, it is important to note that these comparables are not of the same zoning as the subject property. The subject property is zoned Business, which is considered superior to the Industrial and General Residential zoning reflected in the available market evidence.

Despite this superior zoning, the subject property measures 10,000 m², which is significantly larger than all comparable portions analysed. Larger land parcels typically attract a lower rate per square metre due to reduced demand and the bulk-purchase principle. As a result, the subject's superior zoning must be balanced against the size disadvantage.

Taking both factors into account for the superior zoning and significantly larger size, thus a downward adjustment of approximately 15% from the average comparable rate is considered reasonable and aligned with market behaviour and accepted valuation practice.

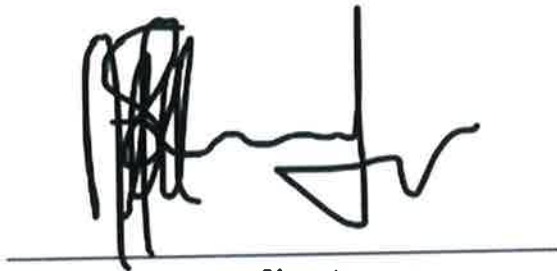
Market behaviour in Swakopmund supports reductions in the range of 10–20% for large commercial erven, placing the 15% adjustment comfortably within accepted norms. Applying this adjustment to the average comparable rate of N\$845.00/m² results in a derived rate of N\$718.25/m², which is consistent with expected market levels for a property of this size and zoning.

This adopted rate reflects the subject's advantageous zoning, its large extent, and prevailing market conditions within the Swakopmund area.

4.0 OPINION OF VALUE

We hereby certify that the estimated market value for the portion of land located on the banks of the Swakopmund river to be **N\$ 7,182,500. 00 (SEVEN MILLION ONE HUNDRED EIGHTY-TWO THOUSAND FIVE HUNDRED NAMIBIAN DOLLARS)**.

SBN Property Investments cc



Signature

**Befree. N Shoombe (Sworn Appraiser/Valuer)
Managing Director**

5.0 CERTIFICATION

I, Befree N. Shoombe, the undersigned, hold a Bachelor of Property Studies (Honours), NQF Level 8, obtained from the National University of Science and Technology.

I hereby certify (in accordance with the Uniform Standards of Professional Appraisal Practice © 1988 by the Appraisal Foundation) to at least the following:

1. That I have not physically inspected the subject property. The valuation is based solely on municipal data and information provided by the client, which I have assumed to be true and correct.
2. That I have no present or contemplated future interest in the real estate that is the subject of this appraisal report.
3. That I have no personal interest or bias with respect to the subject matter of this appraisal report or the parties involved.
4. That to the best of my knowledge and belief as a valuer, the statements of fact contained in this appraisal report—upon which the analyses, opinions and conclusions expressed herein are based—are true and correct.
5. That I have not viewed the title deed, and therefore no servitudes or encumbrances have been taken into consideration unless otherwise stated.

ASSUMPTIONS AND LIMITING CONDITIONS

- The Certification that appears in this valuation report is subject to the following conditions:
1. This report is prepared at the request of the client and for the specific use stated herein. It is not reasonable for any other party to rely on this report without first obtaining written authorization from the author. Liability to any person other than the client, designated intended users, and those with written consent is expressly denied. No responsibility is accepted for any damage suffered by any such person as

a result of decisions made or actions taken based on this report. Diligence by all intended users is assumed.

2. Market conditions—including economic, social, and political factors—may change rapidly and without warning. Therefore, the market value expressed as of the valuation date cannot be relied upon as of any other date without further written advice from the author.
3. The Valuer is not responsible for matters of a legal nature affecting the property or its title. The Valuer assumes the title is good, marketable, and free of encumbrances unless otherwise noted in this report.
4. Unless otherwise indicated, the Valuer has no knowledge of any hidden, latent, or unapparent physical, structural, mechanical, environmental, or soil conditions that may affect the property's value. It is assumed that no such conditions exist other

than those revealed through municipal information provided or research ordinarily conducted during the valuation process.

5. Information, estimates, and opinions used in this report were obtained from sources considered reliable. While believed to be accurate, the Valuer does not assume responsibility for the accuracy of information supplied by third parties.
6. The contents of this valuation report are confidential and will not be disclosed by the author except as required by law or with written permission.
7. Written consent from the author must be obtained before this valuation report, or any part thereof, may be used for any purpose by anyone other than the client and intended users identified in the report. Written permission is also required before the report may be altered, reproduced, or conveyed to third parties.

11.1.4

DRIFT SPIN DRAGS MOTOR CLUB: RENEWAL OF LEASE PERIOD AND CHANGE OF IDENTITY OF THE LESSEE TO COASTAL SPINNING AND DRIFTING

(C/M 2026/06/29 - 4/1/1/5)

Ordinary Management Committee Meeting of 16 June 2026, Addendum **7.4** page **40** refers.

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

1. Introduction

The purpose of this submission is for Council to be informed of a confirmation dated **27 January 2026 ("Annexure A")** to change the club identity from Drifts Spin Drags Motor Club (hereinafter DSD) to Coastal Spinning and Drifting (hereinafter CSD) which name should reflect in all transactions and correspondences.

In addition to the above, it is also required that Council considers the renewal of the lease period for the portion of land measuring 6 000m², located in Swakopmund Townlands, west of the Go-Kart Track and east of the airport. The current lease period lapsed on **31 January 2026**.

Clause 3 of the lease agreement makes provision for an option to renew the lease period.

"Before the expiry of the lease period, the Lessee shall have the right to approach and to propose to the Lessor a further lease of the premises to commence after the expiry of the lease period."

2. Background

On **02 February 2016** under item 11.1.6 Council approved to lease a portion of land located in Swakopmund Town and Townlands, west of the Go-Kart and east of the airport measuring 6 000m² to Spinning & Drifting Club, as quoted:

- (a) That the application of Messrs Spinning & Drifting Club to lease 6 000m² portion of land west of the Go-Kart area for a period of 5 years be approved in principle subject to the approved layout from the Engineering Services Department.
- (b) That Ministerial approval be applied for in terms of section 30 (1) (t) of the Local Authorities Act, Act 23 of 1992 as amended as the proposed portion is undivided Townlands.
- (c) That prior to occupying the portion of land, Messrs Coastal Spinning Drifting Club complies with the requirements of the Environmental Management Act, 2007, item 10.1 (h) & (i).
- (d) That Council's standard lease conditions and the comments received from our Engineering Services Department, dated 14 November 2013 be applicable; which include the payment of a deposit equal to one month's rental; Annexure "F" (on file).

- (e) That a comparable rental amount be considered, i.e. N\$0.108/m², therefore 6 000m² x N\$0.108/m² = N\$ 648.00 +N\$ 97.20 (15% VAT) = N\$ 745.20 per month.
- (f) That the applicant be allowed to erect removable structures on the leased property with the prior written approval of the General Manager: Engineering Services.
- (g) That all structures be removed and the land be rehabilitated to its present condition on the termination of the lease.
- (h) That the General Manager: Engineering Services determine the value of a refundable deposit payable by the lessee on the commencement of the lease according to an estimate of rehabilitation costs should the lessee not rehabilitate the area on the conclusion of the lease."

The lessee accepted the lease conditions on **22 February 2016**, and Ministerial approval was requested and granted on **7 March 2016**. The first lease agreement period commenced on **01 February 2016** and lapsed on **31 January 2021**. Notwithstanding the lapsing of the lease period, the Finance Department continued with the monthly rental levy.

The current lease agreement which commenced from **01 February and 2021** and lapsed on **31 January 2026** was not signed due to the change of name of the club and delay of the new members of the club by not providing the required documents.

3. Current Situation

The lessee was served with a notice dated **22 January 2026** requesting them to confirm whether they intend to renew the lease agreement for a further period.

In addition to the above, the lessee was also requested to confirm and provide documents reflecting the new club's name, because the previous members left the club. Several attempts were made to contact the current club members, and it seems challenges were experienced with change in office bearers of the club.

A response was received on **27 January 2026** ("**Annexure A**") from the lessee under the letter head of Coastal Spinning and Drifting confirming that they wish to renew the lease agreement with Council for a further period of 5 years.

The lessee stated in their application that they changed the club's name from Drifts Spin Drags Motor Club and they are officially operating under the new name Coastal Spinning and Drifting. Due to the name change of the club, a new committee has been duly appointed to oversee the operations of CSD. They further confirmed that all activities, objectives and use of the leased premises remain unchanged.

The lessee has also provided documents attached as "**Annexure B**" to reflect the change of name which includes:

- Copy of the amended constitution to reflect changes made to the constitution of the club
- The resolution which confirmed the change of representatives and power of attorney authorizing a person to act on behalf of the club
- Bank confirmation letter reflecting that the club bank account is in the new name as per their constitution

4. **Change of Identity of the Club**

Below is an overview of names of the club recorded as follows:

4.1 On **02 February 2016** under item 11.1.6 Council approved to lease a portion of land located in Swakopmund Town and Townlands, west of the Go-Kart and east of the airport measuring 6 000m² to Coastal Spinning & Drifting Club, as recorded:

- (a) *That the application of Messrs Spinning & Drifting Club to lease 6 000m² portion of land west of the Go-Kart area be approved in principle subject to the approved layout from the Engineering Services Department.*
- (b) *That Ministerial approval be applied for in terms of section 30 (1)(t) of the Local Authorities Act, Act 23 of 1992 as amended as the proposed portion is undivided Townlands.*
- (c) *...."*

4.2 **Amendment of the Club's Name**

Council on **28 November 2019** under item 11.1.6 approved the amendment of the club's name from Coastal Spinning and Drifting to Drift Spin Drags Motor Club as recorded. quoted is the resolution

- (a) *That Council take note of the name change of Coastal Spinning and Drifting to Drift Spin Drags (DSD) and amend point (a) of the Council resolution passed on 02 February 2016 as follows:*

Current Wording

That the application of Messrs Spinning & Drifting Club to lease 6 000m² portion of land west of the Go-Kart area for a period of 5 years be approved in principle subject to the approved layout from the Engineering Services Department.

Amended Wording

That the application of Messrs Drift Spin Drags (DSD) Motor Club to lease 6 000m² portion of land west of the Go-Kart area for a period of 5 years be approved in principle subject to the approved layout from the Engineering Services Department."

4.3 **Current Name of the Club**

Upon expiry of the current lease, an application dated **27 January 2026** has been received to change the name again from Drifts Spin drags Motor Club to Coastal Spinning & Drifting Club. (current name). This application will be tabled to Council for consideration.

This will be the second time the club is changing its identity. The first application to Council to lease a portion of land for the purposes of motorsport activities was under the name Coastal Spinning and Drifting Club.

5. **Lease Site**

The Location of the lease site is reflected as **Annexure "C"**

The lease site is located between the airport and the go-cart track of R & R Karting Namibia CC. As provided for in terms of the lease of R & R Karting Namibia Cc, it is proposed that Coastal Spinning and Drifting club be informed that during the 5-year lease period it might be required that they be relocated should the airport boundaries be extended or for the redesign of the Hage Gaingob Square industrial area.

6. **Proposal**

That Council takes note of the name change from Drift Spin Drags Motor Club to Coastal Spinning and Drifting Club. For the lease period commencing **01 February 2026**.

It is proposed that Council approves the correction of the lessee's name Drift Spin Drags Motor Club (DSD) to read Coastal Spinning and Drifting Club (CSD) in order to finalize the new lease agreement to reflect the new name of the club.

Upon confirmation of the amendment of the name of the lessee by Council, the proposed lease be published for possible objections as required in terms of the Local Authorities Act, Act 23 of 1992 as amended. Whereafter Ministerial approval be sought for the new lease.

It is further proposed that Council consider approving the renewal of the lease period of Coastal Spinning and Drifting Club for another 5 years at the same conditions as previously approved by Council and Council's standard lease conditions that may deem fit.

In addition to the above, the lessee must comply with Council's Swakopmund Events Policy whenever an event is hosted.

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

- (a) **That the proposed lease be published as required in terms of section 63 of the Local Authorities Act 23 of 1992, whereafter Ministerial approval be obtained in terms of section 30 (1) (t). at the cost of the lease.**
- (b) **That the following additional conditions be applicable:**
 - (i) ***That the necessary staff and public ablutions facilities be erected and maintained.***
 - (ii) ***That the area be kept clean at all times.***
 - (iii) ***That the access to the event area be controlled to prevent uninformed people from venturing onto the track.***
 - (iv) ***That safety barriers to protect spectators and event be erected and maintained.***
 - (v) ***That emergency services be provided.***
 - (vi) ***That if night time events are considered, suitable and effective lighting be provided for both the track and spectators.***
 - (vii) ***That the condition of the track and facilities be inspected by Marshalls, Health and Engineering Services to confirm suitability,***

functionality and safety, which inspections should be conducted randomly.

- (viii) That repairs / alterations be implemented on the instructions of the Municipality at the cost of the Lessee, with no event allowed until compliance is demonstrated.**
 - (ix) No overnight.**
- (c) That prior to occupying the portion of land, the Coastal Spinning and Drifting Club complies with the requirements of the Environmental Management Act, 2007.**
- (d) That the following standard lease conditions be applied:**
- (i) That the lease be terminable by either party giving or receiving six (6) months written notice.**
 - (ii) That a deposit equal to 1 years' lease which was previously paid be adjusted in order to equal the current annual rental amount.**
 - (iii) That Council reserves the right to cancel the lease if valid objections from the public are received.**
 - (iv) That the demarcated area be barricaded by way of a non-permanent fixture, such as a rope.**
 - (v) That the lessee shall indemnify and keep Council indemnified during the full period of the agreement against possible claims, which may arise from the use of the leased area.**
 - (vi) That no subletting be allowed.**
 - (iv) That the lessee does not operate later than 22:00.**
- (e) That the applicant be allowed to erect removable structures on the leased property with the prior written approval of the General Manager: Engineering & Planning Services.**
- (f) That all structures be removed, and the land be rehabilitated to an acceptable condition to the satisfaction of land on the termination of the lease.**
- (g) That the Engineering and Planning Services Department designs a layout plan of the reserved sites consisting of subdivided portions of land for allocation to various motor sport activities due to Hage development.**
-

ANNEXURE "A"

Coastal Spinning and drifting Swakopmund

email: bagga.abrahams@gmail.com

cell: 081 200 4722

27 January 2026

To: The Municipality of Swakopmund

RE: REQUEST FOR RENEWAL OF LEASE AGREEMENT AND NOTIFICATION OF NAME CHANGE

We hereby write to the Municipality of Swakopmund to formally request the renewal of our current lease agreement for the land situated near the Go-Karting area within the municipal town lands of Swakopmund.

Please be advised that our organisation has undergone a name change. We were previously known as DSD and are now officially operating under the name Coastal Spinning and Drifting. All activities, objectives, and use of the leased premises remain unchanged.

Furthermore, we wish to inform the Municipality that a new committee has been duly appointed to oversee the operations of Coastal Spinning and Drifting. The committee is constituted as follows:

Chairman Ebrahim Abrahams

Vice Chairman Chris Van Rooyen

Secretary Lee-Ann Abrahams

Coastal Spinning and Drifting is an organized and structured motor sport club focusing on controlled spinning and drifting activities conducted under strict safety regulations and professional supervision.

We confirm that Coastal Spinning and Drifting is a registered club with the Namibian Motor Sport Federation, and all our activities comply with national motor sport standards and safety requirements.

Beyond motor sport, our club plays an important social and developmental role within the community. By providing a safe, supervised, and positive environment, our activities help keep youth and young drivers off the streets, away from drug abuse, negative influences, and becoming street children. Participation in organized motor sport promotes discipline, responsibility, teamwork, and respect for rules.

Furthermore, Coastal Spinning and Drifting encourage personal growth and improved educational awareness, as members are guided to balance sport participation with schooling, training, and responsible life choices. This contributes positively to youth development and community upliftment.

One of the major benefits of organized spinning and drifting in Namibia is the reduction of danger on public roads. By hosting official and designated events, participants no longer engage in reckless driving or spinning on public streets, which significantly improves road safety.

Our events are held at the designated spinning and drifting pit near the go-kart track, which has been made available to us by the Municipality of Swakopmund.


We sincerely appreciate this facility and commit to maintaining, protecting, and responsibly managing it for long-term use.

Regards

Chairman

Ebrahim Abrahams

081 200 4722



ANNEXURE "B"

Coastal Spinning and drifting Swakopmund

email: bagga.abrahams@gmail.com

cell: 081 200 4722

27 January 2026

RESOLUTION OF COASTAL SPINNING AND DRIFTING (CSD)

To:

The Swakopmund Town Council

Attention: Property Section

Swakopmund Municipality

RESOLUTION

At a duly convened meeting which was held on the

Date: 25 January 2026

Venue: Swakopmund, Tamariskia Vrede Rede street

Time: 18h30

By the members of Coastal Spinning and Drifting, it was resolved as follows:

Coastal Spinning and Drifting is operating as a motorsport and youth development initiative, previously known under a different name, and has since officially adopted the new name Coastal Spinning and Drifting.

The current lease agreement for the said portion of land has reached or is nearing expiry. A new board committee has been duly elected in accordance with the club's constitution and governance procedures. We hereby resolve that Mr. Ebrahim Abrahams, the newly elected Chairman, is granted full authority to:

- Represent Coastal Spinning and Drifting in all official matters
- Approve and authorize all club events

Ordinary Council Meeting - 29 June 2026

- Oversee and enforce all safety measures and regulations
- Liaise with the Municipality and relevant authorities

SIGNED BY:

Chairman:

Ebrahim Abrahams 081 200 4722

Signature: 

Vice Chairman:

Chris Van Rooyen 081 776 4549

Signature: 

Secretary:

Lee-Anne Abrahams 081 203 1324

Signature: 

CONSTITUTION OF COASTAL**SPINNING & DRIFTING****MEMORANDUM or MISSION STATEMENT**

Coastal Spinning & Drifting is registered with the Namibia Motorsport Federation (NMSF) as the National Sports Body representing Motor Sport in Namibia, with the objective to promote, make rules for, develop, administer, and manage motor sport by utilising all needs to attain these objectives locally and internationally.

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DEFINITIONS

"Body" means the Coastal Spinning & Drifting, also referred to as (CSD)

"Codes" means the different types of motor sport that the club represents, and its members engages in.

"Executive Committee" means the group of elected representatives and appointed people who will manage and control the affairs of the club

"Delegates" means those persons nominated to represent the club at the Annual General Meeting, Extraordinary General Meeting or any other meeting specifically called for representation of Clubs at Federation Level.

"Member" means any paid-up individual registered with the club.

"Representative" means those persons elected or appointed to serve on the NMSF Commissions, Sub-Commissions, or Committees.

Read and apply the rules applicable and amend to your Club

I. GENERAL PROVISIONS/FOUNDING PROVISIONS**ARTICLE 1 – NAME, OFFICES, LEGAL FORM**

- 1.1 The Coastal Spinning & Drifting is a sport body, affiliated/registered to the Namibia Motorsport Federation (NMSF) and was founded in (2022).
- 1.2 The Office/Headquarters of the Coastal Spinning & Drifting is (Street address of Club) (Postal address of Club)
- 1.3 The Coastal Spinning & Drifting recognises the Namibia Motorsport Federation (hereinafter referred to as the NMSF), the Namibia Sports Commission (hereinafter referred to as the NSC), the Federation Internationale de l'Automobile (hereinafter referred to as the FIA) and all its sub-bodies, the Federation Internationale Motorcycliste (hereinafter referred to as the FIM), and all its sub-bodies including the African Motorcycle Union (hereinafter referred to as the AMU, as the body and representative of all motor sport activities in Namibia,
- 1.4 The abbreviation of the Coastal Spinning & Drifting is (CSD)
- 1.5 The colours of the Club shall be (Blue Red and Purple)
- 1.6 The badge/emblem of (CSD) shall be symbolic of motorsport.
- 1.7 This Constitution shall be subject to and regulated by the Namibia Sports Act, Act 12 of 2003 and regulations. The Constitution of the (CSD) or any part thereof as contained herein shall not be added to or amended, save by a resolution, adopted by a majority of 2/3 of the persons entitled to vote and present at a Extraordinary General Meeting and /or Annual General Meeting.

ARTICLE 2 – OBJECTIVES

- 2.1 The club limits its participation regarding motorsport to the following genre's/categories:
 - 2.1.1 List categories which are applicable to your club

- 2.1.2
- 2.1.3
- 2.1.4
- 2.1.5

- 2.2 To develop, compete and promote motor sport in Namibia.
- 2.3 To affiliate itself with the governing body of motorsport in Namibia, which body is duly recognized as the Namibian Motorsport Federation of Namibia (NMSF) and abide to all its rules and regulations.

with other objectives as provided to you (CSD)

ARTICLE 3 – NEUTRALITY AND NON-DISCRIMINATION

- 3.1 The (CSD) is neutral in matters of politics and religion.
- 3.2 Discrimination of any kind against a country, private person or group of people on account of race, skin colour, ethnic, national or social origin, gender, language, religion, political opinion or any other opinion, wealth, birth or any other status or any other reason is strictly prohibited and punishable by suspension or expulsion by the NMSF through the Namibia Sports Commission.

ARTICLE 4 – PROMOTING FRIENDLY RELATIONS

- 4.1 The (CSD) shall promote friendly relations between its Members, Officials and Competitors and in society for humanitarian objectives.
- 4.2 Every member of (CSD) involved in the sporting codes as offered by the NMSF is obliged to observe the relevant Statutes, regulations, and the principles of fairness as well as the principles of loyalty, integrity, and sportsmanship.

ARTICLE 5 – CONDUCT OF BODIES, MEMBERS AND OFFICIALS

- 5.1 The Bodies, Members and Officials of (CSD) shall be bound by the constitution, rules, and regulations of the Club.
- 5.2 Members of (CSD) must observe the Statutes, regulations, By-laws, directives, decisions, and the Code of Ethics of the FIA, FIM, NSC and the NMSF in their activities.

ARTICLE 6 – OFFICIAL LANGUAGE

- 6.1 The official language of (CSD) shall be English. Official documents and texts shall be written in the English language.
- 6.2 The official language at the AGM shall be English.

II. MEMBERSHIP (SUBMISSION, SUSPENSION AND EXPULSION)

ARTICLE 7 – SUBMISSION, SUSPENSION AND EXPULSION

- 7.1 The Executive Committee, shall decide whether to admit, suspend or expel a Member.
- 7.2 Membership of (CSD) is terminated by resignation or expulsion. Loss of membership does not relieve the Member from its financial obligations, should any be pre-existing, towards (CSD) or other Members of (CSD) but leads to cancellation of all rights in relation to (CSD).

ARTICLE 8 – ADMISSION TO THE Coastal, Spinning & Drifting

- 8.1 Admission may be granted if the applicant fulfils the requirements of (CSD) and accepts the objects and rules of the Club.

Ordinary Council Meeting – 29 June 2026

8.2 The membership fee shall be determined by the executive committee each year.

8.3 Types of Membership

8.3.1 **Founding members**

A founding member of the club is a person that was involved in, or whose membership commenced with, the club's foundation

8.3.2 **Full Members**

A full member of the club is a person who is an ordinary member/competitor

8.3.3 **Associate Members**

An associate member of the club is a person who is a member of the organization but has only partial rights and privileges or subordinate status.

8.3.4 **Honorary Members**

An honorary member of the club means a person who is elected to membership of the club for life.

Use any other type of membership if it is appropriate to your club

8.4 Membership fees will fall due on the first day of each financial year of the club. The financial year end of the club will be the 31 October each year.

8.5 A register of members must be kept by the club showing the name, address, and date of commencement of membership for each member. Provision for noting the date of cessation of membership must also be contained in the register. Said register must be made available to the NMSF upon request.

ARTICLE 9 – PROCEDURE FOR APPLICATION

9.1 Any person wishing to become a Member of (CSO) shall apply in writing by way of a Membership application form to the General Secretariat of (CSO)

9.2 Members changing or cancelling membership shall notify the Secretary General in writing, who shall notify the executive committee at the next meeting.

ARTICLE 10 – MEMBERS RIGHTS

10.1 Membership does not, and shall not, give any member the right, title, interest, claim or demand in or to any of the monies or assets of the Club, but confers upon such members the privilege of entering the grounds and premises of the Club, of using and enjoying the same, subject to such changes and reasonable restrictions as the committee may from time to time impose and subject to the rules and by-laws in force for the time being

10.2 The liability of a member is limited to the amount of his unpaid subscription and any monies owing to the Club

10.3 If elected by the committee membership shall be granted from the date of acceptance by the committee

10.4 A member may at any time, by giving notice in writing to the Secretary, resign his membership of the Club, but shall be liable for any subscription due and unpaid, at the date of resignation and for any other amounts owing to the Club.

The above has been included for all clubs

If there is anything specific to your club kindly add it here

ARTICLE 11 – MEMBERS OBLIGATIONS

11.1 All members are required to read and abide by the Club constitution

11.2 All members must pay Club fees as necessary

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11.3.2. Additional provisions (if any)

11.3.3. Provisions relating to systems and club events

11.3.4. Transfer and voting of Club members' shares

11.3.5. Withdrawal from membership, membership records, books and other documents. Membership does not give any member any right of access to information of the relevant activity or results of the Club.

The above has been included for all clubs.

List member obligations applicable to your Club

ARTICLE 12 – SUSPENSION

- 12.1 A member may be suspended from the club by the executive committee, if in the opinion of the committee, after affording the member an opportunity of offering an explanation of his/her conduct.
- 12.2 A member who wishes to appeal against a decision of suspension may do so by notifying the secretary in writing that he/she wishes the decision to be reviewed.

List other regulations applicable to your Club

ARTICLE 13 – EXPULSION

- 13.1 A member may be expelled from the club by the executive committee, if in the opinion of the committee, after affording the member an opportunity of offering an explanation of his/her conduct.

List other reasons for expulsion applicable to your Club

ARTICLE 14 – RESIGNATION

- 14.1 Membership is terminated by resignation on written notice given at any time or expulsion. Such Member shall not be entitled to a refund of any fees or amounts paid in respect of any period after the date of resignation. Loss of membership does not relieve the Member from its financial obligations towards (CSD) or other Members of (CSD) but leads to cancellation of all rights in relation to (CSD)

III. HONORARY PRESIDENT AND HONORARY MEMBER

ARTICLE 15- HONORARY PRESIDENT AND HONORARY MEMBER

- 15.1 The Club may bestow the title of honorary member or life member upon any person(s) for meritorious service to Motorsport.
- 15.2 The Executive Committee shall make these nominations.
- 15.3 The honorary president/member or life member may be invited to take part in the Executive Committee. State whether your club allows the member to vote or not

List other criteria as per your club if necessary

IV. ORGANISATION (STRUCTURES)



SWAKOPMUND AGENCY
P O BOX 608
Swakopmund
TEL: 064-417200

28 January 2026

To Whom It May Concern:

Dear Sir/Madam



CONFIRMATION OF ACCOUNT

This letter serves to confirm that Coastal Spinning & Drifting CSD/31.01.2022 has an active account in our books since 31/01/2023, the account details are as follows:

Account Name: Coastal Spinning & Drifting
Bank: Bank Windhoek Limited

Branch: Swakopmund

Branch Code: 481-772

Account No: 2000554936

Account Type: Savings

Swift Code: BWLINANX

Yours faithfully

R Bockerhoff
Sales Advisor

T Pietersen
Enquiries Clerk

ANNEXURE "C"



11.1.5

REQUEST FOR ADDITIONAL FUNDS TO PROCURE 50 MOBILE TOILET UNITS

(C/M 2026/06/29 - 3/1/1/1/1, 18/7/1)

Ordinary Management Committee Meeting of 16 June 2026, Addendum **7.5** page **55** refers.

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

PURPOSE:

The purpose of this submission is to request Council approval to avail of funds provisionally allocated in the 2024/2025 budget towards the procurement of 50 mobile toilets to be rented to residents of the DRC informal settlement. Although the budget received provisional approval, no specific amount was allocated due to pending costing at the time of budget preparation.

BACKGROUND

Council's efforts to provide safe and adequate sanitation facilities are currently insufficient to meet the demands of the growing population in the DRC informal settlement. Many residents still lack access to proper sanitation, resulting in open defecation, poor hygiene practices, and increased public health risks.

Mobile toilets have been placed in designated open spaces for communal use; however, challenges have been observed. Some residents relocate these facilities into their yards, effectively privatizing them and limiting access for surrounding households. In other cases, a single unit is shared by four to five households, which is not hygienic due to the high number of users per facility.

Furthermore, in certain areas of DRC (such as Seaside and the Airport area), residents experience difficulty accessing these facilities due to distance. As a result, members of the community have approached the Health Department requesting the possibility of renting mobile toilets, particularly in underserved areas. At the Council Meeting of 29 February 2024, under item 11.1.11, it was resolved:-

- (a) *That Council takes note of the unhygienic sanitation situation in DRC informal settlement.*
- (b) *That the General Manager: Health Services and Solid Waste Management makes budgetary provision for (50) mobile toilets for rental to the residents of DRC informal settlement for a trial period of one (1) year.*
- (c) *That residents pay a deposit of the cost of the mobile toilet before it is rented out.*
- (d) *That toilets be delivered only after the contract is signed and upon payment of the deposit of the facility.*
- (e) *That the registered homeowners of DRC Proper be encouraged and financially supported to construct their own flushing toilets on the erf that are connected to the sewer system on a cost recovery method.*
- (f) *That the General Manager: Health Services and Solid Waste Management be permitted to demolish about 52 (fifty-two) vandalized and broken septic toilets in the DRC Proper.*
- (g) *That budgetary provision be made in the 2024 / 2025 annual budget.*

- (h) *That the General Manager: Health Services and Solid Waste Management carry out further assessment on the cost implications of the sanitation concept.*
- (i) *That public consultations be undertaken before implementation of the resolution.*

The funds allocated in the **2024/2025** Operational Budget are insufficient to cover the procurement of the 50 mobile toilets. The existing budget primarily caters for the placement, servicing, and maintenance of current mobile toilet units.

Following market assessment and cost analysis, the estimated cost for procuring 50 mobile toilets amounts to: **N\$1,500,000.00 (One million five hundred thousand Namibia Dollars)**

In light of the above, additional funding is urgently required to implement the Council resolution.

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

RECOMMENDED:

- (a) **That Council takes note of the request for additional funds for the procurement of mobile toilets for rental purposes.**
 - (b) **That Council approves the additional funds in the amount of N\$1,500 000.00 for the Health Services & Solid Waste Management Department.**
 - (c) **That the General Manager: Finance secures funds amounting to N\$1,500,000.00 for the purchasing of mobile toilets under Vote: 700015560500, (Mobile Toilets).**
-

11.1.6

HOSTING OF A MAYORAL GALA DINNER FUNDRAISING EVENT

(C/M 2026/06/29 - 12/5/6/2)

Ordinary Management Committee Meeting of 16 June 2026, Addendum **8.1** page **03** refers.

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

1. INTRODUCTION

The purpose of this submission is to seek Council's approval for the Office of the Mayor to host a Mayoral Gala Dinner fundraising event aimed at mobilising financial and non-financial support for the Mayoral Development Fund and the Youth Entrepreneurial Development Initiative.

The Gala Dinner will be hosted under the theme: **"From Potential to Prosperity: Empowering Youth for Namibia's Future."** The event seeks to bring together key stakeholders from government, the private sector, development partners, and the broader community to collectively invest in the future of young people through youth empowerment, entrepreneurship, skills development, mentorship, and community upliftment initiatives.

In addition to raising funds, the Gala Dinner aims to secure meaningful opportunities for youth through in-kind sponsorships and partnerships, including training and development programmes, mentorship opportunities, internships, bursaries, study opportunities, and entrepreneurial support initiatives. These interventions are intended to contribute towards curbing youth unemployment and creating sustainable pathways for economic participation and self-reliance among young people.

2. BACKGROUND

The Municipality of Swakopmund, through the Office of the Mayor, continues to prioritise programmes that promote youth empowerment, entrepreneurship, skills development, and community upliftment. However, the growing socio-economic challenges, particularly youth unemployment and limited access to opportunities, continue to place significant pressure on communities and local support structures.

As a result, there is an increasing need for innovative and sustainable approaches to resource mobilisation and partnership development that extend beyond financial assistance alone. In this regard, the hosting of a Gala Dinner is proposed as a strategic platform not only to raise funds, but also to mobilise partnerships and secure developmental opportunities for young people within the community.

The event will serve as an engagement platform between Council, the private sector, development partners, educational institutions, and the broader business community to encourage corporate social investment and collaborative interventions aimed at empowering youth. Through this initiative, stakeholders will be encouraged to contribute financially as well as through in-kind sponsorships such as mentorship programmes, vocational training, internships, bursaries, study opportunities, and entrepreneurial development support.

These collective efforts are intended to improve livelihoods, enhance employability, promote entrepreneurship, and contribute towards reducing unemployment and social vulnerability among the youth of Swakopmund and surrounding communities.

3. DISCUSSION

The Mayoral Gala Dinner is scheduled to take place on **31 July 2026** at the Swakopmund Hotel and Entertainment Centre and will be hosted by the Office of the Mayor. The event is designed to be self-sustaining through ticket sales, corporate sponsorships, pledges, and donations. Tickets will be sold at N\$1,000.00 per person, while corporate tables accommodating ten (10) guests will be sold at N\$10,000.00 per table. The Organising Committee intends to secure and sell at least twenty (20) corporate tables, in addition to individual ticket sales.

The proposed guest list comprises high-level and strategic stakeholders, including the Honourable Prime Minister, Honourable James Sankwasa, representatives from Local Authority Councils, mining companies, embassies and diplomatic missions, local hotel establishments, restaurants, members of the business fraternity, State-Owned Enterprises, development partners, community leaders, and other key partners. The presence and participation of these stakeholders are expected to strengthen partnerships, enhance stakeholder collaboration, and significantly contribute towards achieving the fundraising target of N\$1 million for the Mayoral Development Fund and the Youth Entrepreneurial Development Initiative. All proceeds and support generated from the event will be directed towards youth development, entrepreneurship support, skills development, mentorship programmes, educational opportunities, and broader community upliftment initiatives under the Office of the Mayor.

Furthermore, the event seeks to:

- *Strengthen partnerships between Council, the private sector, development partners, and the community;*
- *Promote youth entrepreneurship, empowerment, and job creation;*
- *Mobilise financial and in-kind support for youth development initiatives;*
- *Secure mentorship, training, internship, and study opportunities for youth;*
- *Enhance the Municipality's role in social and economic development;*
- *Create a platform for meaningful stakeholder engagement and collaboration; and*
- *Encourage investment in initiatives that contribute towards Namibia's future prosperity and the reduction of youth unemployment.*

4. OPERATIONAL AND ADMINISTRATIVE SUPPORT

To ensure the successful execution of the event, additional operational support will be required. Provision is made for overtime remuneration for members of the organising committee who will be required to work beyond normal working hours in preparation for and during the event. The Organising Committee comprises of:

1. *Delinda Hanes: PA to the Mayor*
2. *Linda Mupupa: Public Relations Officer*
3. *Sharon Pogisho: PA: Corporate Services, Human Capital and ICT.*

Furthermore, at least two (2) Finance staff members will be availed on-site during the event to manage and oversee all financial transactions, including

ticket sales, table payments, pledges, and donations. This will ensure proper financial control, transparency, and accountability in the handling of all funds raised.

5. FINANCIAL IMPACT

The funds requested from Council will be required for the following:

- Catering
- Décor and event setup
- Entertainment
- Audio-visual and technical support
- Event branding and marketing

It is proposed that initial funding be sourced from Council to cover these costs.

Item No	Item Description	Estimated Amount (N\$)
1	Catering and Venue	120,000.00
2	Décor and Event Setup	61,755.00
3	Entertainment	10,000.00
4	Audio-Visual and Technical Support	62 537.00
5	Event Branding and Marketing	35,000.00
Total		N\$289,292.00

Expected income

Item	Estimated Income	Non-Monetary Support
Sale of 20 Corporate tables	N\$200,000.00	
Monetary Pledges and Sponsorships	N\$800,000.00	
In-Kind Sponsorships and Partnerships	In-kind	Training opportunities, mentorship programmes, bursaries, sponsorships, entrepreneurial support, and study opportunities for youth.

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

RECOMMENDED:

- (a) That Council approves the hosting of the Mayoral Gala Dinner under the theme: *"From Potential to Prosperity: Empowering Youth for Namibia's Future"* on 31 July 2026 at the Swakopmund Hotel and Entertainment Centre.
 - (b) That Council approves the allocation of funds amounting to N\$289,292.00 for initial event preparation costs, to be reimbursed from event proceeds.
 - (c) That Council approves the mobilisation of at least twenty (20) corporate tables at N\$10,000.00 per table, in addition to individual ticket sales at N\$1,000.00 per person;
 - (d) That two tables be reserved for the Municipality of Swakopmund and the main table.
 - (e) That Council notes the target of raising N\$1 million through ticket sales, sponsorships, pledges, and donations.
 - (f) That Council approves the utilization of overtime for organising committee members involved in event preparation and execution.
 - (g) That Council approves the deployment of at least two (2) Finance staff members on-site during the event for financial management and oversight.
 - (h) That Council approves that the General Manager: Finance avails Point Of Service (POS) machines to be used at the event for pledge payments.
 - (i) That it be noted that all proceeds after reimbursement will be paid into the Mayoral Development Fund Vote.
-

11.1.7

UPDATING OF THE FINANCIAL REGULATIONS

(C/M 2026/06/29 - 1/1/2/30)

Ordinary Management Committee Meeting of 16 June 2026, Addendum **8.3** page **34** refers.

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

The purpose of this submission is to seek Council's approval of the reviewed Financial Regulations.

The last review was done at the Management Committee at its meeting of 27 July 2017, under item 7.3 (C/M 2017/07/27) 27 and on 10 March 2022 (M/C 2022/03/10).

1. PURPOSE:

- a) Serve as guidance and control to Council on the Budget process.
- b) For compliance and control of expenditures as per Public Procurement Act 15 of 2015.
- c) Revenue collection and control procedures.
- d) Payment of accounts and contracts and in compliance with contract agreements.
- e) For safeguard of assets on Councils insurance portfolio.
- f) For stock control management at Stores.
- g) For wages, salaries and allowances control.

2. POLICY MAINTENANCE:

The current policy delegate the General Manager: Finance to be responsible for revision and updating of the Financial Regulations.

It is against this background that the approval from Council is sought, for the reviewed Financial Regulations.

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

- (a) That Council approves the reviewed Financial Regulations.**
 - (b) That the Financial Regulations be reviewed frequently when necessary.**
-

Swakopmund Municipality



Financial Regulations

Updated:
March 2026

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FINANCIAL REGULATIONS

PURPOSE

To provide a clear framework for managing financial resources responsibly, transparently, and in compliance with applicable laws and internal policies, ensuring accountability and safeguarding organizational assets.

OBJECTIVES:

1. **Financial Stability:** This involves monitoring and mitigating systematic risk that could lead to financial crises, ensuring that Council operate safely and soundly, and maintaining confidence in the financial system.
2. **Ensuring Efficient Allocation of Resources:** A well-regulated financial system channels funds into productive investments, economic growth and development.
3. **Sustainable Finance:** This includes promoting investments that consider environmental, social, and governance (ESG) factors, thereby aligning financial regulation with broader societal goals
4. **Risk Management:** Require Council to manage risks properly to minimise failure that could harm the finance.

1. DEFINITIONS:

In these regulations, unless the context otherwise indicates -

- (i) "Council" means the Council of the Municipality of Swakopmund (iv)
- (ii) "Management Committee" **means the Management Committee of the Council (i);**
- (iii) "**Municipality**" means the Municipal Council of Swakopmund (iii);
- (iv) "**LA Act**" **means Local Authorities Act, 2004 (Act no. 14 of 2004);**
- (v) "**Minister**" **means the Minister responsible for Rural and Urban Development and Finance.**

2. USERS OF THE POLICY

2.1 Finance department:

Primary user and ensures policies are applied correctly in daily financial operations

2.2 Procurement department:

Ensure all procurement are in line with Public Procurement Act, 2015 (Act no 15 of 2015)

2.3 Management:

Uses financial policies for decision making and enforce adherence of the policies by subordinates

2.4 All employees:

for compliance and adherence

2.5 Auditors:

Identify risks and errors

3. BUDGET ESTIMATES:

3.(1)

- (a) The General Manager: Finance submit capital expenditure, operational income and expenditure reports to date to Head of Departments with the budget planner.
- (b) Every Head of Department shall before the first day of February in every year submit to the General Manager: Finance estimates of the revenue and expenditure of his/her department for the ensuing financial year.
- (c) Such estimates shall set forth in detail for the department concerned -
 - (i) the expected ordinary expenditure to be defrayed from the revenue account during the ensuing financial year.
 - (ii) the expected expenditure on capital projects during the ensuing financial year

(iii) the planned procurement method as per Section 27 of the Procurement Act, Act 15 of 2015

3.(2)

- (a) The General Manager: Finance shall in consultation with the Head of every Department concerned and the Procurement Management Unit correlate, summarise and, if necessary, amend, the estimates thus received.
- (b) The General Manager: Finance shall thereupon frame and submit to the Chief Executive Officer on or before the first day of April in every year draft estimates of revenue and expenditure for the ensuing financial year, together with recommendations concerning the means of financing capital expenditure and concerning contributions from Operational Budget to the Renewal- and the Maintenance Funds, and any contributions as approved by Council.

3.(3)

- (a) The General Manager: Finance shall submit such draft estimates of revenue and expenditure to the Management Committee at its first ordinary meeting during April of every year or at a special meeting to be convened not later **than 30 April every year.**
- (b) The Management Committee shall after consultations with the Erongo Regional Council submit such draft estimates to the Council together with its recommendations and the Council shall approved estimates of revenue and expenditure as provided by section 83 of the Local Authorities Act.
- (c) Annual budget to be approved by the Line Minister in terms of section 83(1) and 84(4) of the Local Authorities Act of 1992 (Act no.23 of 1992).

3.(4)

- (a) The General Manager: Finance shall furnish the Chief Executive Officer with a summarized statement of expenditure and balances on the votes of the approved estimates.
- (b) If it appears that any vote may be overspent or if items of capital expenditure not provided for in the approved estimates should arise during any financial year, the Head of Department concerned shall submit a full report on the circumstances of the case to the Chief Executive Officer or submission to the Management Committee.

(c) The Management Committee shall approve and report its findings to the Council for any such additional **capital** expenditure as it may decide to incur.

(d) If any vote may be overspent or if the items of operational expenditure not provided for in the approved estimates should arise during any financial year, the Head of Department concerned shall submit request of transfer to the General Manager: Finance.

4. CONTROL OF EXPENDITURE:

4.(1) The Chief Executive Officer, as Accounting Officer, may authorise payment of expenditure only where such expenditure constitutes a lawful obligation of the Council and is incurred in full compliance with the applicable procurement laws, regulations, and approved procurement processes.

4.(2)

(a) No procurement shall be authorised unless it has been duly approved by the Accounting Officer, based on the recommendation of the Procurement Committee, in accordance with the Public Procurement Act, 2015 (Act no 15 of 2015) read together with the Public Procurement Regulations. Subject to such approval, a Head of Department may authorise purchases or withdrawals from stock up to a maximum value of N\$150,000.00, and the Chief Executive Officer up to N\$500,000.00, provided that such authorisation does not override or bypass the prescribed procurement methods and thresholds.

(b) Procurement methods shall strictly comply with the prescribed thresholds, namely that procurement below N\$15,000.00 shall be conducted as small value procurement without formal competition but with adequate record keeping, justification and the approval of the Accounting officer, while procurement above N\$15,000.00 up to N\$2,000,000.00 shall be conducted through Request for Sealed Quotations in accordance with the Public Procurement Act 15 of 2015 Namibia and its Regulations, and any splitting of procurement requirements to circumvent the applicable procurement method is strictly prohibited.

(c) For every procurement, the user department shall ensure that all goods, works or services received are supported by appropriate documentation, including invoices and/or delivery notes, duly certified by an authorised official (the Head of

Department concerned or their designate), and submitted to the Finance Department for payment processing.

4.(3)

- (a) All works and projects shall be procured strictly in accordance with the applicable procurement methods and thresholds prescribed under the Act and Regulations. No Head of Department or the Chief Executive Officer shall authorise any procurement outside the provisions the Act and Regulations, irrespective of value.
- (b) No expenditure shall be incurred on any work or project unless the procurement requisition or Individual Procurement Plan has been duly completed and approved, funds have been certified as available and committed, and the procurement is included in the approved procurement plan in full compliance with the Public Procurement Act 15 of 2015 Namibia as amended.

4.(4)

- (a) Following the recommendation for approval of award of a procurement by the Procurement Committee to the Accounting Officer, expenditure on any procurement shall be strictly limited to the approved contract value and scope. All requisitions or orders must clearly indicate the relevant budget vote, sub-vote, and approved authority.
- (b)
 - (i) Upon completion or discontinuation of any work or project, the respective Head of Department shall immediately submit a formal report of completion or take over to the General Manager: Finance and the Procurement Management Unit.
 - (ii) Upon receipt of such report, the General Manager: Finance shall cease all further payments relating to such project.

4.(5)

No expenditure from revenue shall be incurred on capital projects intended to be financed through loan funding, except for preliminary costs such as feasibility studies and cost estimates. Temporary advances may only be made where strictly necessary or if substantiate by a ministerial directive and must be regularised upon receipt of the approved loan funding.

4.(6)

For procurements below N\$15,000.00, small value procurement shall be applied in accordance with the Public Procurement Act 15 of 2015 Namibia and applicable guidelines, and shall not require mandatory formal quotations; however, where deemed necessary to ensure value for money, informal quotations may be obtained, and all such procurements must be authorised by the relevant General Manager, verified by the Procurement Management Unit, assigned a procurement reference number, approved by the Accounting Officer/Chief Executive Officer, and processed through Stores for order generation following an approved requisition, provided that no procurement shall be artificially split to circumvent prescribed procurement thresholds.

5. **PETTY CASH:**

5.(1)

The maximum petty cash amount to be maintained shall not exceed N\$1,000.00, with a daily disbursement limit of N\$200.00 per Department or section, and all petty cash transactions shall be strictly utilised for minor expenditures in compliance with the Public Procurement Act 15 of 2015 Namibia and the prescribed procurement processes.

6. COLLECTION AND CONTROL OF REVENUE:

(Municipal Head office, Pay points, Tourism (Bungalow), Nursery and Aerodrome (Airport) revenue collection offices)

6.(1)

The General Manager: Finance shall be responsible for the collection of all moneys due to the Council.

6.(2)

- (a) The Cashiers shall immediately issue an official receipt in respect of all monies received, **and no handwritten / manual receipts may be issued.**
- (b) No alteration shall be made on any receipt, and should an erroneous entry be made on any receipt, such receipt shall be cancelled and a fresh receipt issued applying cancellation procedures by a Supervisor and the cancelled original shall be retained with the duplicate for audit purposes.

6.(3)

(a) All sums received shall be balanced and banked daily by the **Assistant Accountant / Appointed Official. Financial administrator Bungalow.**

(b) Daily cash up forms be signed by the Cashiers and Supervisor.

(c) Any shortage shall immediately be made good by the responsible Officer / Cashier, and any **cashier surplus** shall be paid into the Council's **cashier surplus vote.**

(d)

(i) The responsible Accountant **/Assistant Accountant / Financial Administrator / appointed official** shall ensure that correct revenue collections banked with the approved Financial Institution.

(ii) **The responsible Supervisors at the Airport and Nursery shall ensure that correct revenue collected paid in the Municipal cash collection office / pay point.**

6.(4)

In the case of any Cashier being relieved of duty the cash book shall be balanced and the balance initialled by the officer taking over duty.

6.(5)

(i) All payments received by direct banking (EFT) the **Accountant Bank and Investment** shall cause a receipt to be made out after reflecting in bank account of Council.

(ii) All payments received by direct banking (EFT) the **Financial Administrator Bungalow and cashier for the Bungalow** shall cause a receipt to be made out after reflecting in in **Bungalow bank account**

6.(6)

(i) **At the end of the month the Accountant Revenue and Accountant bank control shall close and reconcile collections for the month.**

(ii) **At the end of the month the Financial Administrator, supervisor Airport and supervisor Nursery shall close and reconcile collections for the month for Tourism, Airport and Nursery.**

6.(7)

Using collected cash for personal purposes, delaying banking of funds, issuing unofficial receipts, altering financial records and sharing passwords are prohibited practices.

6.(8)

Supervisors, Accountants must report all losses immediately to Manager: Finance / General Manager: Finance for investigations

7. PAYMENT OF SUPPLIER ACCOUNTS AND CAPITAL PROJECTS:

7.(1)

- (a) In the absence of a specific Ministerial Directive governing procurement payments, all payments to suppliers, including those relating to capital projects, shall be processed strictly in accordance with the **Public Procurement Act, 2015 (Act No. 15 of 2015), as amended**, read together with the applicable **Public Procurement Regulations**.
- (b) Furthermore, all payments must comply with the **General Conditions of Contract (GCC)** and the **Special Conditions of Contract (SCC)** as stipulated in the accepted bid documents.
- (c) No payment shall be processed unless it is duly supported by a valid contract, approved documentation, and confirmation that the goods, works, or services
- (d) All payments other than petty cash disbursements shall be made by EFT.
- (e) All EFT payments shall be signed by the General Manager Finance or his designate and counter signed by Chief Executive Officer / General Manager Corporate and Human Resources / or other officer duly authorised thereto by the Council.

7.(2)

The General Manager: Finance shall pass no document of payment unless the Head of Department or his designate concerned has certified that the goods were received in good order or that work was duly done and that the price is reasonable or according to contract and has indicated the vote, sub-vote and item of the approved estimates.

7.(3)

- All capital projects and agreements involving the payment of monies to or by the Council shall be forwarded to the General Manager: Finance for checking and noting immediately after execution thereof.

7.(4)

- (a) Progress payments on account of capital projects shall be limited to the value of the work done and materials supplied, less the amount of previous payments and retention money.
- (b) Documents for payment on account of capital projects shall be certified by the Head of Department concerned, except where the contract provides that such documents shall be certified by the consultant architects or other professional person responsible for supervising the work done under capital projects.

8. INTER-DEPARTMENTAL ACCOUNTING AND COSTING:

8.(1)

Every Head of Department responsible for carrying out any work or project approved shall keep adequate costing and accounting records in respect of such work to the satisfaction of the General Manager: Finance.

8.(2)

- (a) No work shall be carried out by one department for another during the execution of any such work or project unless applied for on an official form on which shall be stated the nature of the service, and the vote, sub-vote and item of approved estimates.
- (b) A copy of every such application shall immediately be forwarded to the General Manager: Finance.

8.(3)

- (a) No material shall be supplied to or work carried out for the public unless approved by the General Manager Engineering.
- (b) No such material shall be supplied or work commenced until suitable arrangements as regards the recovery of the costs involved have been completed to the satisfaction of the General Manager: Finance.

8.(4)

Every Head of Department in charge of any plant, machinery or labour pool or other distribution account shall keep adequate costing and accounting records of such pool or account to the satisfaction of the General Manager: Finance.

9. **INSURANCE**

9.(1) **Reporting of Insurable Risks**

- (a) Every Head of Department shall furnish the General Manager: Finance with a complete schedule of all insurable risks under their control and shall notify the General Manager: Finance **within 7 working days** of:
 - (i) Any new insurable risks
 - (ii) Any changes to existing insurable risks, including changes in staff covered by fidelity guarantee insurance
- (b) The General Manager: Finance shall keep the Council informed of all such insurable risks and, in consultation with the Council, shall determine:
 - (i) Which risks are to be insured
 - (ii) The appropriate amount of coverage for each risk

9.(2) **Notification of Incidents or Claims**

- (a) Every Head of Department shall immediately notify the General Manager: Finance of:
 - (i) Any third-party claim
 - (ii) Any damage or loss of Council property
 - (iii) Any injury to Council employees
 - (iv) Any accident or occurrence that may be covered by insurance or which may require action in terms of law
- (b) Notifications shall be supported by appropriate documentation, including but not limited to: incident reports, photographs, witness statements, and receipts.
- (c) In case of a major or catastrophic incident (e.g., fire, flood, large-scale theft), the General Manager: Finance shall notify the Council **immediately** and coordinate with insurers for urgent action.

9.(3) **Custody, Claims Management, and Compliance**

- (a) The General Manager: Finance shall have custody of all insurance policies

and maintain a **register of all insurances** effected by the Council.

- (b) The General Manager: Finance shall be responsible for:
 - (i) Negotiating all insurance claims
 - (ii) Collecting all moneys payable to the Council under any insurance policy
 - (iii) Ensuring claims are processed in a timely manner
- (c) All insurance records and policies shall be available for **internal or external audit** upon request.
- (d) In the absence of the General Manager: Finance, the Manager Finance or designated officer shall act on their behalf for all insurance matters.

9.(4) **Staff Training and Awareness**

- (a) Heads of Department shall ensure that relevant staff are informed of their responsibilities regarding insurance policies, reporting procedures, and claims management.

10. STAFF ADMINISTRATION:

- 10.(1) The General Manager: Finance shall be responsible for the checking of payroll and the payment of all salaries, wages and allowances.
- 10.(2) All additions to employees' salaries (including allowances bonuses and adjustments) should be formally approved by the General Manager: Corporate or General Manager: Finance before payment is processed.
- 10.(3) Salaries and wages shall be paid only to duly appointed and verified employees of council. Payment to non-employees / unauthorised individuals are strictly prohibited.
- 10.(4) The total deductions from an employee's remuneration must not exceed one-third of the employee's total earning for any given pay period in accordance with Namibian Labour Act of 2007.
- 10.(5) The removal of salary deductions will only be processed by the Salary staff upon approval from the Manager / General Manager Finance with supporting documents from the respective employee / Service Provider.

10.(6) All Payroll and Human Resources staff are not permitted to process, modify or approve any salary related transactions concerning their own records. Any transactions must be handled by an authorised and independent staff member and approved by the Manager Finance / Manager Human Resources.

10.(7) All overtime work must be approved in advance by an authorised Manager in line with the regulated Labour Act No. 11 of 2007. Overtime payments will only be made for hours that are properly authorised and recorded.

11. STORES:

11.(1) The Stores Controller shall be responsible for all purchases of commodities to be held in stock and issues from stores.

11.(2)

(a) On or before the 30th day of June as well as on or before the 31st day of January in every year the Stores Controllers shall conduct a physical stock taking of all commodities held in stock and shall submit to the General Manager: Finance a certified stock list and report.

(b) The General Manager: Finance shall thereupon submit such stock list and report to the Council together with his/her recommendations for such action as the Council may deem fit.

11.(3) The Stores Controller shall in consultation with the Head of Department concerned and having regard to the requirements of the approved estimates for the financial year concerned, submit to the Council on or before the 30th day of September in every year a list of commodities required to be held in stock, indicating the maximum quantity to be held in respect of each commodity.

11.(4) Purchases to replenish stocks to the approved maximum level shall not be subject to further approval of the Council.

11.(5) The Stores Controller shall, in consultation with the Head of Department concerned, determine the re-order level in respect of each commodity from time to time

- 11.(6) All purchases of commodities to be held in stock shall be subject to the Public Procurement Act, Act 15 of 2015 and the Public Procurement Regulations, Notice 47 of 2017.
- 11.(7) The Stores Controllers shall make no issue from stock except upon production of a requisition authorised by the **Supervisor, Manager / General Manager of the user department.**
- 11.(8)
- (a) All requisitioned Stores and materials not used for the purpose of which it was required, shall forthwith be returned to the storekeeper.
- (b) The Storekeeper shall take such returned stores and materials into stock again, and shall issue a voucher therefore which shall bear the number of the requisition upon which issue was made and the nature and quantity of goods so returned, and a copy of such voucher shall be kept at Stores for Audit
- 11.(9)
- (a) The Stores Controller shall procure fuel for petrol, diesel and oil for Council's fleet subject to the Public Procurement Act, Act 15 of 2015 And the Public Procurement Regulations, Notice 47 of 2017 **and acknowledge receipt of fuel.**
- (b) The Stores Controller shall capture the invoice on the financial system of the delivered fuel from the Supplier
- (c) The Stores Controller shall record fuel pump and dip readings on a daily basis to monitor stock levels accurately. All readings be documented, reviewed and retained for month end reconciliation and audit purposes.
- (d) **Driver's license verification during at the time of fuelling. The Fuel attendant or Store authorised personnel must verify the licence before fuel is issued to any Council fleet vehicle to ensure compliance and proper authorisation.**
- (e) **All manual fuel requisitions and logbook must be fully and accurately completed by both the driver and fuel attendant. (details such as date, vehicle information, quantity of fuel issued, signatures, kilometres and any supporting information. Incomplete or unsigned fuel requisitions will not be accepted.**

- (f) The Stores Controller shall be responsible for approving captured manual fuel requisitions on the financial system. All approved fuel requisitions must be properly documented and securely maintained to ensure accountability, traceability and audit compliance.

12. INVESTMENT OF FUNDS:

The General Manager: Finance shall be responsible for the investment and control of all funds under control of the Council and for the purchase, custody and sale of securities in connection therewith, in accordance with the approved investment policy of the Council and subject to section 80 (3) of the Local Authorities Act.

13. DONATION RECEIVED

13.(1) All donations received must be properly documented and used in accordance with the donor's intent and applicable regulations:

- (a) The user department shall notify the General Manager: Finance donation received in kind of funds, with proof of payment, goods, equipment or grants.
- (b) The General Manager: Finance shall record and account for donations.
- (c) User department shall provide reports to management / donor when required.
- (d) User department shall not receive any donations on behalf of Council with conflict of interest or that compromise Council's ethics

14. INTERNAL AUDIT:

14.(1) The Council may appoint an Officer through Procurement Management Unit as an Internal Auditor and in respect of his/her duties as internal auditor such officer shall be responsible to the Chief Executive Officer only.

14.(2) The Internal Auditor shall have access to all the books of account and other records of all departments, and every Head of Department shall, subject to confirmation by the Chief Executive Officer, furnish the internal auditor with such information as he/she may require carrying out his/her duties.

- 14.(3) The Internal Auditor shall submit his report to the Chief Executive Officer who shall submit the report in its original form to the Management Committee / Audit Committee together with the comments thereon.

15. EXTERNAL AUDIT:

General Manager: Finance shall ensure that within three (3) months after financial year end Council's financial statements are prepared and submitted to the Auditor's General's office.

16. CUSTODY OF DOCUMENTS:

Save where otherwise specified in these regulations, all titles, leases, agreements and other documents shall upon completion be forwarded to the **archive** who shall retain them in safe custody

17. PROCUREMENT OF ASSETS AND SERVICES:

- 17.(1) All procurement and disposal of assets and services shall be conducted in full compliance with the **Public Procurement Act, 2015 (Act No. 15 of 2015)** and the **Public Procurement Regulations**.
- 17.(2) All procurement activities must also adhere to any directives, guidelines, or instructions issued by the Public Procurement Policy Unit under the Ministry of Finance.
- 17.(3) No procurement or disposal process shall be undertaken outside the requirements of the above legal framework.

18. ASSET MANAGEMENT

- 18.(1) The General Manager: Finance to maintain the asset register of council
- 18.(2) Finance team ensure that all procured assets are properly recorded and assigned barcode identification for tracking purposes.
- 18.(3) Finance is responsible for conducting a comprehensive physical verification of all assets on an annual basis to ensure accuracy, existence and proper accountability.
- 18.(4) User department shall be responsible for promptly registering all newly procured assets under their custody in the asset register by providing complete and

accurate details of the asset on the Asset register form to the Finance Department as per Bar Coding Asset Management Standard Operating Procedures.

- 18.(5) User Department ensures assets properly used, safeguarded, report loss and damage or transfer of assets as per Bar coding Asset Management Standard Operating Procedure.

19. REPORTING AND DOCUMENTATION

All incidents must be documented to the General Manager: Finance, maintain records of the nature of violation, actions taken and outcome of investigations.

20. FINANCIAL RECOVERY

Any losses incurred must be recovered from the responsible party by salary deductions (where lawful) or disciplinary action

21. NON-ADHERENCE TO POLICY ACTIONS

Any failure to comply with the established financial policy and regulations, shall be treated seriously and addressed through appropriate corrective and disciplinary measures

22. POLICY MAINTENANCE:

The General Manager Finance shall be responsible for updating of this Policy when necessary:

The Policy was reviewed and approved accordingly by Council on April 2026.

11.1.8

SUBDIVISION OF ERF 1803 (A PORTION OF ERF NO. 1794), MONDESA INTO PORTION A AND REMAINDER, PERMANENT CLOSURE OF PORTION A AS PUBLIC OPEN SPACE AND SUBSEQUENT REZONING OF PORTION A FROM PUBLIC OPEN SPACE TO PARASTATAL

(C/M 2026/06/29 - M 1803)

Ordinary Management Committee Meeting of 16 June 2026, Addendum **8.4** page **53** refers.

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

1. Purpose

The purpose of this submission is for Council to consider the application for the subdivision of Erf 1803 (a Portion of Erf No. 1794), Mondesa into Portion A and Remainder, in terms of Section 105 (e) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018). Permanent closure of Portion A as "Public Open Space" in terms of Section 50 of the Local Authority Act, 1992 (Act No. 23 of 1992), and the subsequent rezoning of Portion A from "Public Open Space" to "Parastatal" in terms of Section 105 (1) (a) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018).

2. Introduction and Background

A subdivision, permanent closure and subsequent rezoning application was received by the Engineering and Planning Services Department from Van Der Westhuizen Town Planning and Properties cc on behalf of the registered owner, the Municipality of Swakopmund. The application is attached as **Annexure A**.

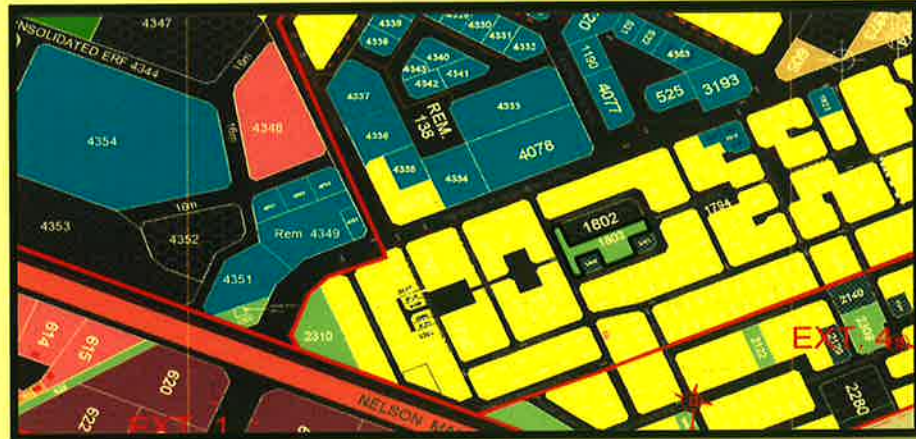
The Municipality of Swakopmund and Erongo RED entered into an agreement with Erongo RED to transfer all substations to Erongo RED, to do so, the necessary statutory processes should be undertaken.

3. Ownership

Ownership of Erf 1803 (a Portion of Erf No. 1794), Mondesa, is held by the Certificate of Registered Title No. 4364/2003 and vests in Municipal Council of Swakopmund. Proof of ownership has been attached together with the application.

4. Zoning, Locality and Size

Erf 1803 (a Portion of Erf No. 1794), Mondesa zoned "Public Open Space" as depicted in the figure below. This Erf is situated in Namuandi Street and is measuring 2395m² in extent.



5. **Access, parking and municipal services**

Access to Erf 1803 (a Portion of Erf No. 1794), Mondesa is obtained from Namuandi Street. Parking for the proposed development will be provided in accordance with the Swakopmund Zoning Scheme provisions. The Erf is already connected to the services network.

6. **Environmental Impact Assessment**

An environmental impact assessment (EIA) and an environmental clearance certificate for the closure of the public open space as stipulated in the Environmental Management Act (Act No. 7 of 2007) was obtained and is herewith attached.

7. **Advertisement**

The proposed development was advertised on the 16th and 23rd May 2025, in the New Era and Republikein newspapers. A notice was also placed on site for public comments and notice was given to neighbouring property owners were notified via registered mail as well as email of the intent. The closing date for objections was on the 9th June 2025.

A notice was published in the Government Gazette No 8651 dated 30th May 2025. The last date for objections was 14th June 2025.

No objections were received.

8. **Proposal**

It is the intention of the applicant to cut off a portion of land accommodating an Erongo Red substation. There is a transfer agreement in place between the Swakopmund Municipal Council and the applicant, hence the request to undertake statutory processes which would allow for the portion of land to be effectively transferred into the name of Erongo Red and simultaneously change the land use to parastatal.

The proposed subdivision will have the following effect:

Proposed Portions	Proposed Sizes
Portion A	120 m ²
Remainder Erf 1803	2275 m ²
Total	2395m²

9. Evaluation

The proposed subdivision, closure and rezoning seek to formalise and regularise the existing land use of the portion currently accommodating the Erongo RED substation. The application does not introduce a new or incompatible land use within the area but rather seeks to align the zoning and ownership structure with the existing operational use of the site. Furthermore, the application gives effect to the existing transfer agreement concluded between the Swakopmund Municipal Council and Erongo RED regarding the transfer of substations into the ownership of Erongo RED. Approval of the application will therefore facilitate the implementation of aforesaid agreement and provide the necessary administrative and legal certainty regarding the ownership and management of electrical infrastructure.

The substation forms an integral component of the essential electrical infrastructure required for the effective provision and distribution of electricity within the town of Swakopmund. The proposed rezoning of Portion A to "Parastatal" will ensure that the zoning appropriately reflects the public utility function of the site and supports the continued delivery of reliable electricity services to the broader community.

The proposed subdivision, closure and rezoning are not expected to negatively impact surrounding properties or alter the established character of the area, as the substation is already operational on the property. The proposal, therefore, presents minimal impact from both spatial planning and land use compatibility perspectives.

In addition, the proposal promotes sound land administration principles by ensuring that land currently occupied and utilised by Erongo RED is appropriately subdivided, rezoned, and ownership is transferred to the right entity. This will strengthen accountability, clarify maintenance obligations, and enhance the long-term management of strategic electrical infrastructure.

The proposed development further contributes to orderly and sustainable urban development by rationalising land ownership, zoning, and infrastructure functions in a logical and coordinated manner. This alignment supports efficient municipal service delivery and strengthens infrastructure governance within Swakopmund.

It is further noted that this specific substation does not form part of the existing Asset Transfer Agreement concluded between Council and Erongo RED. Consequently, Council will be entitled to receive compensation for the full extent of the proposed 120m² portion to be transferred, thereby ensuring that the Municipality is fairly compensated for the land in question.

10. Title Deeds Conditions

The current title deed conditions registered against Erf 1803 (a Portion of Erf No. 1794), Mondesa should be retained for the Remainder of Erf 1803 (a Portion of Erf No. 1794), Mondesa and the following conditions should be registered against the title deed of the newly created Portion A:

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

11. Conclusion

The proposed subdivision, permanent closure, and rezoning application are considered justifiable and desirable as they seek to formalise the existing use and occupation of the site by Erongo RED and align the land ownership and zoning with its current operational function. The proposal supports efficient infrastructure management, legal certainty, and the continued provision of essential electricity services within Swakopmund. As the substation already exists and operates on the property, the application is not expected to negatively impact the surrounding area or existing land uses. It is therefore respectfully recommended that the Swakopmund Municipal Council approve the proposed subdivision, permanent closure, and rezoning application, subject to the standard conditions of approval.

Considering the above, the subdivision of Erf 1803 (a Portion of Erf 1794), Mondesa into Portion A and Remainder, the permanent closure of Portion A as "Public Open Space", and the rezoning of Portion A from "Public Open Space" to "Parastatal", can be supported.

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

RECOMMENDED:

- (a) **That Erf 1803, Mondesa (a portion of Erf No. 1794) be subdivided into Portion A and Remainder, measuring 120m² and 2275m² in extent, respectively.**
 - (b) **That the General Manager: Corporate Services and Human Capital Department facilitate the sale of Portion A of Erf 1803, Mondesa and determine the purchase price payable to Council.**
 - (c) **That the property be transferred into the name of the Erongo Regional Electricity Distributor Company (Pty) once statutory procedures are finalized.**
 - (d) **That the applicant provides proof that both subdivision and rezoning have been approved by the Minister and the rezoning is promulgated before any submission of building plans inclusive of relaxation of building lines and aesthetics approval to the Engineering and Planning Services Department for approval.**
 - (e) **The current title deed conditions registered against Erf 1803, Mondesa (a Portion of Erf No. 1794) should be retained for the Remainder of Erf 1803, Mondesa and the following conditions should be registered against the title deed of the newly created Portion A:**
 - ***The erf shall only be used or occupied for purposes which are in accordance with and the use or occupation of the erf shall at all times be subject to the provisions of the Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).***
 - (f) **That the applicant be provided with a Power of Attorney by the Municipality of Swakopmund to undertake the subdivision of Erf 1803 (a Portion of Erf 1794), Mondesa, closure and the rezoning of Portion A.**
-

ANNEXURE A - APPLICATION FORM

22.03.02.1803

M1803

*Signature***TOWN PLANNING & PROPERTIES**PO BOX 1598
SWAKOPMUND - NAMIBIA
+264 81 122 111
+264 81 122 111
+264 81 122 111

Chief Executive Officer
Municipality of Swakopmund
PO Box 53
Swakopmund
Namibia



3 July 2025

Dear Sir,

APPLICATION FOR SUBDIVISION OF ERF 1803 (A PORTION OF ERF NO. 1794), MONDESA, SWAKOPMUND, INTO PORTION "A" AND REMAINDER; PERMANENT CLOSURE OF PROPOSED PORTION "A" AS A PUBLIC OPEN SPACE; AND SUBSEQUENT REZONING OF PROPOSED PORTION "A" FROM "PUBLIC OPEN SPACE" TO "PARASTATAL".

Application is herewith made to Council, on behalf of the owner/s of Erf 1803 (a Portion of Erf No. 1794), Mondesa, Swakopmund, the Swakopmund Municipality, for the:

- **SUBDIVISION OF ERF 1803 (A PORTION OF ERF NO. 1794), MONDESA, SWAKOPMUND, INTO PORTION "A" AND REMAINDER;**
- **PERMANENT CLOSURE OF PROPOSED PORTION "A" AS A PUBLIC OPEN SPACE; AND**
- **SUBSEQUENT REZONING OF PROPOSED PORTION "A" FROM "PUBLIC OPEN SPACE" TO "PARASTATAL".**

1. BACKGROUND

The Municipality of Swakopmund and Erongo Red Electrical Distributors entered into an agreement which will allow Erongo Red to transfer all substation into their name. Due to the complexity of historical events, it is in most cases necessary to subdivide both Municipal owned and privately owned properties in order to create a separate property for the substations. Only once the properties have been subdivided and/or rezoned can the transfer of the substations be affected.

In certain cases, as in the current application, the property is very small and the substation is situated in the middle of the erf. This in our opinion is not worth subdivision as the remainders will be too small and very useless in nature. It is recommended that these properties, due to their limited size, be transferred to the name of Erongo Red Electricity Distributors.

2. LOCALITY, ERF SIZE & ZONING

Erf 1803 (a Portion of Erf No. 1794), Mondesa, Swakopmund, currently measures 2 395m² in extent and is located directly along Uridago Street, and is currently zoned as Public Open Space. Erf 1803, Mondesa, Swakopmund, can be found at the Coordinates: -22 666651, 14 545117 (**Annexure A**).

Currently Erf 1803 accommodates an existing Electrical Substation on the most Southern part of the property. As mention before this Substation is in need of transfer to the name of Erongo Red Electrical Distributor Company. The current zoning of Erf 1803, Mondesa, Swakopmund, is Public Open Space and the intention is to Subdivide, Close and Rezone the subdivided portion to Parastatal

3. OWNERSHIP

According to the Certificate of Registered Title No. T 4364/2003, ownership of Erf 1803 (a Portion of Erf No. 1794), Mondesa, Swakopmund, currently vests with the Municipality of Swakopmund (**Annexure B**). All Public Open Spaces created through a Township Establishment or Subdivision automatically reverts to the Municipality irrespective of a development being a private development.

4. ACCESS

Access to the newly created property, for the electrical substation, will remain from Uridago Street. There will be no need for any additional access provision to the site as the proposed Portion A, accommodating the substation as proposed, already enjoys direct access from Uridago Street.

5. TOPOGRAPHY & SOIL

The fact that the property has been occupied for many years by the substation, it is assumed that soil conditions are relative stable and suitable for the existing use. All surrounding properties have also been developed and this provides clear evidence that the soil conditions are favourable for the intentions.

The soil consists mainly of fine dry sandy soil with scattered rocks ranging from fine sand to 1cm in size. The soil has a very high salt quantity present. The subsoil consists of hardened sandy to cocky that is situated on hard granite formations as the bedrock.

The property is relatively flat and there exist no natural features that would prohibit the proposed intentions to be approved (**Annexure C2**).

6. INFRASTRUCTURE & SERVICES

Due to the nature of use as an electrical substation there will be no need for Municipal Services. The substation is currently supplying electricity to Mondesa Proper. Any additional requirements that might arise will be communicated to the relevant parties and dealt with accordingly. There will be no water connections made to the Municipal water reticulation system.

7. MOTIVATION FOR INTENTION

As previously indicated in the introduction, there is a transfer agreement in place between the Municipality of Swakopmund and Erongo Regional Electricity Distribution Company (Pty) Ltd to transfer all Electrical Substation to the name of Erongo Red.

As with many substations in Swakopmund, they are situated on Public Open Spaces belonging to the Municipality of Swakopmund. In order to take transfer of this specific substation it is needed to create a separate erf with its correct zoning to accommodate the substation and use.

It is thus the intention to Subdivide Erf 1803 (a Portion of Erf No. 1794), Mondesa, Swakopmund, into proposed Portion A (120m²) and Remainder (**Annexure C1 & C2**), close proposed Portion A as a Public Open Space and Rezone proposed Portion A from Public Open Space (**Annexure C3**) to Parastatal (**Annexure C4**) in order to provide the existing substation with its correctly zoned property.

This will effectively allow for the transfer of the property to the name of Erongo Red as per the intention of the Transfer Agreements between the Municipality of Swakopmund and Erongo Red Electrical Distributors.

The long existing Electrical Substation that provides electricity to the area, is seen as a necessity in terms of access to service provision. Now that the substation is in need of transfer to another entity, it is needed to perform the necessary statutory procedures to create such erven for transfer to Erongo Regional Electrical Distribution Company or allocate existing erven with the correct land use in terms of the Swakopmund Town Planning Scheme.

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

Proposed Portions	Portion Sizes in ha
Portion A	120m ²
Remainder of Erf 1803	2275m ²
Total m²	2 395m²

8. ADVERTISEMENTS

Advertisements for the proposed Subdivision Closure and Rezoning of a Portion of Erf 1803 (a Portion of Erf No. 1794), Mondesa, Swakopmund, was placed in the Republikein and New Era on the 16th and 23rd of May 2025 (**Annexure D**). Neighbouring properties have also been requested for their comments. Attached please find copies of letters to neighbours via email (**Annexure E**). Notice was also placed on the erf for public comments (**Annexure F**). Copy of advertisement placed in the in the Government Gazette (**Annexure G**). Closing dates for objections was on the 19th of June 2025.

9. RESPONSE FROM PUBLIC

Closing date for comment/objection to the proposed intentions were on the 19th of June 2025. By the closing of the objection period only **NO** comments/objections were received (**Annexure H**). This is a clear indication that neither the surrounding properties nor the general public foresee any negative impact by the proposed intentions as stipulated in this application.

10. ENVIRONMENTAL CLEARANCE

In terms of the Environmental Management Act, it is needed to obtain Environmental Clearance for the Closure and rezoning of a Public Open Space, or any portion of it. Such approval was obtained and attached to this document as **Annexure I**.

11. CONCLUSION

It is our professional opinion that the statutory procedures are necessary in order to give effect to the transfer agreement, for existing Substations, between the Municipality of Swakopmund and Erongo Red Electrical Distributors.

The Municipality of Swakopmund, before Erongo Red, used to be the electricity supplier hence all the infrastructure being installed and maintained by the Municipality over the years. With the coming into being of Erongo Red Electrical Distributors, all the infrastructure was taken over by the new entity and the Municipality ceased to supply electricity.

As part of this transition there was the need for asset management and the creation of individual properties to accommodate the substations. Numerous situations exist with the locations of these substations and many different avenues are explored and completed in order to give effect the transfer of these properties.

This specific substation, along with many others scattered throughout the town of Swakopmund, have been in existence for many years to the benefit of the community. All substations are a vital necessity in terms of electrical provision to the communities of the town and as such it is highly doubted that, if correctly administered, any member of the public or institution will have any reason not to support the intentions.

We are of the opinion that requirements have been met in terms of the Public Participation Process and that the site investigation and analysis have been done to the satisfaction of all parties involved.

It became clear from the site inspection and analysis that there exist very little negative impacts that would ultimately affect the natural environment due to the proposed intentions. The site is already highly disturbed and development of the Public Open Space is highly unlikely. There is, as a matter of fact, nothing of any significance worth protecting on the site.

12. APPLICATION

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

- SUBDIVISION OF ERF 1803 (A PORTION OF ERF NO. 1794), MONDESA, SWAKOPMUND, INTO PORTION "A" AND REMAINDER;
- PERMANENT CLOSURE OF PROPOSED PORTION "A" AS A PUBLIC OPEN SPACE; AND
- SUBSEQUENT REZONING OF PROPOSED PORTION "A" FROM "PUBLIC OPEN SPACE" TO "PARASTATAL".

CONDITIONS TO BE REGISTERED AGAINST REMAINDER OF ERF 1803 (A PORTION OF ERF NO. 1794), MONDESA, SWAKOPMUND:

- (a) The conditions currently registered against the remainder of Erf 1803 (a Portion of Erf No. 1794), Mondesa, Swakopmund be retained.

CONDITIONS TO BE REGISTERED AGAINST PROPOSED PORTION A:**IN FAVOUR OF THE LOCAL AUTHORITY**

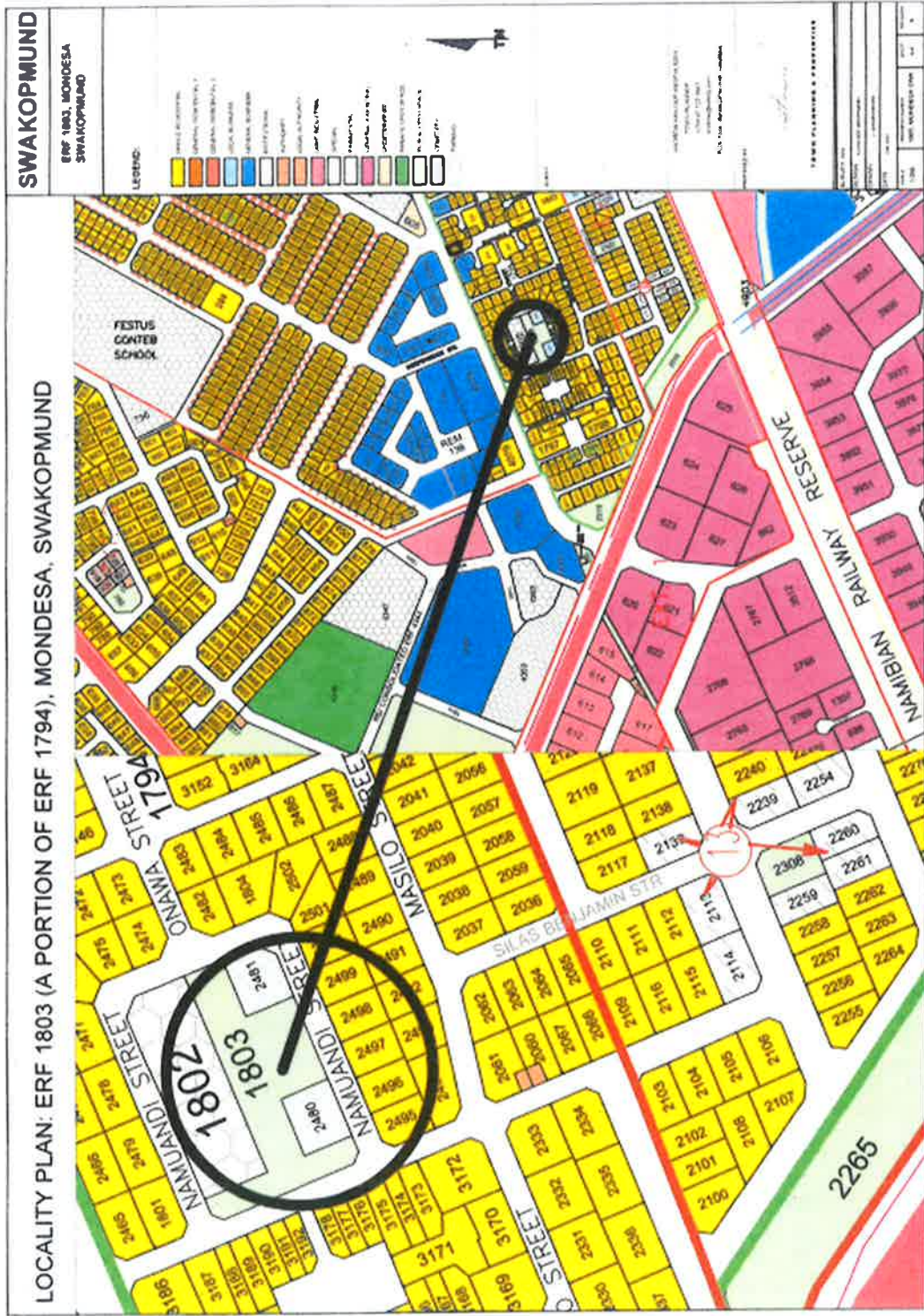
- (a) The erf must only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to the provisions of the Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act 2018 (Act No. 5 of 2018)

It is trusted that Council will find the above application for the Subdivision, Closure and rezoning of Erf 1803 (a Portion of Erf No. 1794), Mondesa, Swakopmund, in order.

Yours Faithfully,



A R VAN DER WESTHUIZEN



Prepared by me

[Handwritten Signature]
CONVEYANCER
COLEMAN, M.

REGISTRATION IN TERMS OF SECTION 31 OF THE DEEDS REGISTRIES ACT, 1937 (NO. 47 OF 1937)

CONDITIONS AS ASCERTAINED

Condition/s

In terms of *Consolidated Title No. T. 902/1998*

cancelled. Consent with *T. 4364*

Application with BC *3388*

19 AUG 2007
DATE

REGISTRAR OF DEEDS
WINDHOEK
Deputy



REGISTRATION FEE PAID

LORENTZ & BONE
Attorneys, Notaries and Conveyancers
12th Floor Frans Indongo Gardens
P.O. Box 85, WINDHOEK

T 4364

CERTIFICATE OF REGISTERED TITLE

(Issued under the provisions of Section 43
of the Deeds Registries Act, 1937 (No. 47 of 1937))

WHEREAS the

MUNICIPAL COUNCIL OF SWAKOPMUND

has applied for the issue to him/her of a Certificate of Registered Title under Section 43 of the Deeds Registries Act, 1937, in respect of the undermentioned land, being portion of the land registered in his/her name by virtue of Certificate of Consolidated Title No. T. 902/1998.

M

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 successors in Title or Assigns is the Registered owner of:

CERTAIN Erf No. 1803 (a Portion of Erf No. 1794) Mondesa

SITUATE In the Municipality of SWAKOPMUND
Registration Division "G"

EXTENT 2395 (Two Thousand Three Hundred and Ninety Five)
Square metres, as will more fully appear from Annexed
Diagram S.G. No. A. 283/2001

HELD BY Certificate of Consolidated Title No. T. 902/1998

SUBJECT to the following condition imposed by virtue of Section 19 of Townships and Division of Land Ordinance 1963 (Ordinance 11 of 1963, namely : -

IN FAVOUR OF THE LOCAL AUTHORITY

The erf shall only be used for purposes which are in accordance with, and subject to the provisions of the Swakopmund Town Planning Scheme, approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954), as amended.

A vertical line is drawn on the page. To the right of this line, there are handwritten initials, possibly "W" and "W".

-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

19 AUG 2023

Signed at WINDHOEK on

and confirmed with my seal of office.



Handwritten initials and marks at the bottom right of the page.

4 JULY 2025 TO 31 MAY 2025

Regulations/Regulations Legal Notices

IN THE HIGH COURT OF NAMIBIA... NOTICE OF SALE IN EXECUTION... STANDBANK NAMIBIA LIMITED... MATHIA MFRINGANA ANJUTONYA...

NOTICE OF INTENTION

IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018... NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018...

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NOTICE TO CREDITORS

NOTICE TO CREDITORS IN DECEASED ESTATES... NOTICE TO CREDITORS IN DECEASED ESTATES...

Market Watch

NOTICE OF INTENTION... NOTICE OF INTENTION... NOTICE OF INTENTION...

NOTICE TO CREDITORS

NOTICE TO CREDITORS IN DECEASED ESTATES... NOTICE TO CREDITORS IN DECEASED ESTATES...

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LIQUIDATION AND DISTRIBUTION

LIQUIDATION AND DISTRIBUTION ACCOUNTS... LIQUIDATION AND DISTRIBUTION ACCOUNTS...

Regulations/Regulations Legal Notices

IN THE HIGH COURT OF NAMIBIA... NOTICE OF SALE IN EXECUTION... NOTICE OF SALE IN EXECUTION...

LIQUIDATION AND DISTRIBUTION

LIQUIDATION AND DISTRIBUTION ACCOUNTS... LIQUIDATION AND DISTRIBUTION ACCOUNTS...

Regulations/Regulations Legal Notices

IN THE HIGH COURT OF NAMIBIA... NOTICE OF SALE IN EXECUTION... NOTICE OF SALE IN EXECUTION...

LIQUIDATION AND DISTRIBUTION

LIQUIDATION AND DISTRIBUTION ACCOUNTS... LIQUIDATION AND DISTRIBUTION ACCOUNTS...

CLASSIFIEDS

☎ (061) 208 000/44
 📠 (061) 220 584
 ✉ classifeds@nepc.com.na

Notice Notice Notice Notice Notice Notice

EMA FOR THE PROPOSED OFFSHORE EXPLORATION WELL DRILLING IN PEL 02, 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 by the proposed offshore exploration well drilling programme within Offshore Exploration Licence (OEL) 02, 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 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 17:30 at (Walvis Bay Town Hall). All interested parties are encouraged to attend and share their input.

Name of Proponent:
 Offshore Exploration Licence (OEL)

Nature and Location of the Proposed Activity:
 OEL is proposing an offshore exploration well drilling campaign within PEL 02, covering blocks 21129 and 21212, situated between 80 km and 300 km offshore in water depths ranging from 200 m to 2500 m.



The planned activities may include:

- Drilling of up to 5 exploration wells and up to 5 appraisal wells
- Vertical Seismic Profiling (VSP)
- Well logging
- Platform and abandonment of wells

The ESIA phase will involve the drilling of one exploration well in the Gamsklop Prospect between Q4 2026 and Q1 2027. The potential for additional wells to be drilled will be dependent on the results of the test exploration well and not occur until after the drilling of the first well.

Environmental Assessment Practitioner:
 Environmental Resources Practitioner (ERP) has been appointed by OEL, to conduct the ESIA. ERP is supported by Urban Dynamics Africa (UDA).

Contact Person: Heidi Van Urban Dynamics Africa (UDA)
 PO Box 20033 Windhoek, Namibia/UDA/Heidi@uda.na
 +264 81 124 5188 or +264 81 651 7330
 Email: Heidi@udafrica.com

NOTICE OF ENVIRONMENTAL SCOPING ASSESSMENT (ESA) FOR THE PROPOSED WASTE TREATMENT FACILITY LOCATED NEAR RABBIT IN THE SWANHOOP DISTRICT

Under the Environmental Management Act No. 7 of 2007 and Regulation 21 of the Environmental Impact Assessment (EIA) Regulations of 2012, the proposed waste treatment and recovery activities at the 100 Strong (Swan) (NSC No. 78046/2023) require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF). Upon commencement of construction, the applicant will be required to submit an Environmental Impact Assessment Report (EIAR) and an Environmental Management Plan (EMMP) for the proposed activities. The applicant is invited to submit comments on the proposed activities and to attend a public meeting on 25 June 2025.

The public meeting will be held on 25 June 2025 at 17:30 at the 100 Strong (Swan) (NSC No. 78046/2023) in the Swanhoop District.

Contact: Mr. Ad Pienaar, Head of Environmental Services, P.O. Box 1000, Windhoek, Namibia. Phone: +264 81 208 530.

NOTICE OF ENVIRONMENTAL SCOPING ASSESSMENT (ESA) FOR THE PROPOSED EXPLORATION ACTIVITIES IN PEL 02, WALVIS BASIN OFFSHORE NAMIBIA

Under the Environmental Management Act No. 7 of 2007 and Regulation 21 of the Environmental Impact Assessment (EIA) Regulations of 2012, the proposed offshore exploration well drilling activities in PEL 02, Walvis Basin, require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF). Upon commencement of construction, the applicant will be required to submit an Environmental Impact Assessment Report (EIAR) and an Environmental Management Plan (EMMP) for the proposed activities. The applicant is invited to submit comments on the proposed activities and to attend a public meeting on 25 June 2025.

Contact: Mr. Ad Pienaar, Head of Environmental Services, P.O. Box 1000, Windhoek, Namibia. Phone: +264 81 208 530.

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2008 (ACT 5 OF 2008) SUBDIVISION OF LAND, MONTECLAIR, SWANHOOP DISTRICT, PEL 02 AND REMAINDER PERMANENT CLOSURE OF PROPOSED PORTION A PUBLIC OPEN SPACE AND SUBSEQUENT REZONING OF PROPOSED PORTION A FROM PUBLIC OPEN SPACE TO "PARASTATAL"

Notice is given that the Urban and Regional Planning and Property Control Unit (URPCU) intends to apply to the Swakopmund Municipal Council for the Subdivision of 44 3803 Montclair, Swakopmund into Portion A and Remainder. The proposed closure of proposed Portion A as Public Open Space and the subsequent rezoning of Portion A from Public Open Space to "Parastatal".

Please take note that the Urban and Regional Planning and Property Control Unit (URPCU) intends to apply to the Swakopmund Municipal Council for the Subdivision of 44 3803 Montclair, Swakopmund into Portion A and Remainder. The proposed closure of proposed Portion A as Public Open Space and the subsequent rezoning of Portion A from Public Open Space to "Parastatal".

Contact: Mr. Ad Pienaar, Head of Environmental Services, P.O. Box 1000, Windhoek, Namibia. Phone: +264 81 208 530.

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2008 (ACT 5 OF 2008) SUBDIVISION OF LAND, MONTECLAIR, SWANHOOP DISTRICT, PEL 02 AND REMAINDER PERMANENT CLOSURE OF PROPOSED PORTION A PUBLIC OPEN SPACE AND SUBSEQUENT REZONING OF PROPOSED PORTION A FROM PUBLIC OPEN SPACE TO "PARASTATAL"

Notice is given that the Urban and Regional Planning and Property Control Unit (URPCU) intends to apply to the Swakopmund Municipal Council for the Subdivision of 44 3803 Montclair, Swakopmund into Portion A and Remainder. The proposed closure of proposed Portion A as Public Open Space and the subsequent rezoning of Portion A from Public Open Space to "Parastatal".

Please take note that the Urban and Regional Planning and Property Control Unit (URPCU) intends to apply to the Swakopmund Municipal Council for the Subdivision of 44 3803 Montclair, Swakopmund into Portion A and Remainder. The proposed closure of proposed Portion A as Public Open Space and the subsequent rezoning of Portion A from Public Open Space to "Parastatal".

Contact: Mr. Ad Pienaar, Head of Environmental Services, P.O. Box 1000, Windhoek, Namibia. Phone: +264 81 208 530.

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2008 (ACT 5 OF 2008) SUBDIVISION OF LAND, MONTECLAIR, SWANHOOP DISTRICT, PEL 02 AND REMAINDER PERMANENT CLOSURE OF PROPOSED PORTION A PUBLIC OPEN SPACE AND SUBSEQUENT REZONING OF PROPOSED PORTION A FROM PUBLIC OPEN SPACE TO "PARASTATAL"

Notice is given that the Urban and Regional Planning and Property Control Unit (URPCU) intends to apply to the Swakopmund Municipal Council for the Subdivision of 44 3803 Montclair, Swakopmund into Portion A and Remainder. The proposed closure of proposed Portion A as Public Open Space and the subsequent rezoning of Portion A from Public Open Space to "Parastatal".

Please take note that the Urban and Regional Planning and Property Control Unit (URPCU) intends to apply to the Swakopmund Municipal Council for the Subdivision of 44 3803 Montclair, Swakopmund into Portion A and Remainder. The proposed closure of proposed Portion A as Public Open Space and the subsequent rezoning of Portion A from Public Open Space to "Parastatal".

Contact: Mr. Ad Pienaar, Head of Environmental Services, P.O. Box 1000, Windhoek, Namibia. Phone: +264 81 208 530.

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2008 (ACT 5 OF 2008) SUBDIVISION OF LAND, MONTECLAIR, SWANHOOP DISTRICT, PEL 02 AND REMAINDER PERMANENT CLOSURE OF PROPOSED PORTION A PUBLIC OPEN SPACE AND SUBSEQUENT REZONING OF PROPOSED PORTION A FROM PUBLIC OPEN SPACE TO "PARASTATAL"

Notice is given that the Urban and Regional Planning and Property Control Unit (URPCU) intends to apply to the Swakopmund Municipal Council for the Subdivision of 44 3803 Montclair, Swakopmund into Portion A and Remainder. The proposed closure of proposed Portion A as Public Open Space and the subsequent rezoning of Portion A from Public Open Space to "Parastatal".

Please take note that the Urban and Regional Planning and Property Control Unit (URPCU) intends to apply to the Swakopmund Municipal Council for the Subdivision of 44 3803 Montclair, Swakopmund into Portion A and Remainder. The proposed closure of proposed Portion A as Public Open Space and the subsequent rezoning of Portion A from Public Open Space to "Parastatal".

Contact: Mr. Ad Pienaar, Head of Environmental Services, P.O. Box 1000, Windhoek, Namibia. Phone: +264 81 208 530.

LIQUIDATION AND DISTRIBUTION ACCOUNT BY DECEASED ESTATE LIVING FOR INSPECTION

In terms of section 27(3) of Act 66 of 1966, notice is hereby given that copies of the Liquidation and Distribution Accounts (LDA) and the Liquidation and Distribution Accounts (LDA) will be open for the inspection of all persons interested therein at the office of the liquidator and at the office of the Master during the hours specified in the notice. The LDA will be open for a period of 21 days from the date of publication of this notice. The liquidator and the Master's office are located at the offices of the liquidator and the Master's office. The liquidator and the Master's office are located at the offices of the liquidator and the Master's office.

LIQUIDATOR:
 Christiana Britz
 447711 0688
 447711 0688

MASTER'S OFFICE:
 447711 0688
 447711 0688

RIGHT AND FINAL LIQUIDATION AND DISTRIBUTION ACCOUNT BY DECEASED ESTATE LIVING FOR INSPECTION

In terms of section 27(3) of Act 66 of 1966, notice is hereby given that copies of the Liquidation and Distribution Accounts (LDA) and the Liquidation and Distribution Accounts (LDA) will be open for the inspection of all persons interested therein at the office of the liquidator and at the office of the Master during the hours specified in the notice. The LDA will be open for a period of 21 days from the date of publication of this notice. The liquidator and the Master's office are located at the offices of the liquidator and the Master's office. The liquidator and the Master's office are located at the offices of the liquidator and the Master's office.

LIQUIDATOR:
 Christiana Britz
 447711 0688
 447711 0688

MASTER'S OFFICE:
 447711 0688
 447711 0688

PUBLIC NOTICE

PERMANENT CLOSURE OF PORTION A OF PEL 02, WALVIS BASIN PROPOSED AS A PUBLIC OPEN SPACE (PROPOSED AS OF PEL 02, WALVIS BASIN PROPOSED AS A PUBLIC OPEN SPACE) WITH A DENSITY OF 1/2000

Under the Environmental Management Act No. 7 of 2007 and Regulation 21 of the Environmental Impact Assessment (EIA) Regulations of 2012, the proposed offshore exploration well drilling activities in PEL 02, Walvis Basin, require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF). Upon commencement of construction, the applicant will be required to submit an Environmental Impact Assessment Report (EIAR) and an Environmental Management Plan (EMMP) for the proposed activities. The applicant is invited to submit comments on the proposed activities and to attend a public meeting on 25 June 2025.

Contact: Mr. Ad Pienaar, Head of Environmental Services, P.O. Box 1000, Windhoek, Namibia. Phone: +264 81 208 530.

REPUBLIC OF NAMIBIA MINISTRY OF INDUSTRY, TRADE, TOURISM AND FISHERIES

NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (PROVISIONS 34, 36, 37 AND 38) FOR THE SUBDIVISION OF LAND, MONTECLAIR, SWANHOOP DISTRICT, PEL 02 AND REMAINDER PERMANENT CLOSURE OF PROPOSED PORTION A PUBLIC OPEN SPACE AND SUBSEQUENT REZONING OF PROPOSED PORTION A FROM PUBLIC OPEN SPACE TO "PARASTATAL"

Notice is given that the Urban and Regional Planning and Property Control Unit (URPCU) intends to apply to the Swakopmund Municipal Council for the Subdivision of 44 3803 Montclair, Swakopmund into Portion A and Remainder. The proposed closure of proposed Portion A as Public Open Space and the subsequent rezoning of Portion A from Public Open Space to "Parastatal".

Contact: Mr. Ad Pienaar, Head of Environmental Services, P.O. Box 1000, Windhoek, Namibia. Phone: +264 81 208 530.

NOTICE TO DEPOSITORS AND CREDITORS

NOTICE IN TERMS OF SECTION 27(3) OF ACT 66 OF 1966, notice is hereby given that copies of the Liquidation and Distribution Accounts (LDA) and the Liquidation and Distribution Accounts (LDA) will be open for the inspection of all persons interested therein at the office of the liquidator and at the office of the Master during the hours specified in the notice. The LDA will be open for a period of 21 days from the date of publication of this notice. The liquidator and the Master's office are located at the offices of the liquidator and the Master's office. The liquidator and the Master's office are located at the offices of the liquidator and the Master's office.

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 Christiana Britz
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 447711 0688

CLASSIFIEDS

Notice Notice Notice

NOTICE OF INTENTION

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2008 (ACT 18 OF 2008) REGARDING THE PROPOSED DEVELOPMENT OF PORTION A AND REMAINDER OF PORTION A AND REMAINDER OF PORTION A AND REMAINDER OF PORTION A FROM "PUBLIC OPEN SPACE" TO "RESIDENTIAL"

Please take note that the Urban and Regional Planning Act of 2008 (Act 18 of 2008) requires that the proposed development be advertised in the newspaper for a period of 30 days. The proposed development is as follows: PORTION A AND REMAINDER OF PORTION A AND REMAINDER OF PORTION A FROM "PUBLIC OPEN SPACE" TO "RESIDENTIAL".

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11 1001 Maudslayi Road, Windhoek
 The proposed development is a residential development consisting of 120 units. The development is situated on a plot of 150 000 m². The development is proposed to be developed in three phases. Phase 1 will consist of 40 units, Phase 2 will consist of 40 units and Phase 3 will consist of 40 units. The development is proposed to be developed over a period of 36 months.

11 2711 Sanderson Road, Windhoek
 The proposed development is a residential development consisting of 120 units. The development is situated on a plot of 150 000 m². The development is proposed to be developed in three phases. Phase 1 will consist of 40 units, Phase 2 will consist of 40 units and Phase 3 will consist of 40 units. The development is proposed to be developed over a period of 36 months.

11 1111 Maudslayi Road, Windhoek
 The proposed development is a residential development consisting of 120 units. The development is situated on a plot of 150 000 m². The development is proposed to be developed in three phases. Phase 1 will consist of 40 units, Phase 2 will consist of 40 units and Phase 3 will consist of 40 units. The development is proposed to be developed over a period of 36 months.

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ACACIA
PUBLIC NOTICE
IDA FOR THE EXISTING CARBONITE CHARGAL PROCESSING PLANT IN THE ONDANGWA DISTRICT, ERONGO REGION, NAMIBIA

Acacia Emina Consulting Co. has appointed by Carbonite Namibia to conduct an environmental assessment and develop an IDA for the existing Chargal Processing Plant in the Ondangwa district, Erongo Region, in accordance with the Environmental Management Act (EMA) of 2002 and the 2012 Regulations.

Members of the public are hereby invited to attend the public participation meeting:

Date: 24 May 2024
Time: 08:00 - 11:00
Venue: Lovers Park, Omaruru

For more information please contact:

Ms. Johannes Mungoma
Mobile: +264 814810044
Email: johannes.mungoma@acacia.co.na



Chairperson of the Ramblers Club **Sodrick von Turak**, Keetmanshoop mayor **Annelize Kraus**, the Namibia Football Association vice-president, **Mans Markus**, Bank Windhoek's executive officer of marketing and corporate communication services, **Inquiline Paak** and Ramblers Club president **Harald Hecht**. Photo: Gert Groen

Youth development a collective responsibility – Ballotti

Staff Reporter



Deputy Minister of Education, Innovation, Youth, Sport, Arts and Culture **Dina 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 U21 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.

Empowering youth. Deputy Minister of Education, Innovation Youth, Sport, Arts and Culture **Dina Ballotti**. Photo: Gert Groen

Bank Windhoek's executive officer of marketing and corporate communication services **Inquiline Paak** announced that since the tournament's inception in 2022, the Bank has invested nearly N\$400 000.

"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 Paak.

She added that Bank Windhoek recognises the decoupling of sport in society.

Ramblers Club president **Harald Hecht** said the tournament has grown in popularity and cemented its place on the local football

Academy, **Arnab** (Arnob Football Academy), **Rosh Pinah** (KFA), **Mariental** (Mariental Sport Club), **Koes** (Koes Academy), **Keetmanshoop** (Fronz Beckersbauer Academy), **Oranjemund** (Oranjemund FC) and **Keetmanshoop Soccer Academy** will battle it out for bragging rights in the south.

The Bank Windhoek Ramblers U21 football tournament began in Windhoek.

It has since expanded its footprint, reaching northern and southern Namibia.

The Namibia Football Association vice-president **Mans 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 tournaments venues in Windhoek and Keetmanshoop is free of charge.

Paak concluded that Bank Windhoek proudly supports initiatives that uplift, educate and empower.

"From grassroots to excellence, we remain committed to bringing a catalyst for community development and a commitment 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 Kraus**, the chairperson of the Keetmanshoop Town Council management committee **Easter Isak**, coaches and players from different clubs.

NEW ERA

Online Payment Now Open

Pay for your bills and more with ease.

Photo: Gert Groen

NEW ERA

Online Payment Now Open

Pay for your bills and more with ease.

Photo: Gert Groen

F 1803
MONDESA

LIST OF REGISTERED ITEMS POSTED



NamPost

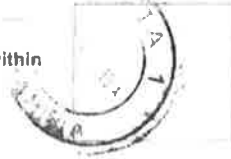
by VAN DER WESTHUIZEN TOWN PLANNING + PROPERTIES

Sender's reference no	Addressee's name and address	Registration no
1 2480M	JONAS P P.O. BOX 2153 SWAKOPMUND, 13001	RR 015 204 875 NA
2 3189M	CINCIMUS P. P.O. BOX 3787 VINETA SWAKOPMUND, 13003	RR 015 204 888 NA
3 3190M	CINDY + LEE RESTAURANT CC. S. VISSER + N. GOUWS P.O. BOX 502 SWAKOPMUND, 13001	RR 015 204 892 NA
4 3191M	CINCIMUS MH P.O. BOX 2661 SWAKOPMUND 13001	RR 015 204 901 NA
5 3192M	PETRUS H. SN P.O. BOX 887 SWAKOPMUND 13001	RR 015 204 915 NA
6 3175M	PAULUS S P.O. BOX 4768 VINETA, SWAKOPMUND, 13003	RR 015 204 929 NA
7 3176M	MALETZKY CE P.O. BOX 3588 VINETA SWAKOPMUND, 13003	RR 015 204 932 NA
8 3177M	HAIMBINGU WH P.O. BOX 1272 SWAKOPMUND 13001	RR 015 204 946 NA
9 3178M	KHEIMSES HG + S P.O. BOX 4213 SWAKOPMUND, 13003	RR 015 204 950 NA

Number of items

Received by *[Signature]*

Date-stamp



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TOWN PLANNING & PROPERTIES

PO BOX 1553
SWAKOPMUND, NAMIBIA

ERF 2480 MONDESA
JONAS P
PO BOX 2153
SWAKOPMUND
13001

Your REF: ERF 1803, MONDESA SWAKOPMUND

14 MAY 2025

Dear Sir / Madam,

APPLICATION FOR THE SUBDIVISION OF ERF 1803, MONDESA, SWAKOPMUND, INTO PORTION A AND REMAINDER; PERMANENT CLOSURE OF PROPOSED PORTION A AS PUBLIC OPEN SPACE; AND SUBSEQUENT REZONING OF PROPOSED PORTION A FROM "PUBLIC OPEN SPACE" TO "PARASTATAL"

Notice is hereby given in terms of the Urban and Regional Planning Act of 2018 (Act 5 of 2018), that Van Der Westhuizen Town Planning and Properties CC, on behalf of our client, ERONGO RED, the registered owner of Erf 1803, Mondesa, Swakopmund, intends to apply to the Swakopmund Municipality for the following

- **SUBDIVISION OF ERF 1803, MONDESA, SWAKOPMUND, INTO PORTION A AND REMAINDER; PERMANENT CLOSURE OF PROPOSED PORTION A AS PUBLIC OPEN SPACE; AND SUBSEQUENT REZONING OF PROPOSED PORTION A FROM "PUBLIC OPEN SPACE" TO "PARASTATAL".**

Erf 1803, Mondesa, Swakopmund, currently measures 2 395m² in extent and is located directly along Uridago Street. Erf 1803 is currently zoned as Public Open Space and accommodates an Erongo Red Substation. Proposed Portion A will be 120m² in extent and the remainder will be 2275m². Currently the property is owned by the Swakopmund Municipality and once the subdivision is concluded, the transfer of Portion A to the name of Erongo Red will be concluded. It is thus required and necessary to formally apply to the Local Authority and the Ministry of Urban and Rural Development for the proposed intentions.

Please further take note that –

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

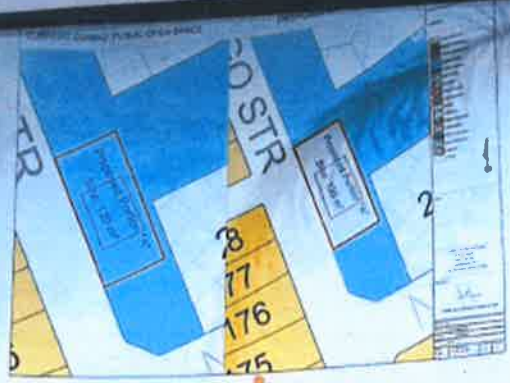
Please be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objections or comments must therefore be submitted by no later than 17:00 on 9 June 2025.

Yours Faithfully,



A R VAN DER WESTHUIZEN





NOTICE OF INTENTION:

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 8 OF 2018) SUBORDINATE ENF 1002, SWAKOPMUND, SWAKOPMUND, CITY 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 "PARASTATE".

Please note that Van der Westhuizen Team Planning and Property CC, as agent of the applicant, intends to apply to the Swakopmund Municipal Council of Swakopmund for the Substitution of Enf 1002, Swakopmund, Sub-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 Parastate.

Enf 1002, Swakopmund, Sub-Portion A, currently measures 2 280m² in extent and is located directly along Veldt Street. Enf 1002 is currently zoned as Public Open Space and encompasses an Orange Flat Substation. Proposed Portion A will be 128m² in extent and the remainder will be 2072m². Currently the property is owned by the Swakopmund Municipality and once the substitution is completed, the transfer of Portion A to the name of Orange Flat will be concluded. It is thus required and necessary to formally apply to the Local Authority and the Ministry of Urban and Rural Development for the proposed rezoning.

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 Okavango Street & Daniel Komohe Avenue;

(b) any person having objections to the proposed rezoning or who wishes to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing to the Municipality and to the applicant within 14 days of the last publication of this notice.

Please be advised that the written objections must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objections or comments must be submitted by no later than 17:00 on 9 June 2021.

Applicant: Van der Westhuizen Team Planning & Property CC

Current Portfolios: A van der Westhuizen

Cell: 0911220011

Email: vdw@vdwtp.com

P.O. Box: 1002, Swakopmund, Namibia

Enf 400, Myl 4, Extension 1, Swakopmund, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 8 of 2018), intends to apply to the Swakopmund Municipal Council for the -

- Consent of a "Passion" on Erf 400, Myl 4, Extension 1, Swakopmund as prescribed and provided for by the Swakopmund Zoning Scheme.

Erf 400 is situated within the Myl 4, Extension 1, Swakopmund Township, located to the north-western side of the larger Swakopmund Town area. Erf 400, Myl 4, Extension 1, Swakopmund measures 4 203m² in extent and is currently zoned "residential residential 1" with a density of 1:200. The application for consent is motivated by the intention to erect buildings on Erf 400, Myl 4, Extension 1, Swakopmund for accommodation (i.e. Pension) purposes. The objectives of the development are to create an accommodation establishment offering luxury villas and studio units tailored to the higher-end tourism market in Swakopmund, with a coastal, village-style look and feel, in accordance with the Swakopmund Zoning Scheme. The existing residential units at the Erf will be used as a Pension. Access to the Erf is obtained via Seal Street located to the northern side of the Erf. The existing residential units in accordance with the requirements of the Swakopmund Zoning Scheme. The existing residential units.

The locality plan of the erf is available for inspection at the Swakopmund Municipal Council, 04 Rakosko and Daniel Komohe Street, Swakopmund and at the offices of Urban Green Team and Planning Consultants, No. 42, Berg Street, Klein Windhoek.

Any person objecting to the proposed consent set out above may lodge such objection, together with the grounds thereof, with the Swakopmund Municipal Council (Team Planning Services) and with the applicant in writing within 14 days after the appearance of the last notice (final date for objection is 09/06/2021).

Applicant:
Urban Green Team and Regional Planning
Consultants
PO Box 11028
Rosh Vrolijkheid
Contact details: 061 - 303 820
Email: info@urbangreen.co.za

Swakopmund Municipal Council
JT. Helle - Team Planner
Department of Engineering and
Planning Services
Tel: 061 - 410 4403
Email: info@swakopmund.com.na



NOTICE
PUBLIC
SPACE
Please
submit
objection
Erf 400,
Myl 4,
Extension 1,
to the SW
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Urban
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& Clerk
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language
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Act of 3
Applicant
Contact
Cell:
Email:
C. B.



GOVERNMENT GAZETTE

OF THE

REPUBLIC OF NAMIBIA

N\$12.00

WINDHOEK - 30 May 2025

No. 8651

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Proclamations

by the

PRESIDENT OF THE REPUBLIC OF NAMIBIA

No. 24 2025

ANNOUNCEMENT OF APPOINTMENT OF HONOURABLE JUSTICE SHAFIMANA F. I. UETELE AND HANNELIE S. PRINSLOO AS DEPUTY JUDGE-PRESIDENT OF HIGH COURT: NAMIBIAN CONSTITUTION

In terms of Sub-Article (8) of Article 32 of the Namibian Constitution, I announce that I have, under the powers vested in me by Sub-Article (4)(a)(aa) of that Article read with Article 82(1) of that Constitution and on the recommendation of the Judicial Service Commission, appointed Shafimana F. I. Uetele and Hannelie S. Prinsloo, as Deputy Judges-President of the High Court of Namibia with effect from 1 April 2025.

Given under my Hand and the Seal of the Republic of Namibia, at Windhoek, on this 28th day of April, Two Thousand and Twenty-Five.

NETUMBO NANDI-NDAITWAH
President
BY ORDER OF THE PRESIDENT

by the

PRESIDENT OF THE REPUBLIC OF NAMIBIA

No. 25 2025

NOTIFICATION OF NAMES OF PERSONS APPOINTED AS RETURNING OFFICERS FOR BY-ELECTIONS: ELECTORAL ACT, 2014

Under the powers vested in me by section 64(1)(c) of the Electoral Act, 2014 (Act No. 5 of 2014), I make known that the persons whose names are specified in Column 3 of the Schedule opposite the constituencies mentioned in Column 2 of the respective regions specified in Column 1 of that Schedule, have been appointed in terms of section 65(1)(a) of that Act as returning officers for the by-elections.

Given under my Hand and the Seal of the Republic of Namibia, at Windhoek, on this 12th day of May, Two Thousand and Twenty-Five.

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

No. 328

2025

SUBDIVISION, CLOSURE AND REZONING OF ERF 1803, MONDESA PROPER,
 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 1803, Mondesa Proper, Swakopmund, intends to apply to the Swakopmund Municipal Council and intends on applying to the Urban and Regional Planning Board (URPB) for the following:

- **Subdivision Erf 1803, Mondesa Proper, Swakopmund into Portion A and Remainder;**
- **Permanent closure of proposed Portion A as public open space; and**
- **Subsequent rezoning of proposed Portion A of Erf 1803, Mondesa proper, Swakopmund, from “public open space” to “parastatal”.**

Erf 1803, Mondesa, Swakopmund, currently measures 2 395m² in extent and is located directly along Uridago Street. Erf 1803 is currently zoned as public open space and accommodates an Erongo Red Substation. Proposed Portion A will be 120m² in extent and the remainder will be 2275m². Currently the property is owned by the Swakopmund Municipality and once the subdivision is concluded, the transfer of Portion A to the name of Erongo Red will be concluded. It is thus required and necessary to formally apply to the Local Authority and the Ministry of Urban and Rural Development for the proposed intentions.

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

Take note that –

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

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

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

ECC- 2502410

Serial: 25fptr92410



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

Erongo Regional Electricity Distributors Company Pty Ltd.
P. O. Box 2925, Walvis Bay, Namibia

TO UNDERTAKE THE FOLLOWING LISTED ACTIVITY

**SUBDIVISION OF ERF 1803, MONDESA, SWAKOPMUND, INTO PROPOSED
PORTION A AND REMAINDER; THE PERMANENT CLOSURE OF PROPOSED
PORTION A AS PUBLIC OPEN SPACE AND THE SUBSEQUENT REZONING OF
PROPOSED PORTION A FROM PUBLIC OPEN SPACE TO PARASTATAL.**




2025-04-07
ENVIRONMENTAL COMMISSIONER

Issued on the date: **2025-04-07**

Expires on this date: **2028-04-07**

(See conditions printed overleaf)



This certificate is printed without creases or alterations

11.1.9

APPLICATION FOR THE REZONING OF ERF 278, SWAKOPMUND PROPER FROM "GENERAL BUSINESS" WITH A BULK OF 2.0 TO "GENERAL BUSINESS" WITH A BULK OF 4.0

(C/M 2026/06/29 - E 278)

Ordinary Management Committee Meeting of 16 June 2026, Addendum **8.5** page **79** 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 278, Swakopmund Proper from "General Business" with a bulk of 2.0 to "General Business" with a bulk of 4.0.

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 278, Swakopmund Proper 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**.

The application was necessitated by a response from the Aesthetics Committee following the submission of building plans for Erf 278, Swakopmund Proper. The applicant was advised to commit and agree to undertake a rezoning process to an appropriate bulk factor that will be able to accommodate the proposed development as in its current state, the proposal that served before the Aesthetics Committee was deemed contrary to the provisions of the zoning scheme in course of preparation (Zoning Scheme No. 71) and the Swakopmund Operative Zoning Scheme. A bulk factor of 3.0 or higher was proposed.

3. Zoning, Size and Locality

Erf 278, Swakopmund Proper is zoned "General Business" with a bulk of 2.0 and is 500m² in extent. Erf 278, Swakopmund Proper is located in the central business district at the corner of Nathanael Maxuilili Street and Libertina Amathila Avenue. See the locality plan below:



Figure 1: Locality plan for Erf 278, Swakopmund Proper.

4. Ownership

The ownership of Erf 278, Swakopmund Proper vests in Johan Hendrik Christoffel Kok and Johannes Gerhardus Van der Merwe as held in the Deeds of Transfer Numbers. T 0636/2025 & T 0637/2026. See **Annexure B**.

5. Access, Municipal Services and Parking

Erf 278, Swakopmund Proper can be accessed via Libertina Amathila Street or Nathanael Maxuilili Street. Access is proposed along Nathanael Maxuilili 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 rezoning of Erf 278, Swakopmund Proper was advertised in the Republikein and the New Era newspapers on the 22nd and 29th of October 2025. Neighbouring property owners were also notified in writing of the intent, and a notice was placed on site and was published in the Government Gazette No. 8910, Item No. 290 dated 30th April 2026. The closing date for objections was the 19th May 2026. No objections were received. Please see proof of notice report attached as **Annexure C**.

7. Development Proposal

It is the intention of the owners to use the property as an extension of the existing Plaza Hotel situated on Erf 8925, Swakopmund Proper which is located next to Erf 278, Swakopmund Proper. The applicant was advised to rezone the property to a bulk higher than the current bulk of 2.0 in order for the plans to be approved. The applicant motivated that although they are of the opinion that the application is unnecessary in light of the approval of Scheme 61, they motivated that there is a need for densification and more intense use of properties in Swakopmund due to the growth of the town. The applicant additionally expressed that Council's encouragement of higher bulk factors is a step in the right direction.

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) *"Parking is limited in the Central Business District (CBD), applicant to demonstrate will the development parking need to be accommodated, it will 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."*

9. Evaluation

The primary purpose for this submission has been expressed above and in the letter from the Aesthetics Committee to the applicant dated 3rd September 2025, attached as **Annexure D**.

A bulk factor of 3.0 is suggested instead of a bulk factor of 4.0. This is due to parking and spatial constraints as well as the urban design of the CBD. In its current state, the CBD has reached a saturation point in terms of its supporting infrastructure specifically parking and traffic circulation. Nathanael Maxuilili street receives through traffic from Walvis Bay and has limited sidewalk capacity, and maximizing the bulk of this small site will lead to limited to no "on-site" room for service vehicles to manoeuvre (delivery trucks, taxi drop-offs etc) particularly given that the entrance is proposed along this street as detailed in the drawings.

Unlike other business activities, hotels have distinctive operational requirements such as service and delivery requirements, where delivery vehicles can block lanes during high traffic pick hours (congestion), a "spillover" effect can also be generated where the sidewalk becomes the hotel's de-facto foyer or loading zone, as is the case along Woerman Street. This privatizes public space to compensate for the over densification of a small erf. Hotels also experience peak hours for check-ins and events, which often leads to idling and congestion in public right of ways, as is the case with Hansa Hotel along Hendrick Witbooi Street. A bulk of 3.0 is therefore in both the Council and public interests as this part of the CBD remains accessible and traffic congestion is mitigated.

While Council supports growth in general and in the hospitality sector, such growth has to be sustainable. Council cannot justify the future expenditure required to remediate the traffic/parking issues that this specific over-development would trigger. It is against this background that the applicant be required to demonstrate the ability of the site to accommodate the required parking prior to the approval of the building plans for the site as well as conduct an infrastructure study to the satisfaction of the General Manager: Engineering, Urban Development and Environmental Management.

Since it is the intention of the applicant to extend the hotel that is located on Erf 8925, Swakopmund Proper, the applicant should either pursue a consolidation or a notarial link between the two erven, enabling for this said extension especially if there will be movement across the two erven.

10. Compensation

The proposed rezoning of Erf 278, Swakopmund Proper 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

While the mathematical difference in parking bays between bulk of 3.0 and a bulk of 4.0 appear marginal, the spatial capacity of a small site is restricted. An increase to a bulk 4.0 represents a significant intensification of land use that the site's footprint cannot physically support without relying on the public right-of-way for operational needs (deliveries, guest drop-offs, and overflow parking).

To protect the fluidity of the CBD and prevent further burden on Council's limited public parking resources, a bulk factor of 3.0 is recommended as the sustainable threshold for a site of this dimension.

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

RECOMMENDED:

- (a) That the rezoning of Erf 278, Swakopmund Proper from "General Business" with a bulk of 2.0 to "General Business" with a bulk of 4.0 be turned down.
 - (b) That Erf 278, Swakopmund Proper be rezoned from "General Business" with a bulk of 2.0 to "General Business" with a bulk of 3.0 instead.
 - (c) That the applicant undertakes an infrastructure study to the satisfaction of the General Manager: Engineering, Urban Development and Environmental Management.
 - (d) That the applicant submits a parking layout indicating the parking on-site proportional to the requested bulk factor in line with the Swakopmund Zoning Scheme. No parking on street reserve; shall be tolerated.
 - (e) That this Council decision be implemented upon the promulgation of Swakopmund Zoning Scheme 71 in the Government Gazette.
 - (f) That the applicant pursues a consolidation and/or a notarial tie between Erven 278 and 8925, Swakopmund Proper, should the extension of the hotel involve movement across the two erven.
 - (g) That the rezoning of Erf 278, Swakopmund Proper 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.
 - (h) 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.
 - (i) That the applicant be informed of Council's decision and their right to appeal to the Minister against Council's Resolution in terms of Section 110 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) within 21 days of receipt of notice of this Resolution, provided that written notice of such an appeal shall be given to the Ministry, as well as Council within the said period.
-

ANNEXURE A

22.03.07.278

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TOWN PLANNING & PROPERTIESPO BOX 1598
SWAKOPMUND NAMIBIA

Chief Executive Officer
Municipality of Swakopmund
PO Box 53
Swakopmund
Namibia



5 January 2026

Dear Sir,

APPLICATION FOR THE REZONING OF ERF 278, 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 278, Swakopmund, Messrs JHC Kok and JG van der Merwe, for the rezoning of Erf 278, 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).

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 278, Swakopmund, currently measures approximately 500m² in extent and is located on the corner of Libertina Amathila Avenue and Nathanael Maxuilili 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.

3. OWNERSHIP

According to the Deed of Transfer Nr. 0636/2025 & 0637/2025, ownership of Erf 278, 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.

4. ACCESS TO THE PROPERTY

Access to the property is obtained from either Libertina Amathila Avenue and Nathanael Maxuillili Street due to the fact that the property is a corner property. According to the proposed plans submitted to the Local Authority the entrance to the proposed building will be from Nathanael Maxuillili Street. Once the building plans are approved will the access be confirmed.

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

It is the intention of the owners to use the property as an extension of the existing Plaza Hotel situated on Erf 8925, directly to the west. 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 it self 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 278, 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 onto Erf 278 it is expected that the new building 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 278, 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 278, Swakopmund, from "General Business" with a Buk of 2.0 to "General Business" with a Bulk of 4.0, in order.

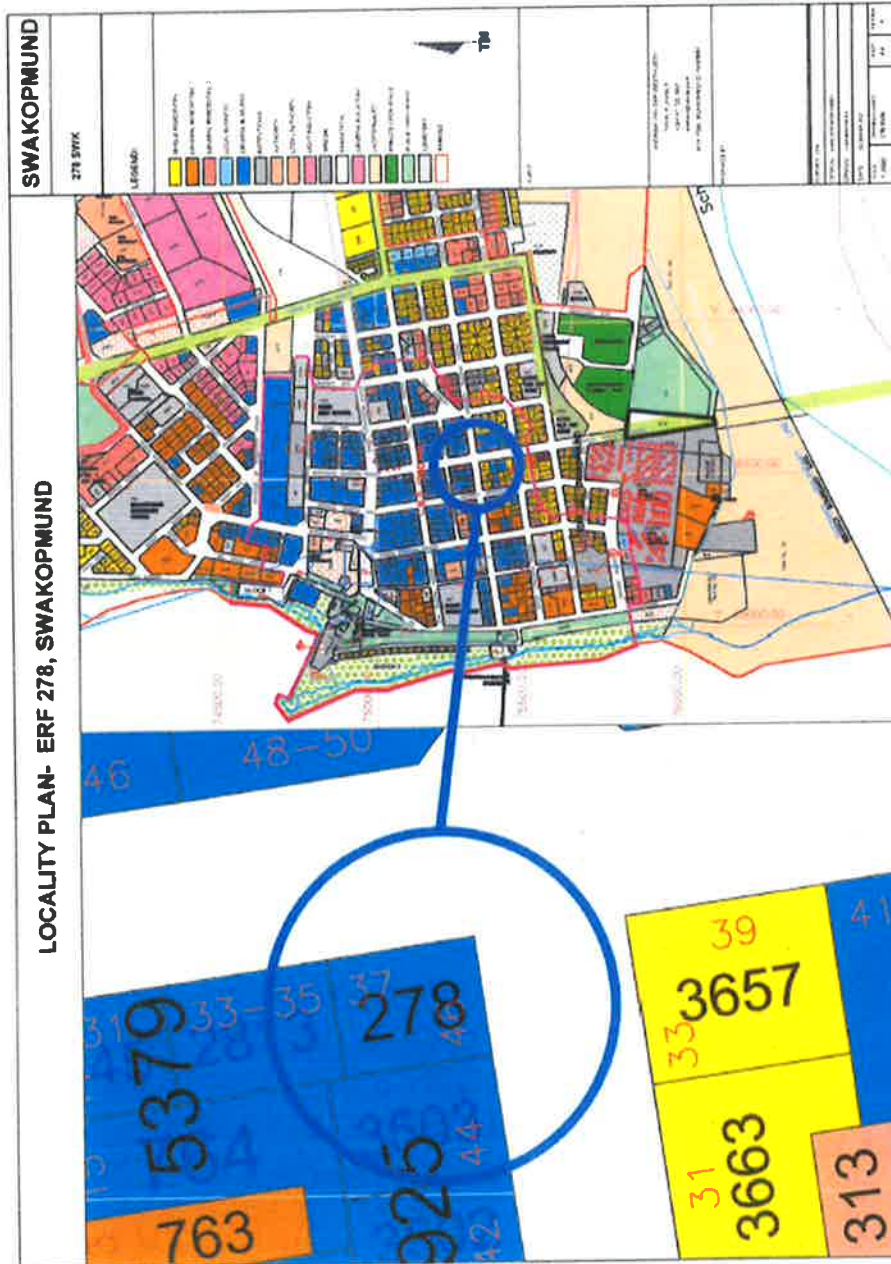
Yours Faithfully,



A R VAN DER WESTHUIZEN

LIST OF ANNEXURES

Annexure A:	Locality Plan
Annexure B1:	Title Deed
Annexure B2:	Power of Attorney
Annexure 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 and Application
Annexure J:	Recognition of Schemes 61 and 71



ANNEXURE B



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

N.O.P

MORTGAGE (No. B) 0387 pass

for N\$ 3 400 000 00 (with preference for N\$ 580 000 00)

an additional amount not exceeding

REGISTRAR OF DEEDS

DEEDS OFFICE WINDHOEK

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

T 0636 / 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

INGRID URSULA LOHMANN
 Identity Number 800331 0019 5
 Unmarried

dated the 17th day of DECEMBER 2024 and signed at SWAKOPMUND

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

LEGALPUB/ACT Version 11.8.405
 TRFDOT_NA doc - 05-05-2021

[Handwritten initials and signatures]

AND THAT APPEARER DECLARED THAT the said Principal had on 10 November 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

ONE HALF SHARE IN AND TO

CERTAIN	ERF NO 278 SWAKOPMUND
SITUATE	IN THE MUNICIPALITY OF SWAKOPMUND REGISTRATION DIVISION "G" ERONGO REGION
MEASURING	500 (FIVE HUNDRED) SQUARE METRES
FIRST TRANSFERRED	by Deed of Transfer No T 394/1923 with Diagram relating thereto
AND HELD	by Deed of Transfer No.T 2386/2021



WHEREFORE the Appearer, renouncing all the Right and Title which the said INGRID URSULA LOHMANN 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 his Rights, and finally acknowledging the purchase price amounting to the sum of N\$2 200 000.00 (TWO MILLION TWO HUNDRED THOUSAND NAMIBIA DOLLARS)

SIGNED AT WINDHOEK on 2025-07-21
together with the Appearer, and confirmed with my Seal of Office


SIGNATURE OF APPEARER





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

Niob

2025-02-21 (No. 8) 0387 / 2025

MORTGAGE

for N\$ 3 400 000.00 (with preference for N\$ 680 000.00)

an additional amount not exceeding

REGISTRAR OF DEEDS

WINDHOEK

DR WEDER, KAUTA & HOVEKA INC
 ATTORNEYS, NOTARIES AND CONVEYANCERS
 SHOP 208, 187 FLOOR
 PLATZ AM MEER MALL, WATERFRONT, SWAKOPMUND
 P O BOX 2970, SWAKOPMUND

T0637 / 2025

DEED OF TRANSFER NO.

BE IT HEREBY MADE KNOWN

THAT **LIANA THERESA VAN DER BEEK**

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

INGRID URSULA LOHMANN
 Identity Number 506331 0019 5
 Unmarried

dated the 17th day of DECEMBER 2024 and signed at SWAKOPMUND

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

LEGALPRACT Version 11.6.405
 TRFDOT_NA.doc - 05-05-2021

[Handwritten initials and signatures]

AND THAT APPEARER DECLARED THAT the said Principal had on 10 November 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 69100400092
Unmarried

his heirs, executors, administrators or assigns

ONE HALF SHARE IN AND TO

CERTAIN	ERF NO 278 SWAKOPMUND
SITUATE	IN THE MUNICIPALITY OF SWAKOPMUND REGISTRATION DIVISION "G" ERONGO REGION
MEASURING	500 (FIVE HUNDRED) SQUARE METRES
FIRST TRANSFERRED	by Deed of Transfer No T 394/1923 with Diagram relating thereto
AND HELD	by Deed of Transfer No.T 2386/2021

WHEREFORE the Appearer, renouncing all the Right and Title which the said INGRID URSULA LOHMANN 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\$2 200 000.00 (TWO MILLION TWO HUNDRED THOUSAND NAMIBIA DOLLARS)

SIGNED AT WINDHOEK on 2025-07-21
together with the Appearer, and confirmed with my Seal of Office




SIGNATURE OF APPEARER



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 278, 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 278, 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 29 day of December 2025

In the presence of the undersigned witnesses.

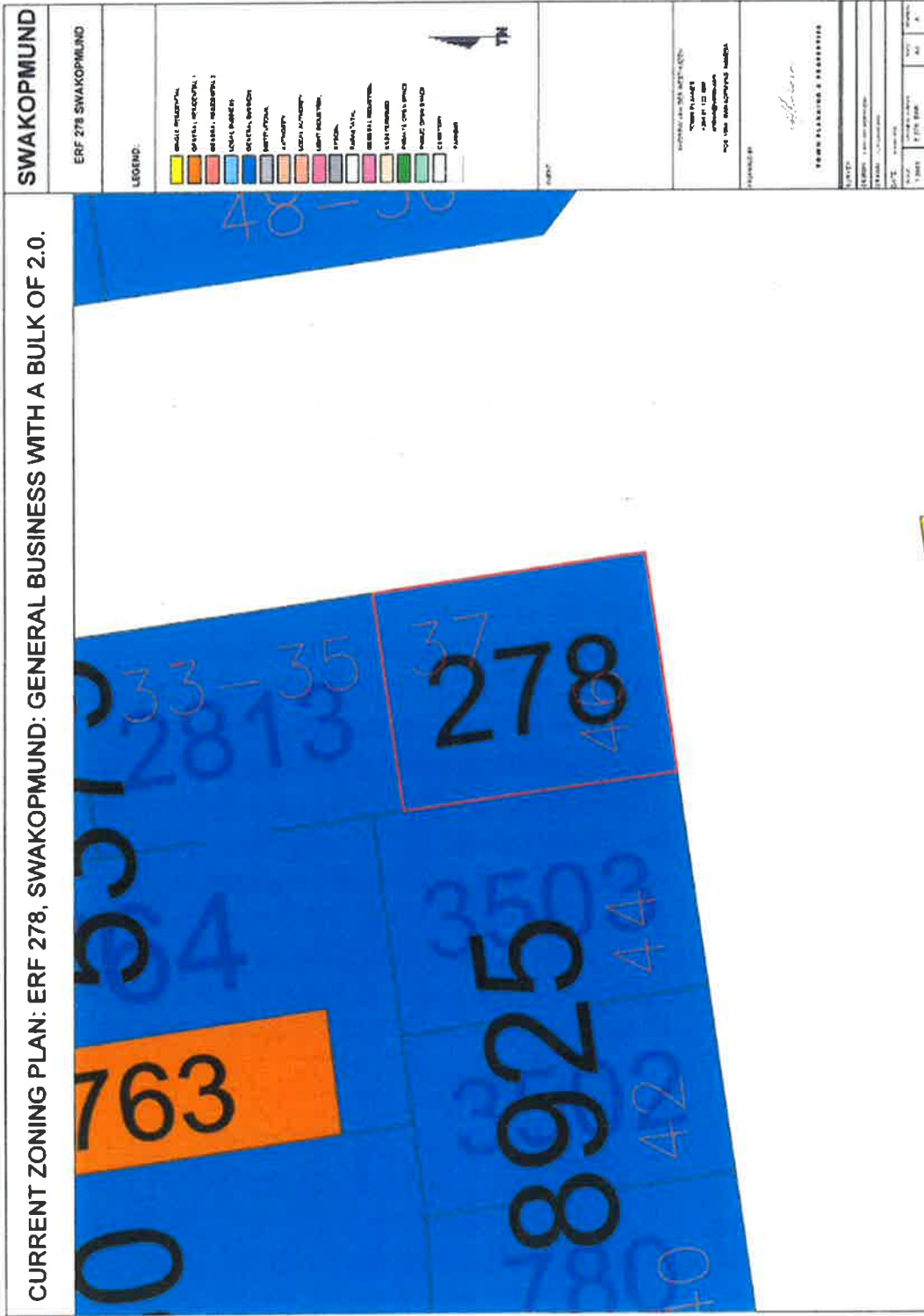
WITNESSES:

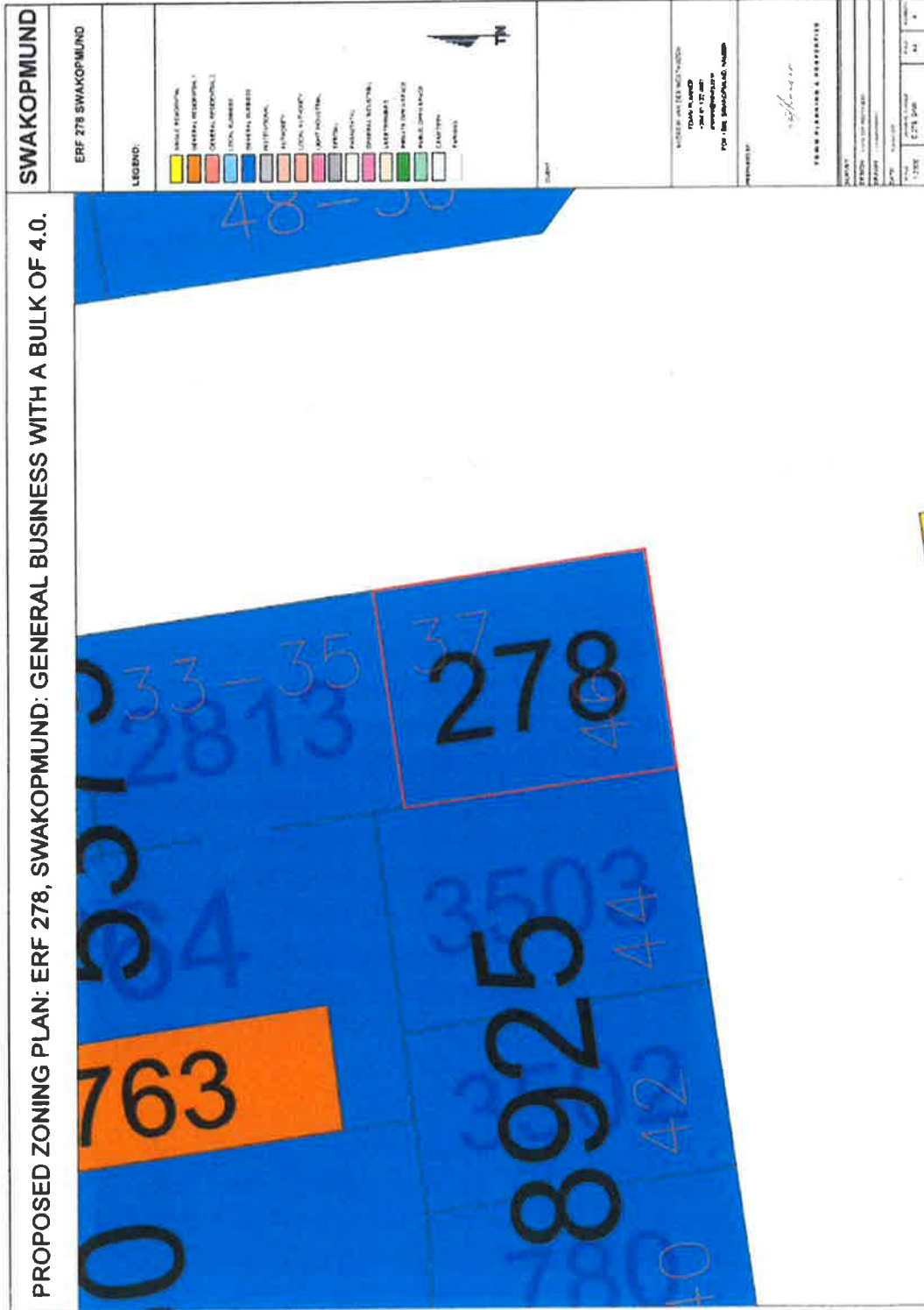
1. 


JOHAN HENDRIK CHRISTOFFEL KOK

2. 


JOHANNES GERHARDUS VAN DER MERWE





Market Watch

Regulations/Legal Notices

Board of the Swakopmund Municipality located on the Corner of Ralokata Street & Daniel Kameho Avenue. (b) any person having objections to the proposed rezoning or who wishes to comment thereon may lodge such objections and comments, together with the grounds thereon in writing to the Municipality of Swakopmund and the applicant within 14 days of the last publication of this notice.

Regulations/Legal Notices

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018) RE ZONING OF ER 278 SWAKOPMUND, FROM 'GENERAL BUSINESS' WITH A DENSITY OF 20 TO 'GENERAL BUSINESS' WITH A DENSITY OF 4.0.

Regulations/Legal Notices

and comments, together with the grounds thereon, 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.

Regulations/Legal Notices

scrapped or used for any other purpose than that intended for in the Urban and Regional Planning Act of 2018 it is that required to apply to both the Swakopmund Municipal Council and the Ministry of Urban and Rural Development for approval of such rezoning.

Regulations/Legal Notices

Writ of Execution - Movable Property - IN THE HIGH COURT OF NAMIBIA. (M&A) (Namibia) Case Number: HC-MD-CV-ACT-2025/04025

Regulations/Legal Notices

OPHRAIM SHEKHAMA NYALA OF 13 HELWOOD STREET, BERRY PARK, WINDHOEK, NAMIBIA, which property is situated at 13 HELWOOD STREET, BERRY PARK, WINDHOEK, REPUBLIC OF NAMIBIA.

Regulations/Legal Notices

City of Windhoek, 2022: the above mentioned case, and also all other costs and charges (if any) lawfully incurred.

Regulations/Legal Notices

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018) RE ZONING OF ER 108 SWAKOPMUND, FROM 'GENERAL RESIDENTIAL' WITH A DENSITY OF 150 TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 150.

Regulations/Legal Notices

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018) RE ZONING OF ER 108 SWAKOPMUND, FROM 'GENERAL RESIDENTIAL' WITH A DENSITY OF 150 TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 150.

Regulations/Legal Notices

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018) RE ZONING OF ER 108 SWAKOPMUND, FROM 'GENERAL RESIDENTIAL' WITH A DENSITY OF 150 TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 150.

Regulations/Legal Notices

Writ of Execution - Movable Property - IN THE HIGH COURT OF NAMIBIA. (M&A) (Namibia) Case Number: HC-MD-CV-ACT-2025/04025

Regulations/Legal Notices

OPHRAIM SHEKHAMA NYALA OF 13 HELWOOD STREET, BERRY PARK, WINDHOEK, NAMIBIA, which property is situated at 13 HELWOOD STREET, BERRY PARK, WINDHOEK, REPUBLIC OF NAMIBIA.

Regulations/Legal Notices

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018) RE ZONING OF ER 25 LA PORTEUR OF ER 651 WINDHOEK, FROM 'GENERAL BUSINESS' WITH A DENSITY OF 20 TO 'GENERAL BUSINESS' WITH A DENSITY OF 4.0.

Regulations/Legal Notices

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018) RE ZONING OF ER 25 LA PORTEUR OF ER 651 WINDHOEK, FROM 'GENERAL BUSINESS' WITH A DENSITY OF 20 TO 'GENERAL BUSINESS' WITH A DENSITY OF 4.0.

Regulations/Legal Notices

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Regulations/Legal Notices

Writ of Execution - Movable Property - IN THE HIGH COURT OF NAMIBIA. (M&A) (Namibia) Case Number: HC-MD-CV-ACT-2025/04025

Regulations/Legal Notices

OPHRAIM SHEKHAMA NYALA OF 13 HELWOOD STREET, BERRY PARK, WINDHOEK, NAMIBIA, which property is situated at 13 HELWOOD STREET, BERRY PARK, WINDHOEK, REPUBLIC OF NAMIBIA.

Regulations/Legal Notices

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018) RE ZONING OF ER 25 LA PORTEUR OF ER 651 WINDHOEK, FROM 'GENERAL BUSINESS' WITH A DENSITY OF 20 TO 'GENERAL BUSINESS' WITH A DENSITY OF 4.0.

Regulations/Legal Notices

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Regulations/Legal Notices

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018) RE ZONING OF ER 25 LA PORTEUR OF ER 651 WINDHOEK, FROM 'GENERAL BUSINESS' WITH A DENSITY OF 20 TO 'GENERAL BUSINESS' WITH A DENSITY OF 4.0.

Regulations/Legal Notices

Writ of Execution - Movable Property - IN THE HIGH COURT OF NAMIBIA. (M&A) (Namibia) Case Number: HC-MD-CV-ACT-2025/04025

Regulations/Legal Notices

OPHRAIM SHEKHAMA NYALA OF 13 HELWOOD STREET, BERRY PARK, WINDHOEK, NAMIBIA, which property is situated at 13 HELWOOD STREET, BERRY PARK, WINDHOEK, REPUBLIC OF NAMIBIA.

Market Watch

OM TE ADVERTER SWAKEL

Windhoek: 011 30-9727

AFROX A trade company. The Opportunity: A business opportunity for interested parties to operate as Afrox Resellers at selected locations in Gobabis Region. This advertisement serves as an invitation to those interested to submit expression of interest with...

ALCOHOLICS ANONYMOUS NAMIBIA Losing Control? Windhoek: 061 379 6366 Swakopmund: 081-243 2649 E-mail: alcoholicsanonymous@gmail.com

WEDNESDAY 29 JUNE 2025

Regulations/Bylaws Legal Notices

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018) CONCERNING THE REMAINING EXTENT OF ER 4078, SWAPOBORND, EX-TENSION NO. 11, PETROCOR SOLIDATED ER "X" CONSOLIDATED ER "X" FROM "SINGLE RESIDENTIAL" WITH A DENSITY OF 150/M2 TO "GENERAL RESIDENTIAL" WITH A DENSITY OF 150/M2 AND CONSENT TO OPERATE A RESIDENTIAL GUESTHOUSE FROM THE CONSOLIDATED ER "X".

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018) CONCERNING THE REMAINING EXTENT OF ER 4078, SWAPOBORND, EX-TENSION NO. 11, PETROCOR SOLIDATED ER "X" CONSOLIDATED ER "X" FROM "SINGLE RESIDENTIAL" WITH A DENSITY OF 150/M2 TO "GENERAL RESIDENTIAL" WITH A DENSITY OF 150/M2 AND CONSENT TO OPERATE A RESIDENTIAL GUESTHOUSE FROM THE CONSOLIDATED ER "X".

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018) CONCERNING THE REMAINING EXTENT OF ER 4078, SWAPOBORND, EX-TENSION NO. 11, PETROCOR SOLIDATED ER "X" CONSOLIDATED ER "X" FROM "SINGLE RESIDENTIAL" WITH A DENSITY OF 150/M2 TO "GENERAL RESIDENTIAL" WITH A DENSITY OF 150/M2 AND CONSENT TO OPERATE A RESIDENTIAL GUESTHOUSE FROM THE CONSOLIDATED ER "X".

Regulations/Bylaws Legal Notices

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018) CONCERNING THE REMAINING EXTENT OF ER 278, SWAPOBORND, FROM "GENERAL RESIDENTIAL" WITH A DENSITY OF 150/M2 TO "GENERAL BUSINESS" WITH A DENSITY OF 45.

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018) CONCERNING THE REMAINING EXTENT OF ER 278, SWAPOBORND, FROM "GENERAL RESIDENTIAL" WITH A DENSITY OF 150/M2 TO "GENERAL BUSINESS" WITH A DENSITY OF 45.

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018) CONCERNING THE REMAINING EXTENT OF ER 278, SWAPOBORND, FROM "GENERAL RESIDENTIAL" WITH A DENSITY OF 150/M2 TO "GENERAL BUSINESS" WITH A DENSITY OF 45.

Regulations/Bylaws Legal Notices

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018) CONCERNING THE REMAINING EXTENT OF ER 8975, SWAPOBORND, FROM "GENERAL BUSINESS" WITH A BULK OF 20 TO "GENERAL BUSINESS" WITH A BULK OF 40.

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018) CONCERNING THE REMAINING EXTENT OF ER 8975, SWAPOBORND, FROM "GENERAL BUSINESS" WITH A BULK OF 20 TO "GENERAL BUSINESS" WITH A BULK OF 40.

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018) CONCERNING THE REMAINING EXTENT OF ER 8975, SWAPOBORND, FROM "GENERAL BUSINESS" WITH A BULK OF 20 TO "GENERAL BUSINESS" WITH A BULK OF 40.

Regulations/Bylaws Legal Notices

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018) CONCERNING THE REMAINING EXTENT OF ER 8975, SWAPOBORND, FROM "GENERAL BUSINESS" WITH A BULK OF 20 TO "GENERAL BUSINESS" WITH A BULK OF 40.

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018) CONCERNING THE REMAINING EXTENT OF ER 8975, SWAPOBORND, FROM "GENERAL BUSINESS" WITH A BULK OF 20 TO "GENERAL BUSINESS" WITH A BULK OF 40.

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018) CONCERNING THE REMAINING EXTENT OF ER 8975, SWAPOBORND, FROM "GENERAL BUSINESS" WITH A BULK OF 20 TO "GENERAL BUSINESS" WITH A BULK OF 40.

Market Watch

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.

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.

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.

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.

WE ARE MACH 1 O&I SOLUTIONS. ARE YOU READY FOR A SENIOR-LEVEL ROLE? WE WANT TO HEAR FROM YOU IF - YOU HAVE DEEP TECHNICAL EXPERTISE, STRONG PROJECT LEADERSHIP SKILLS, AND A PROVEN TRACK RECORD IN ENTERPRISE IT ENVIRONMENTS.

Market Watch

OMTE ADVERTER SKAKEL. 061 200 2000. 061 200 2000

LIST OF REGISTERED ITEMS POSTED




by Ken De Westraard Town Planning & Properties Co. nampost*

Sender's reference no.	Addressee's name and address	Registration no.
1 EIF 5579 Switzland	Aurora Plaza Body Corp PO Box 4520 Windsor, ON	RR 015 205 252 NA
2 EIF 5105 Switzland	The Body Corp Switzland PO Box 552 Switzland	RR 015 205 266 NA
3 EIF 5114 Switzland	Heure, Romania Body Corp PO Box 104 Switzland	RR 015 205 270 NA
4 EIF 4059 Switzland	LA RO (PN) Ltd - LLC PO Box 104 Switzland	RR 015 205 283 NA

Number of items 4 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



Van Der Westhuizen

TOWN PLANNING & PROPERTIES

PO BOX 1598
 SWAKOPMUND, NAMIBIA
 92109 122 344

**ERF 294, SWAKOPMUND
 HAUS ROSEMUND BODY CORPORATE
 PO BOX 104
 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 278, 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 278, Swakopmund from "General Business" with a Bulk of 2.0 to "General Business" with a Bulk of 4.0.

Erf 278, Swakopmund currently measures approximately 500m² 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



NOTICE OF INTENTION:

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018): REZONING OF ERF 25 (A PORTION OF ERF NO. 65, VOGELSTRAND, SWAKOPMUND, FROM "GENERAL RESIDENTIAL 2" WITH A DENSITY OF 1:300M² TO "GENERAL RESIDENTIAL" WITH A DENSITY OF 1:50M².

Please take note that Van Der Westhuizen Town Planning & Properties CC, on behalf of our clients, intends to apply to the Swakopmund Municipal Council for the rezoning of Erf 25 (a Portion of Erf No. 65), Vogelstrand, Swakopmund from "General Residential 2" with a Density of 1:300m² to "General Residential" with a Density of 1:50m².

Erf 25 (a Portion of Erf No. 65), Vogelstrand, Swakopmund, currently measures approximately 1337m² in extent and is located along Plover Street. It is the intention to rezone the property to increase the density to allow for additional units to be constructed. The property currently accommodates an existing structure that is being used for business related purposes also known as Atlantic Villa.

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 Rakolola 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@vdwtp.com
 P.O. Box: 1596, Swakopmund, Namibia

In terms of the Urban and Rural Planning Act of 2018, the applicant must submit a written objection or comment 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 or comment must 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@vdwtp.com
 P.O. Box: 1596, 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 278, 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 & Properties CC, on behalf of our clients, intends to apply to the Swakopmund Municipal Council for the rezoning of Erf 278, Swakopmund from "General Business" with a Bulk of 2.0 to "General Business" with a Bulk of 4.0.

Erf 278, Swakopmund currently measures approximately 500m² in extent and is located along Libertina Amunhila 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 Rakolola 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@vdwtp.com
 P.O. Box: 1596, Swakopmund, Namibia

In terms of the Urban and Rural Planning Act of 2018, the applicant must submit a written objection or comment 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 or comment must 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@vdwtp.com
 P.O. Box: 1596, 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 8925, SWAKOPMUND FROM "SINGLE RESIDENTIAL" WITH A BULK OF 1.0 TO "SINGLE RESIDENTIAL" WITH A BULK OF 1.0.

Please take note that Van Der Westhuizen Town Planning & Properties CC, on behalf of our clients, intends to apply to the Swakopmund Municipal Council for the rezoning of Erf 8925, Swakopmund from "Single Residential" with a Bulk of 1.0 to "Single Residential" with a Bulk of 1.0.

Erf 8925, Swakopmund currently measures approximately 100m² in extent and is located along Plover Street. It is the intention to rezone the property to increase the density to allow for additional units to be constructed. 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 Rakolola 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@vdwtp.com
 P.O. Box: 1596, Swakopmund, Namibia

In terms of the Urban and Rural Planning Act of 2018, the applicant must submit a written objection or comment 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 or comment must be submitted by no later than 17:00 on 12 November 2025.

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Please take note that Van Der Westhuizen Town Planning & Properties CC, on behalf of our clients, intends to apply to the Swakopmund Municipal Council for the rezoning of Erf 8925, Swakopmund from "Single Residential" with a Bulk of 1.0 to "Single Residential" with a Bulk of 1.0.

Erf 8925, Swakopmund currently measures approximately 100m² in extent and is located along Plover Street. It is the intention to rezone the property to increase the density to allow for additional units to be constructed. 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 Rakolola 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@vdwtp.com
 P.O. Box: 1596, Swakopmund, Namibia

In terms of the Urban and Rural Planning Act of 2018, the applicant must submit a written objection or comment 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 or comment must 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@vdwtp.com
 P.O. Box: 1596, Swakopmund, Namibia



GOVERNMENT GAZETTE

OF THE

REPUBLIC OF NAMIBIA

N\$26.40

WINDHOEK - 30 April 2026

No. 8910

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The owner of Erf 149, Mariental, proposes to rezone the property from "single residential" (density of 1:900) to "general residential" (density of 1:100) in order to facilitate the development of flats, thereby contributing to addressing the town's increasing demand for accommodation.

Take note that –

- (a) For more enquiries regarding the rezoning application, visit the Mariental Municipality's Town Planning Department, or the applicant at the address listed below.
- (b) Any person having objections to the rezoning concerned or who wants to comment, may in writing lodge such objections and comments, together with the grounds, the Chief Executive Officer of the Mariental Municipality and with the applicant within 14 days of the last publication of this notice, i.e., no later than 22 May 2026.

Applicant:
**Kamau Town Planning and
 Development Specialist**
 P.O. Box 22296, Windhoek
 No. 59 Jenner Street
 Windhoek West
 Enq: innocent@kamautpds.com

Local Authority:
Mariental Municipality
 P.O. Box 110, Mariental
 Tel: +264 63 245 600
 Enq: Nowases

No. 290

2026

REZONING OF ERF 278, 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 278, 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 278, Swakopmund from "general business" with a bulk of 2.0 to "general business" with a bulk of 4.0.

Erf 278, Swakopmund currently measures approximately 500m² 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, 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 19 May 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

No. 291

2026

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 Sudstrand 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 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 19 May 2026.

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

Andrew van der Westhuizen <andrew@vdwtp.com>

RE: Objections // Rezoning of Erf 278, Swakopmund

1 message

Fri, Nov 21, 2025 at 12:50 PM

Jennifer Batley <jbatley@swkmun.com.na>
To: Andrew van der Westhuizen <andrew@vdwtp.com>
Cc: Johanna Angolo <jangolo@swkmun.com.na>

No objections 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 9:25 am
To: Johanna Angolo <jangolo@swkmun.com.na>; Jennifer Batley <jbatley@swkmun.com.na>
Subject: Objections // Rezoning of Erf 278, 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 278, 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 64 122 4911
+264 81 122 4961
andrew@vdwtp.com

Disclaimer



+264 64 410 4100 | swakmun@swakmun.com.na | P O Box -53, Swakopmund, Namibia

Erf 278

Mr J Heita

3 September 2025

Brynard Kotze Architects
P O Box 2707
WALVIS BAY

Dear Mr Kotze,

info@kdbarchitects.com

REJECTION TO PROCEED WITH AESTHETIC EVALUATION – ERF 278, SWAKOPMUND

We refer to the application relating to the proposed additions to the building on Erf 278, 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 278, 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 278 will only be considered if you are prepared to commit to the following conditions:

- ⇒ That you commit and agree to undertake to rezone Erf 278, 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. Benjakrin
CHIEF EXECUTIVE OFFICER



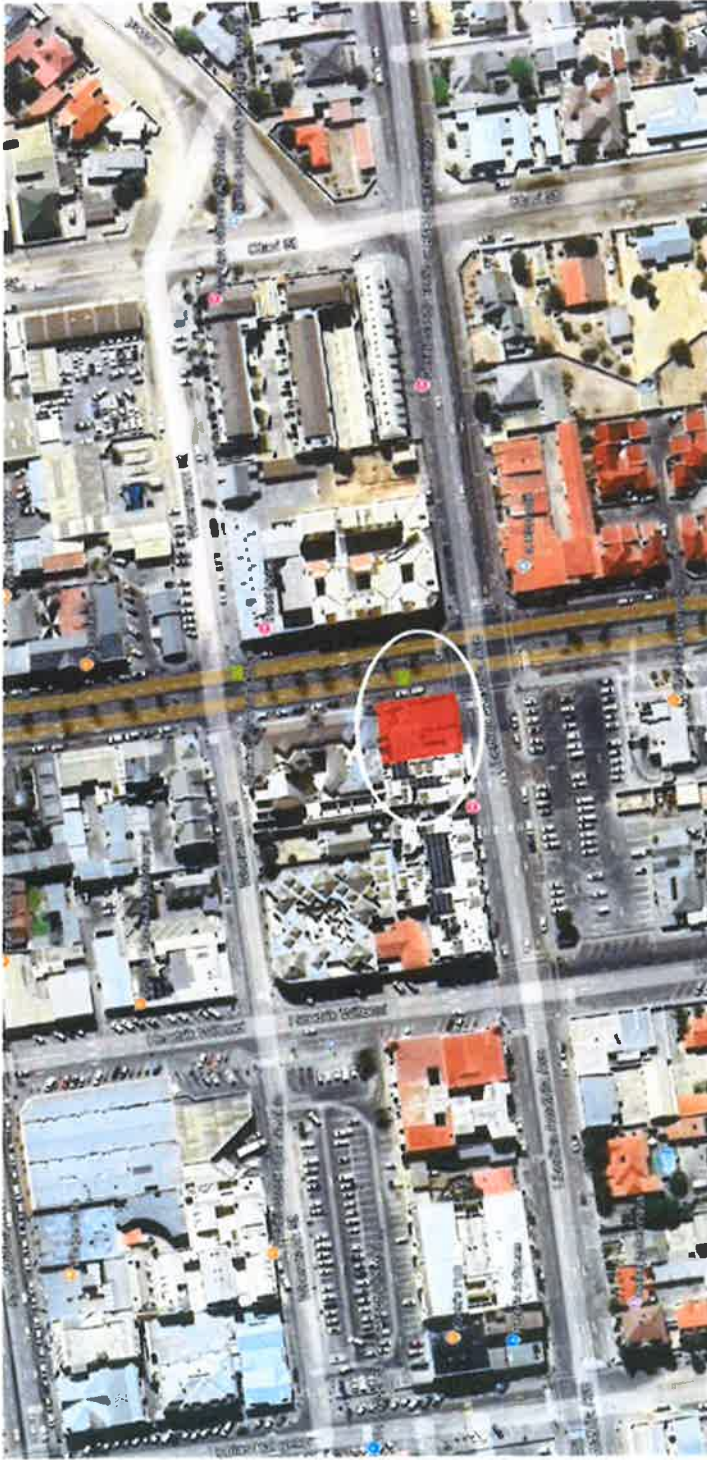
AS/as

Copy: Engineering Services





AESTHETICS SUBMISSION – NEW BUILDING – ERF 278 (Nathaneal Maxujilli Str.)
SWAKOPMUND PLAZA HOTEL EXTENSION



SITE LOCATION – ERF 278 (Nathaneal Maxuili Str.)





SITE PHOTOS – ERF 278 (Nathaneal Maxujilli Str.)



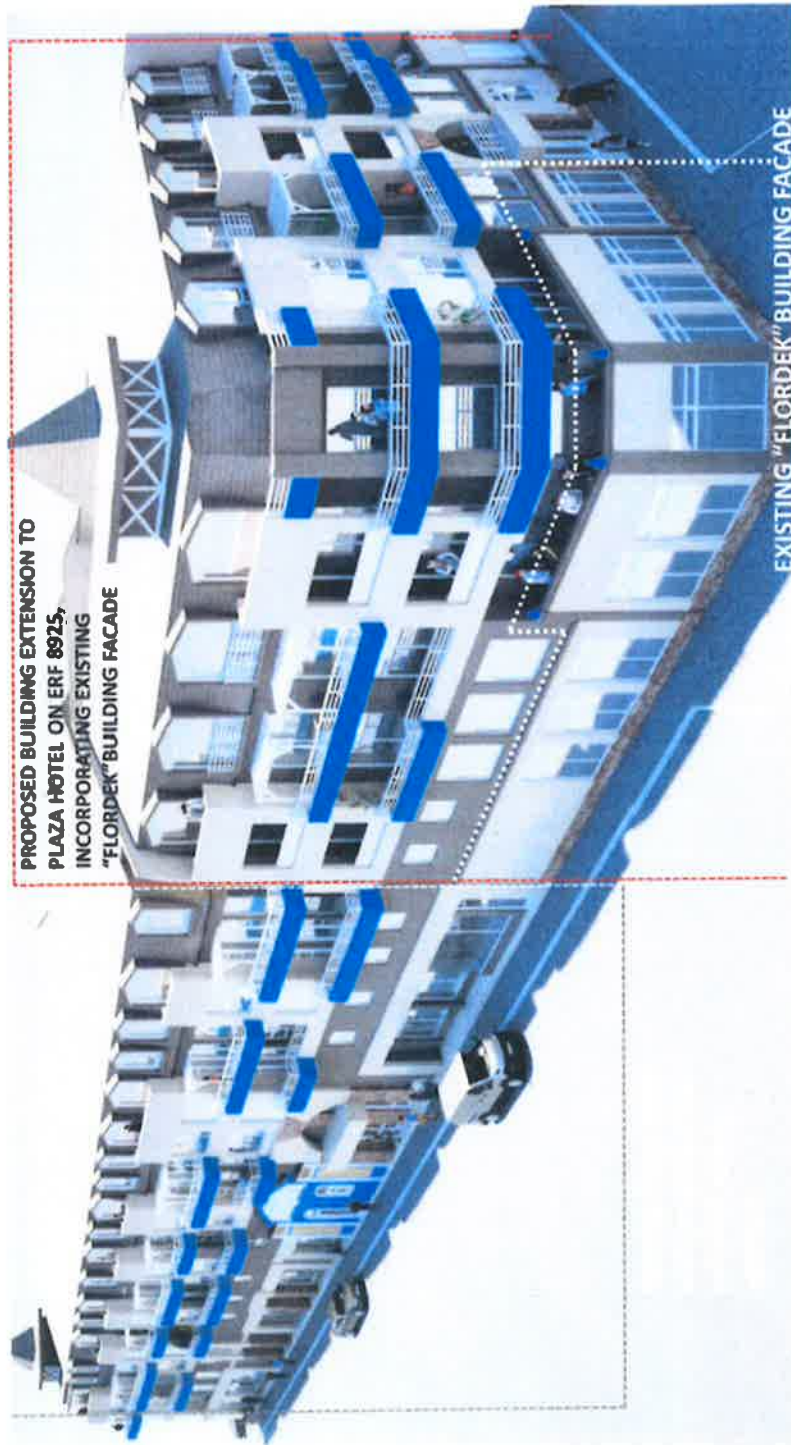
Existing Plaza Hotel
with proposed new
loft roof storey
addition

PROPOSED BUILDING
EXTENSION TO PLAZA HOTEL ON
ERF 8925, INCORPORATING
EXISTING "FLORDEK" BUILDING
FACADE

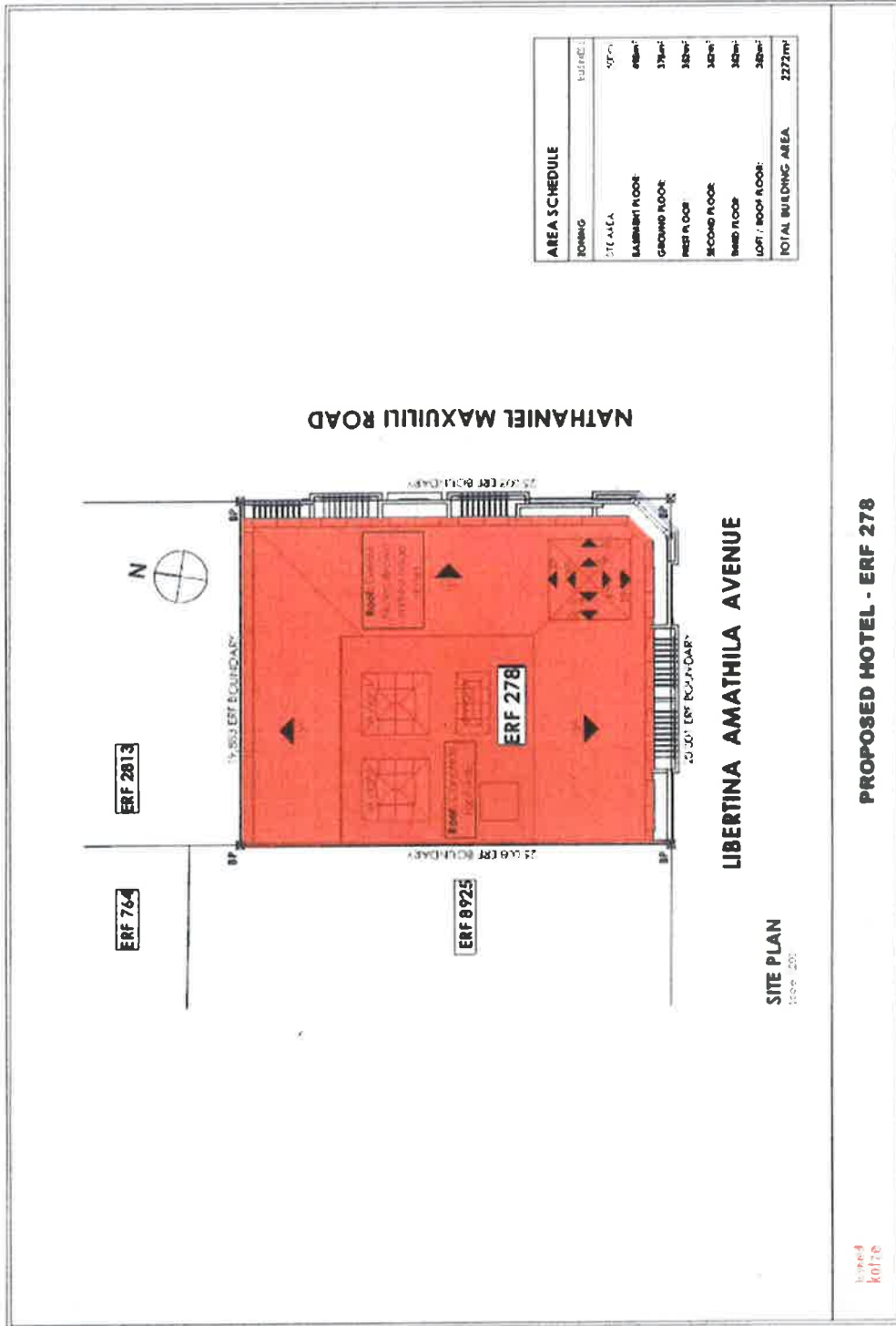
EXISTING "FLORDEK" BUILDING FACADE



ARTIST IMPRESSION – ERF 278 (Nathaneal Maxuili Str.)

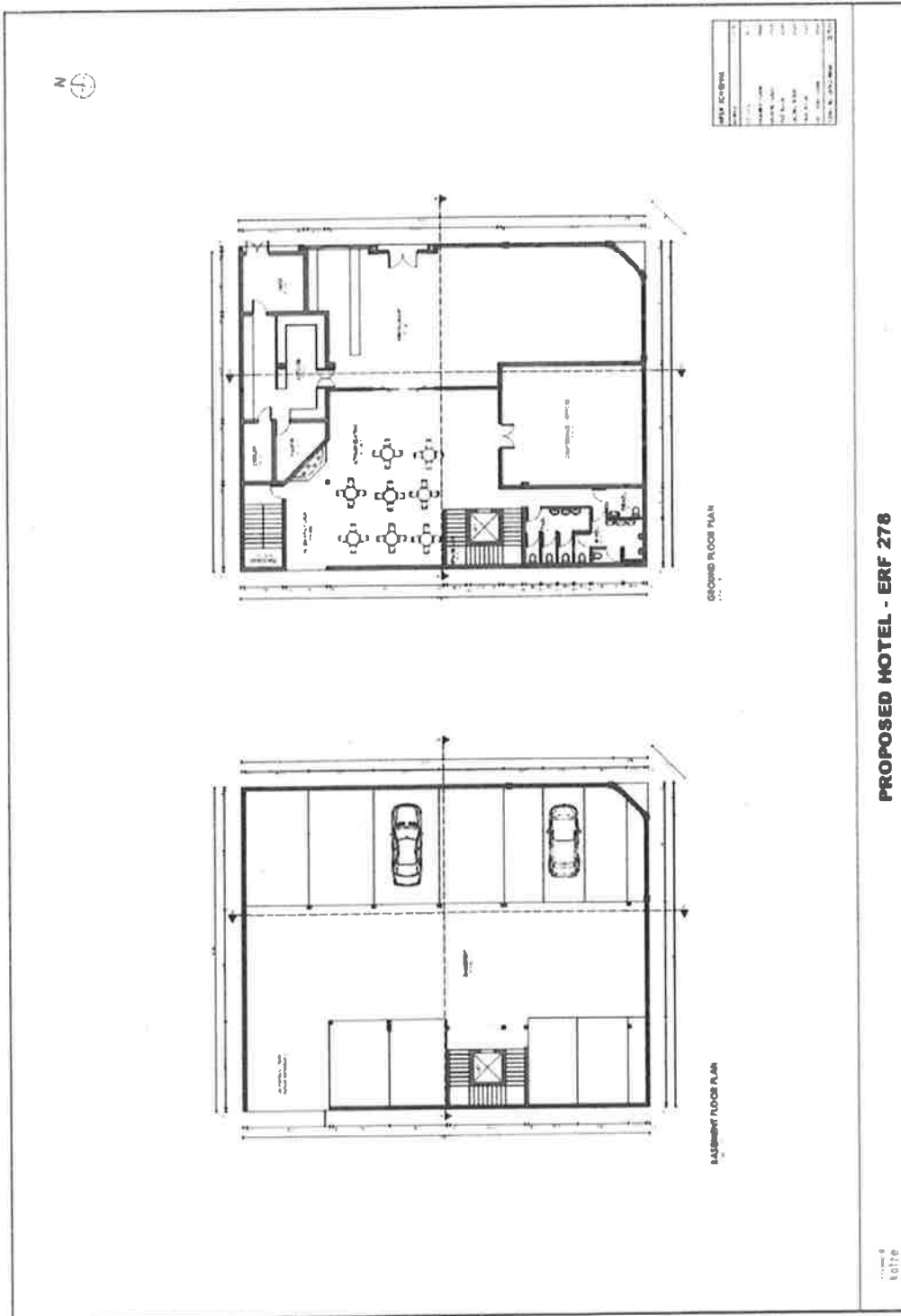


ARTIST IMPRESSION – ERF 278 (Nathaneal Maxuilli Str.)



PROPOSED HOTEL - ERF 278

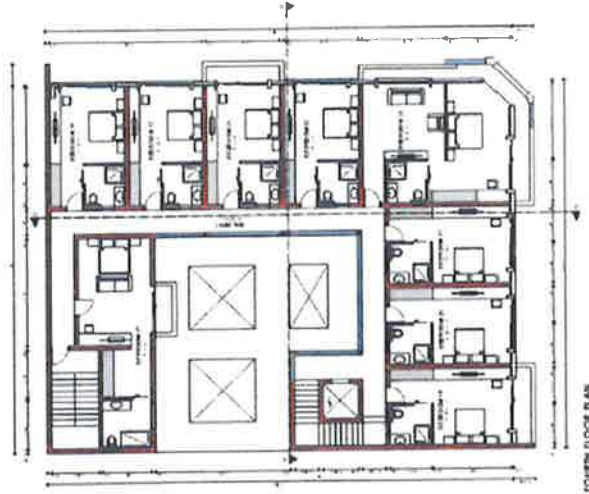
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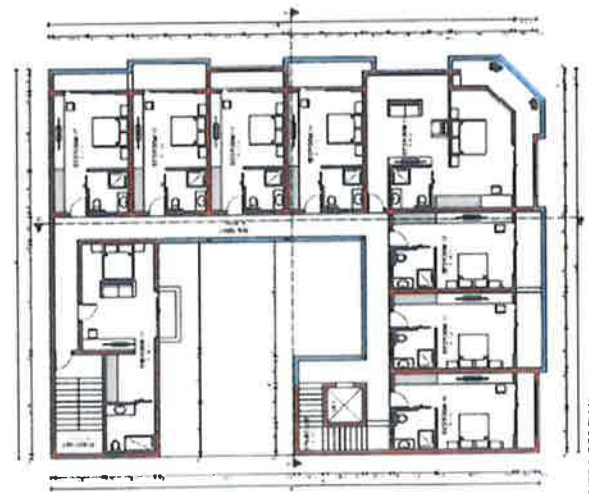


PROPOSED HOTEL - ERF 278

10119



FOURTH FLOOR PLAN

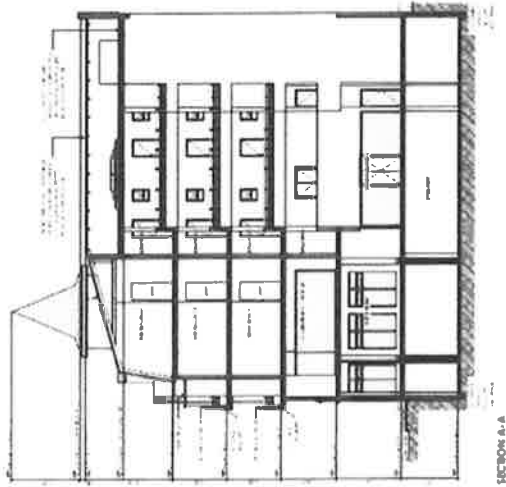
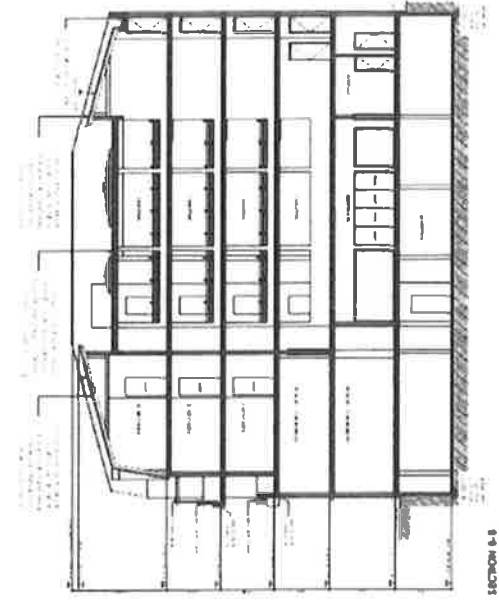


THIRD FLOOR PLAN

DATE	2026/06/29
PROJECT	PROPOSED HOTEL - ERF 278
SCALE	1:100
DESIGNER	ARCHITECTS
CLIENT	ARCHITECTS
PROJECT NO.	181
DATE	2026/06/29

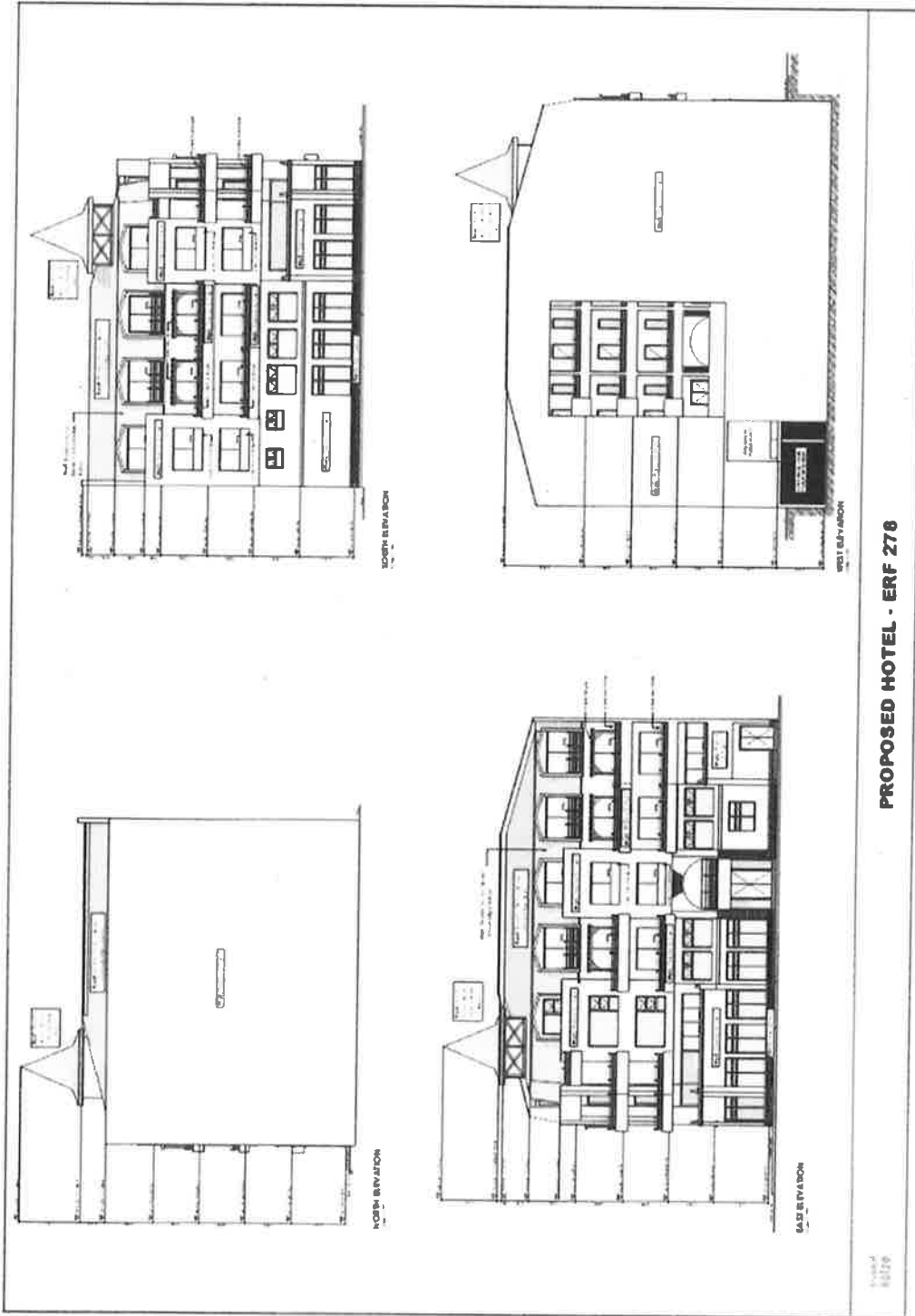
PROPOSED HOTEL - ERF 278





1:4
size

PROPOSED HOTEL - ERF 278



PROPOSED HOTEL - ERF 278

1:1000
2026





MUNICIPALITY OF SWAKOPMUND

APPLICABLE SWAKOPMUND ZONING SCHEME AND ITS ENFORCEMENT BY THE MUNICIPALITY OF SWAKOPMUND

The Swakopmund Municipality has noticed that there seems to be a confusion with the public regarding the applicability and enforcement of the Swakopmund Zoning Scheme. This notice is aimed at providing clarity concerning the applicable zoning scheme and its enforcement.

The applicable zoning scheme is the Swakopmund Operative Zoning Scheme made up of Amendment Zoning Schemes Number 12 to 70, inclusive of Amendment Number 61 which varied some clauses of Amendment Number 12, (particularly the bulk factors and height provisions).

In addition, the Swakopmund Municipal Council in July 2020 adopted a new zoning scheme, being known as the Draft Swakopmund Amendment Zoning Scheme Number 71, which lies with the Minister of Urban and Rural Development for approval.

In terms of Section 51(1)(2) & (3), of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), dealing with "prohibition of certain works, uses and activities on land pending approval of zoning scheme" and states that:

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.

Swakopmund Municipality has and will continue enforcing its zoning scheme by considering provisions of various amendments that made up the Swakopmund Operative Zoning Scheme as well as ensuring that proposed works, uses and activities are not in contradiction with the Council adopted zoning schemes. At this time, the scheme to which Section 51 applies is the adopted Draft Swakopmund Amendment Zoning Scheme Number 71, which will be substituting the current operative zoning scheme upon its approval and proclamation.

Should you require any further information regarding the content above, please do not hesitate to contact the Manager: Town Planning at Tel. (064) 410 4403, email: jhelts@swkmun.com.na

NOTICE NO: 62/2025

ALFEUS BENJAMIN
Chief Executive Officer

11.1.10

APPLICATION FOR THE REZONING OF ERF 5006, SWAKOPMUND, EXTENSION NO.14 FROM "SINGLE RESIDENTIAL" WITH A DENSITY OF 1:600M² TO "GENERAL RESIDENTIAL 2" WITH A DENSITY OF 1:250M²
(C/M 2026/06/29 - E 5006)

Ordinary Management Committee Meeting of 16 June 2026, Addendum 8.6
page 127 refers.

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

1. Purpose

The purpose of this submission is for Council to consider the application for the rezoning of Erf 5006, Swakopmund Extension 14 from "Single Residential" with a density of 1:600m² to "General Residential 2" with a density of 1:250m².

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 5006, Swakopmund Extension 14 from "Single Residential" with a density of 1:600m² to "General Residential 2" with a density of 1:250m². The application is attached as **Annexure A**.

3. Zoning, Size and Locality

Erf 5006, Swakopmund Extension 14 is zoned "Single Residential" and is 1264m² in extent. Erf 5006, Swakopmund Extension 14 is located along Onyx Street and currently has a substation located on it. See the locality plan below:



Figure 1: Locality plan for Erf 5006, Swakopmund, Extension 14

4. Ownership

The ownership of Erf 5006, Swakopmund, Extension 14 vests in Hartmann Investments Eighty-Seven cc as held in the Deed of Transfer No. T 2280/1982. See **Annexure B**.

5. Access, Municipal Services and Parking

Access to Erf 5006, Swakopmund Extension 14 is obtained via Onyx Street and will be maintained due to the design of the erf as the entrance is only 7 meters in width. According to the applicant, alternative access will be pursued at a later stage as there are future intentions to consolidate Erf 5006, Swakopmund Extension 14 with Erven 21 and 22 Vogelstrand.

The property is connected to the existing bulk and internal municipal services; however, any additional requirements will be for the account of the applicant to the satisfaction of the General Manager: Engineering Services. Parking will be calculated and provided accordingly on-site in terms of the Swakopmund Zoning Scheme.

6. Public Participation

The proposed rezoning of Erf 5006, Swakopmund Extension 14 was advertised in the Republikein and the Namibian newspapers on the 22nd and 29th of October 2025. Neighbouring property owners were also notified in writing of the intent, and a notice was placed on site and was published in the Government Gazette No. 8910, Item No. 302 dated 30th April 2026. The closing date for objections was the 19th May 2026. No objections were received. Please see proof of notice report attached as **Annexure C**.

7. Development Proposal

It is the intention of the owner to rezone Erf 5006, Swakopmund Extension 14, from single residential with a density of 1:600m² to general residential 2 with a density of 1:250m² in order to establish an upmarket camping facility on Erf 5006, Swakopmund Extension 14. The facility will be comprised of five (5) individual camping spots each with its own toilet and bathroom facilities. In the absence of an appropriate zone, the applicant opted for the general residential zone.

The owner intends to consolidate Erf 5006, Swakopmund Extension 14 with Erven 21 and 22 Vogelstrand in the future, however, due to the lengthy and costly process involved as a result of the incorporation, the owner wishes to get Erf 5006, Swakopmund Extension 14 operational first before any other action such as consolidation is undertaken.

8. Compensation

The proposed rezoning of Erf 5006, Swakopmund Extension 14 from "Single Residential" with a density of 1:600m² to "General Residential 2" with a density of 1:250m² is subject to a compensation fee with respect to betterment fee calculated in accordance with Section 9 (b) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) Regulations in conjunction with the national Betterment Fee Policy of 2009.

9. Evaluation

Camping facilities on residential erven is a new concept. The Swakopmund Zoning Scheme is generally silent on them particularly within a residential set-up; however, provision is made for something similar under the Agricultural zone, under the definition for "tourist establishments". This definition makes provision for a caravan park. In another instance, the municipal bungalows are on land that is zoned "special" for the purpose of a "caravan park". The same applies to the camping facilities at the Mile 4 caravan park.

The aforementioned facilities are not embedded within residential areas, rather they are placed on the edges of the town (peri-urban areas). Camping facilities are "transient" in nature and can be high impact with different types of traffic moving in and out of the area. In South Africa, most of the land use schemes define "camping sites" as a type of tourist establishment. A developer would typically apply for Consent Use (under an existing Agriculture or Open Space zone) or a full rezoning to a "Special" or "General Business" zone that allows for a "Place of Instruction or Leisure." The Swakopmund Zoning Scheme does not make provision for "a place of leisure".

This application is seeking to rezone from single residential to general residential for the purposes of establishing a camping facility within a residential area is not advisable, however, the application for rezoning from single residential with a density of 1:600m² to the general residential zone with a density of 1:250m² can be favourably considered. It aligns with the Swakopmund Structure Plan in terms of densification and also compliments the owners long term vision of consolidation Erf 5006, Swakopmund Extension 14 with Erven 21 and 22 Vogelstrand.

In terms of the Environmental Management Act, (Act No. 7 of 2007), an Environmental Clearance Certificate would ordinarily been required as the construction of recreational sites is a listed activity, however due to the aforementioned recommendation, it is no longer required.

10. Conclusion

It is suggested that the application for rezoning from single residential with a density of 1:600m² to the general residential zone with a density of 1:250m² for the purposes of establishing a camping facility on Erf 5006, Swakopmund Extension 14 not be favourably considered as it is foreseen to have adverse impacts on the area. The application for rezoning of Erf 5006, Swakopmund Extension 14 from single residential with a density of 1:600m² to the general residential zone with a density of 1:250m² for purposes prescribed under the Swakopmund Zoning Scheme provisions should be considered instead of a camping facility.

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

RECOMMENDED:

- (a) That the rezoning of Erf 5006, Swakopmund, Extension 14 from *Single Residential* with a density of 1:600m² to *General Residential* with a density of 1:250m² for the purposes of establishing a camping facility be turned down.
 - (b) That Erf 5006, Swakopmund, Extension 14 be rezoned from single residential with a density of 1:600m² to general residential with a density of 1:250m².
 - (c) That the rezoning of Erf 5006, Swakopmund Extension 14 from single residential with a density of 1:600m² to general residential with a density of 1:250m² be subject to a 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 Services Department for approval.
 - (d) That all the parking be provided on-site in line with the Swakopmund Zoning Scheme and no parking on street reserve; shall be tolerated.
 - (e) That the applicant be informed of Council's decision and their right to appeal to the Minister against Council's Resolution in terms of Section 110 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) within 21 days of receipt of notice of this Resolution, provided that written notice of such an appeal shall be given to the Ministry, as well as Council within the said period.
-

16

22-03-07.5006

E 5006

*withdrawn***TOWN PLANNING & PROPERTIES**

PO BOX 1598
 SWAKOPMUND, NAMIBIA
 +264 81 122 4567
 +264 81 122 4697
 a.t.d@swakopmund.com

Chief Executive Officer
 Municipality of Swakopmund
 PO Box 53
 Swakopmund
 Namibia



5 January 2026

Dear Sir,

APPLICATION 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.

Application is herewith made in terms of the Urban and Regional Planning Act of 2018, on behalf of the owner of Erf 5006, Extension No. 14, Swakopmund, Messrs M HARTMANN INVESTMENTS EIGHTY SEVEN CC, 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.

1. BACKGROUND

The owner of the property has recently acquired the property for the specific reason that it borders other properties that are registered in the client's name. Due to the nature of activities currently being performed on the adjacent properties and the fact that future consolidation of these properties is already in the planning phase, the owner is required to apply for a land use change to match the neighbouring property.

The idea is to establish and upmarket camping facility on the premises that is linked to Atlantic Villa establishment. There is no zoning for a camping facility and the current practise is to allow such use on a general residential property. As per other camping areas also being entertained on such zoning, we herewith wish to formally apply for the same rights.

2. LOCALITY AND ERF SIZE

Erf 5006, Swakopmund, Extension No. 14, currently measures approximately 1264m² in extent and is located Onyx Street (**Annexure A**). The erf is located in an area with a mix of Single Residential and General Residential uses being exercised. The neighbouring properties also owned by the client currently all enjoy a General Residential zoning.

3. OWNERSHIP

According to the Deed of Transfer Nr. 6760/2024, ownership of Erf 5006, Swakopmund, Extension No. 14, currently vests with M HARTMANN INVESTMENTS EIGHTY SEVEN CC (Annexure B1). Power of Attorney from the owner is attached as Annexure B2. There exist no conditions within the Title Deed that prohibits the intended intention to rezone the property.

4. ACCESS TO THE PROPERTY

Access to the property is obtained from Onyx Street. Due to the design of the property the entrance area to the property is only 7m wide and as such access possibilities other than what is currently being practised will not be possible. The entrance to the property shall remain fixed until the consolidation with Erven 21 and 22 is completed. Only then is there a possibility of alternative access.

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 would have been taken into consideration with the initial planning phases of the extension and the EIA that is done for the proposed extension.

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 to 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 spaces 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

The client is of the intention to establish an upmarket, safe and secure camping facility on Erf 5006, Swakopmund, Ext. 14. In order to construct and maintain 5 such individual camping spots on one property it will be needed to change the zoning of the property and the density. In the absence of a specific zoning allocated for the use, and as per current trend, a general residential zoning will be required and a density change to accommodate the number of intended Camping spots (Each with its own toilet and bathroom facilities). In short it is needed to rezone from Single Residential (**Annexure C1**) to General residential (**Annexure C2**).

It is also the intention of the owner to in future consolidate Erf 5006, Ext. 14 with Erven 21 & 22 Vogelstrand. Due to the erven being located in different extensions it makes the processes involved rather lengthy and costly. It is the intention to first get Erf 5006 operational and get the zoning in line with general residential with a density of 1.250m² requirement to allow the consolidation. The facility will operate in collaboration with Erven 21 and 22, Vogelstrand that is currently occupied by Atlantic Villa. The use will remain residential in character and will not interfere with the amenities of the neighbourhood.

9. ADVERTISEMENTS

Advertisements for the proposed Rezoning of Erf 5006, Swakopmund, Ext. 14, 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 the opinion that the use will fit with the surrounding area as the nature of activities that the property will be used for is similar to the primary use of surrounding property. The zoning and density that is being applied for will be no different from the neighbouring properties of Atlantic Villa. As previously indicated, the owner is of the intention to consolidated the properties but in order to do that the correct zoning should first be obtained.

The intentions of the client will not place any burden on the current infrastructure and services of the area. The intended use will be far less intrusive on the services as minimal usage of facilities are normally associated with camping facilities. No objections were received against the intentions meaning the neighbouring properties are in support of the intentions.

12. APPLICATION

On behalf of our client/s, we herewith formally apply to 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.**

It is trusted that Council will find the above application 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, 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 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

Prepared by me

[Signature]
CONVEYANCER
BEZUIDENHOUT C

2024-10-21	(No. B 4057)	10024
MORTGAGED		
On N\$ 1 275 000-00	letter instrument for	
an additional amount not exceeding N\$ 255 600-00		
DEEDS OFFICE WINDHOEK		
		<i>[Signature]</i> REGISTRAR OF DEEDS

DEED OF TRANSFER T 6760 / 2024

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

MUNICIPAL COUNCIL OF SWAKOPMUND

dated the 18th day of October 2024 and signed at Swakopmund.

[Signature]
D.N.

AND the said appearer declared that his said Principal had truly and lawfully sold on 19 July 2024.:

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

M HARTMANN INVESTMENTS EIGHTY SEVEN CC

Registration Number CC/2018/06280

Its successor-in-title or assign,

CERTAIN ERF NO 5006 SWAKOPMUND
(EXTENSION NO 14)

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

EXTENT 1284 (ONE TWO SIX FOUR) SQUARE METRES with General Plan S.G. No
A.1386/2016

AND HELD BY CERTIFICATE OF REGISTERED TITLE NO T7097/2017

SUBJECT to the conditions imposed in terms of Government Notice No 328 of 2017, but
substituted by conditions applicable under the Urban and Regional Planning Act
No 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 on the erf at all times be subject to, the provisions of the Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No 5 of 2018).



WHEREFORE the appearer, renouncing all the rights and title which the TRANSFEROR heretofore had to the premises, did, in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same and that, by virtue of these presents, the said TRANSFEREE, its successor-in-title or assign, now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights; and finally, acknowledging that the purchase price is the sum of N\$1 420 000.00.

SIGNED at WINDHOEK, on 2024-11-21
together with the appearer, and confirmed with my seal office.


SIGNATURE OF APPEARER

In my presence,





REPUBLIC OF NAMIBIA
CLOSE CORPORATIONS ACT, 1988
(Section 12, 13, 14, 24, 27, 29, 47 and 60)
(Regulations 2, 3, and 13)

CC 1

Founding Statement

Before filling in the form, first see notes on page 2

REGISTRATION NUMBER OF CORPORATION 1806280	DATE OF RECEIPT
---	-----------------

Full name of corporation **M HARTMANN INVESTMENTS EIGHTY SEVEN CC**

Literal translation of name (if applicable) N/A

Shortened form of name (if applicable) N/A

Description of principal business **INVESTMENTS IN PROPERTY AND GENERAL INVESTMENTS.**

Date of end of financial year **LAST DAY OF FEBRUARY EACH YEAR**

Postal address **P.O. BOX 4440, WALVIS BAY, NAMIBIA**

Address of registered office (not post office box) **128, 6TH STREET, WALVIS BAY, NAMIBIA**

Name and address of accounting officer **FINANCIAL CONSULTING SERVICES (PROPRIETARY) LIMITED
P.O. BOX 4440, WALVIS BAY, NAMIBIA**

(Attach written consent to appointment)

Full name of association or body of which accounting officer is a member **NAMIBIA INSTITUTE OF
PROFESSIONAL ACCOUNTANTS**

Membership/Practice no **20007**

REPUBLIC OF NAMIBIA
CLOSE CORPORATIONS ACT, 1988
(Section 12, 13, 14, 24, 27, 29, 47 and 60)
(Regulations 2, 3, and 13)

CC 1

Founding Statement

Before filling in the form, first see notes on page 2

REGISTRATION NUMBER OF CORPORATION <u>CC 1201806280</u>	DATE OF RECEIPT <u>27 JUNE 2026</u>
--	--

Full name of corporation M HARTMANN INVESTMENTS EIGHTY SEVEN CC

Literal translation of name (if applicable) N/A

Shortened form of name (if applicable) N/A

Description of principal business INVESTMENTS IN PROPERTY AND GENERAL INVESTMENTS.

Date of end of financial year LAST DAY OF FEBRUARY EACH YEAR

Postal address P.O. BOX 4440, WALVIS BAY, NAMIBIA

Address of registered office (not post office box) 128, 6TH STREET, WALVIS BAY, NAMIBIA

Name and address of accounting officer FINANCIAL CONSULTING SERVICES (PROPRIETARY) LIMITED
P.O.BOX 4440, WALVIS BAY, NAMIBIA

(Attach written consent to appointment)

Full name of association or body of which accounting officer is a member NAMIBIA INSTITUTE OF
PROFESSIONAL ACCOUNTANTS

Membership/Practice no 20007



SPECIAL POWER OF ATTORNEY

I/We, the undersigned,

JOHANNES GERHARDUS VAN DER MERWE (ID: 691004 0009 2)

In my/our capacity as

100% MEMBER OF M HARTMANN INVESTMENTS EIGHTY SEVEN CC, BEING THE REGISTERED OWNER OF ERF 5006, SWAKOPMUND EXTENSION NO.14.

do hereby nominate, constitute and appoint,

VAN DER WESTHUIZEN PLANNING & PROPERTIES CC, P O BOX 1698, SWAKOPMUND

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

- ✓ **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.**

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 24th day of December 2025

In the presence of the undersigned witnesses

WITNESSES:

1. 




 JOHANNES GERHARDUS VAN DER MERWE

Market Watch

Kleinadvertensies • Classifieds

SPERTYE: 13:00 TWE WERKSDAE VOOR PLASING
DEADLINES: 13:00 TWO WORKING DAYS PRIOR TO PLACEMENT

TEL: 061 297 2175 FAX: 061 239 6378
EMAIL: classified2@synerg1.com.na

Geen advertensies sal telefonies aanvaar word nie.

No advertisements will be accepted telephonically.

Table with 2 columns: INHOUDSOPGAWE and CONTENTS. Lists various categories like Deaths, Births, and Real Estate.

Table with 2 columns: RATES & DEADLINES and CONDITIONS OF ACCEPTANCE. Details advertising rates and terms.

WORLD STROKE DAY advertisement featuring a photo of a man and a woman, with text about stroke awareness.

LOCAL NOT ARIE ballroom... OUR CLIENT IS LOOKING FOR A... Zambor Hotels Namibia...

CONTRACTS OF ACCEPTANCE... THE CANDIDATE MUST HAVE... WE LOOK FOR WORD...

WE RECRUIT SERVICE... Looking for a 3 bedroom house... NOTICE: We Recruit & Associate...

THE REHOBOTH TOWN AND TOWNSHIPS NO 302 FROM UNDEVELOPED TO AGRICULTURE... NOTICE OF INTENTION...

NOTICE OF INTENTION... NOTICE OF INTENTION... NOTICE OF INTENTION...

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Advertisement for Prof. Gunther Heimbeck, featuring a portrait and contact information.

6

Market Watch

WEDNESDAY 23 OCTOBER 2025

Market Watch

Kleinadvertensies • Classifieds

SPERTYE: 13:00 TWEË WERKSDAE VOOR PLASING
DEADLINES: 13:00 TWO WORKING DAYS PRIOR TO PLACEMENT

TEL: 061 297 2175 FAX: 061 239 638
EMAIL: classified2@synergj.com.na

Geen advertensies sal telefonies aanvaar word nie.

No advertisements will be accepted telephonically.

Table with 2 columns: RHOUDSOPGAWE and CONTENTS. Lists various items for sale or services available.

CONSENTS OF ACCEPTANCE:
To avoid disappointment of an advertisement not appearing on the date you wish, please book necessary classified ads, notices and display stands 2300 two working days prior to placing a handling fee of 10% payable on completion of the ad.

NATIONAL NUT DAY advertisement featuring an image of hands holding nuts and text about the day.

Volunteer Wanted
Delona Organisations offers quality holistic education to learners from Pre-Primary to Grade 9 in the Oshana Region.

IN THE High Court of Namibia Main Division
Case No. HC-MD-LAB-AA-2023/00044

IN THE High Court of Namibia Main Division
Case No. HC-MD-LAB-AA-2023/00254

Regional Notices Legal Notices
Notice of Intention in Terms of the Urban and Regional Planning Act of 2018

Regional Notices Legal Notices
Notice of Intention in Terms of the Urban and Regional Planning Act of 2018

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Regional Notices Legal Notices
Notice of Intention in Terms of the Urban and Regional Planning Act of 2018

Nicolaas Stephanus "Nickle" Smit advertisement with photo and contact information.

18 CLASSIFIEDS

CLASSIFIEDS

(081) 208 0800/44

(081) 220 584

classifieds@nepc.com.nz



SERVICES GENERAL NOTICE LEGAL NOTICE NOTICE OF INTENTION NOTICE OF INTENTION NOTICE OF INTENTION NOTICE OF INTENTION NOTICE OF INTENTION NOTICE OF INTENTION

CLASSIFIEDS

Notice and Details: To avoid disappointment... Services (VAT Inclusive): Legal Notice \$1550.00, Liquor Licence \$1550.00, Name Change \$1550.00, Birthdays \$1550.00, Court Notices from \$1550.00, Testimonies \$1550.00, Taxes and Conditions Apply

DO YOU URGENTLY NEED CASH? 24 HOUR SERVICE... 45% interest... 081 220 584

NOTICE LEGAL NOTICE

NOTICE OF INTENTION

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2016... Section 224(1) of the Act...

PLEASE NOTE THAT THE... Section 224(1) of the Act...

PLEASE BE ADVISED THAT THE... Section 224(1) of the Act...

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PLEASE BE ADVISED THAT THE... Section 224(1) of the Act...



CALL FOR PUBLIC PARTICIPATION... UGITE... Call for public participation...

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PLEASE NOTE THAT THE... Section 224(1) of the Act...

PLEASE BE ADVISED THAT THE... Section 224(1) of the Act...

WIDEMIA... Give your business the best boost you can! Advertise in our weekly motoring supplement WIDEMIA...

EMPLOYMENT OFFERED... ZANIER... Employment opportunities...

ZANIER... Executive Rates Available for building for the General Manager... Employment opportunities...

Additional notices and legal information at the bottom of the page.

LIST OF REGISTERED ITEMS POSTED



by Van De Walle, Jeroen, Planning & Reporting

nampost

Sender's reference no.	Addressee's name and address	Registration no.
1 Erf 5001 Suk, Ext 14	Am Stehouwer PO Box 2060 Wierden, 1000	RR 015 205 406 NA
2 Erf 5000 Suk, Ext 14	LB Vulliamis PO Box 4104 Wierden, 1000	RR 015 205 411 NA
3 Erf 5000 Suk, Ext 14	FK Simons PO Box 2071 Scherpenheuvel, 1300	RR 015 205 425 NA
4 Erf 5001 Suk, Ext 14	PN Koolhaas PO Box 2018 Oudegraven, 1500	RR 015 205 439 NA
5 Erf 21 Vogelweid	M. H. B. van der Meer PO Box 604 Scherpenheuvel, 1300	RR 015 205 442 NA
6 Erf 25 Vogelweid	Et. van der Meer PO Box 550 Scherpenheuvel, 1300	RR 015 205 456 NA
7 Erf 4900 Suk, Ext 14	LN Hooft PO Box 2555 Wierden, 1000	RR 015 205 460 NA
8 Erf 5000 Suk, Ext 14	KMN Schmalhe & Kambougi PO Box 27457 Wierden, 1000	RR 015 205 473 NA
9 Erf 22 Vogelweid	GDH InceLokate Services PO Box 550 Scherpenheuvel, 1300	RR 015 205 487 NA

Number of items

9/10

Received by

[Signature]

Date-stamp



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



TOWN PLANNING & PROPERTIES

 PO BOX 1508
 SWAKOPMUND, NAMIBIA
 +264 81 122 0501
 +264 81 122 0551
 info@westhuizen.co.na

ERF 5018, SWAKOPMUND EXT 14
 KMN SHAMATHE & KAMBUNGA
 P O BOX 27457
 WINDHOEK
 10005

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 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.

Yours Faithfully,



A R VAN DER WESTHUIZEN



Swakopmund currently measures approximately 500m² in extent and is located along Linerlina Amathis 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: 0811224661
Email: andrew@vdwtp.com
P.O. Box: 1598 Swakopmund

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 clients, 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: 0811224661
Email: andrew@vdwtp.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 clients, 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 Sudstrand 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.



GOVERNMENT GAZETTE

OF THE

REPUBLIC OF NAMIBIA

N\$26.40

WINDHOEK - 30 April 2026

No. 8910

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2026

REZONING OF ERF 5006, SWAKOPMUND EXTENSION 14

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 5006, Swakopmund Extension 14, 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 5006, Swakopmund Extension 14 from "single residential" with a density of 1:600 to "general residential" with a density of 1:250.

Erf 5006, Swakopmund Extension 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, 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 19 May 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

No. 303

2026

REZONING OF ERVEN 5687 TO 5697, 5706 TO 5718, 5719 TO 5733, AND 5667 TO 5678, ONGWEDIVA EXTENSION 13

Nghivelwa Planning Consultants (Town and Regional Planners) on behalf of the owner of Erven 5687 to 5697, 5706 to 5718, 5719 to 5733, and 5667 to 5678, Ongwediva Extension 13 has applied to the Ongwediva Town Council and intends applying to the Urban and Regional Planning Board for:

Rezoning of Erven 5687 to 5697, 5706 to 5718, 5719 to 5733, and 5667 to 5678, Ongwediva Extension 13 from "single residential" with a density of 1:600 to "business" with a bulk of 2.0.

The intention for the owner to rezone the property is to allow for the conversion of the area from a low intensity land use of residential to a higher intensity land use of business.

Andrew van der Westhuizen <andrew@vdwtp.com>

RE: Objections // Rezoning of Erf 5006, Swakopmund Ext 14

1 message

Tue, Dec 30, 2025 at 12:25 PM

Hilaria Kevanhu <hkevanhu@swkmun.com.na>

To: Andrew van der Westhuizen <andrew@vdwtp.com>, Jennipher Batley <jbatley@swkmun.com.na>, Johanna Angolo <jangolo@swkmun.com.na>

Good day Andrew

I have not picked up anything on our database, however, I am still waiting on a response from archives, please bear with us whilst we confirm.

Regards

Hilaria Kevanhu
Town Planning Technician

Tel: +264 64 410 4404 Email: hkevanhu@swkmun.com.na
Cell: +264 81 124 4136 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: Sunday, 28 December 2025 11:09 AM

To: Hilaria Kevanhu <hkevanhu@swkmun.com.na>; Jennipher Batley <jbatley@swkmun.com.na>; Johanna Angolo <jangolo@swkmun.com.na>

Subject: Fwd: Objections // Rezoning of Erf 5006, Swakopmund Ext 14

Good day,

Would you please be so kind and indicate to us whether you have received any objections. Please see the email correspondence below

Kind Regards,

Andrew van der Westhuizen

[Redacted]

----- Forwarded message -----

From: Andrew van der Westhuizen <andrew@vdwtp.com>
Date: Wed, Nov 19, 2025 at 9:29 AM
Subject: Objections // Rezoning of Erf 5006, Swakopmund Ext 14
To: Johanna Angolo <jangolo@swkmun.com.na>, Jennifer Batley <jbatley@swkmun.com.na>

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 5006, Swakopmund Ext 14. The deadline for objections was on the 14th of November 2025.

Kind Regards,

Andrew van der Westhuizen

[Redacted]

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11.1.11 **APPLICATION FOR THE SUBDIVISION OF FARM NO. 163 SWAKOPMUND INTO PORTIONS A, B, C, D AND REMAINDER AND THE RESERVATION OF PROPOSED PORTION "D" FOR THE PURPOSE OF PUBLIC ROAD OR STREET**
(C/M 2026/06/29 - FARM 163)

Ordinary Management Committee Meeting of 16 June 2026, Addendum **8.7** page **157** 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 to subdivide Farm 163 into Portions A, B, C, D and Remainder in terms of Section 105 (1) (e) (ii) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018).

2. Introduction and Background

An application to subdivide Farm 163 into Portions A, B, C, D and Remainder has been received by the Town Planning Department from van der Westhuizen Town Planning and Properties, acting on behalf of the Municipality of Swakopmund. According to the applicant, the proposed road is coming a long way. There has been an issue with access for certain portions and farms, and the solution is to effectively undertake the statutory procedures to secure access to the abutting portions and farms for future development and even the sale of their properties.

As it currently stands, there is an issue with access for certain portions, that even a dispute erupted between the owners of Portion 141, Portion 74, Remainder of Portion 156. The applicant further indicated that the only way to effectively deal with the situation is to proceed with the statutory procedures to correspond with the previous decisions by the Minister of Urban and Rural Development of the 6 December 2006 and May 2015. The Board and Minister's letter are attached as **Annexure B**.

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

3. Ownership

Ownership of Farm 163, Swakopmund is held in the Government Grant T 3401/1986 and vests in Municipality of Swakopmund. Proof of ownership has been attached together with the application.

4. Zoning, Locality and Size

Farm 163, Swakopmund is "undetermined". The area of concern is situated towards the most eastern part of the Swakopmund Smallholdings, and the proposed road will be alongside the boundaries of Portion 42, Richthofen No. 237, Richthofen No. 156 and Tannenhof No.74. the remaining extent of Farm 163, Swakopmund is approximately 9400.7830 hectares.

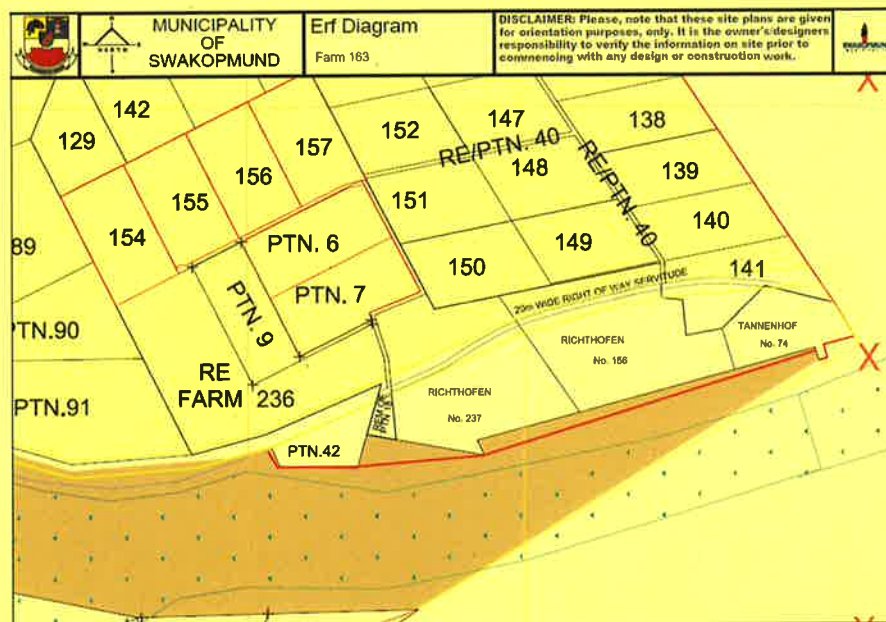


Figure 1: Farm 163, Smallholdings locality and zoning map *the red line proposed road

5. Access and municipal services

As of current, three of the above-mentioned properties, namely, Portion 42, Richthofen No. 237, Richthofen No. 156 obtain access directly from the D1901 road that runs through the smallholdings and provides access to most properties within the Swakopmund Smallholdings.

Tannenhof No. 74 obtains access via a right of way servitude registered against Portions 141 and 156 of Farm 163.

The area is serviced with the basic services. In terms of sewer, all houses have septic tanks. 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).

6. Public Consultation

In terms of the Urban and Regional Planning Regulations, Regulation 10 (4), pertaining to the subdivision of land, only the affected neighbouring property owners must be notified. No publication of notices in newspapers and government gazette is required. The applicant notified the five (5) neighbouring property owners in writing of the intention for the proposed subdivision.

The closing date for objections or comments was Thursday, 20th of November 2025, and no objections were received.

7. Proposal

The intended creation of the road stems from the ministerial directive to construct the public road as currently being proposed. The intention is to subdivide Farm 163, Swakopmund into Portions A, B, C, D and Remainder, and offer the first three portions to the abutting properties the first

opportunity to buy or sell them to the public. Whilst Portion D will be reserved for the proposed 15m wide road.

The proposed road will effectively address the landlocked situation of Tannenhof No.74 and promotes further subdivision of the portions to 5Ha as they fall in "Urban Agriculture" 5Ha zone. The table below illustrates the subdivision proposal:

Portion Number	Size in hectares	Zoning
<i>Portion A</i>	0.6433	<i>Undetermined</i>
<i>Portion B</i>	2.7000	<i>Undetermined</i>
<i>Portion C</i>	0.8707	<i>Undetermined</i>
<i>Portion D</i>	3.3029	<i>Undetermined</i>
<i>Remainder of Farm 163</i>	9393.2661	<i>Undetermined</i>
Total	9400.7831	

8. Evaluation

The applicant indicated that the creation of the proposed road is due to the decision by the Namibia Planning Advisory Board (NAMPAB) by then, taken in 2006. The extract of the board's decision, attached as Annexure B1, did not instruct the Municipality of Swakopmund to construct the said road. However, on contrary, the ministerial letter dated 7 May 2015, also attached as Annexure B2, orders the Municipality of Swakopmund to adhere and implement the NAMPAB resolution Item 136/2006, "especially, the construction of the new service road."

For the item to end up at NAMPAB, there was an application made to Council in May 2014, to condone the action of registration of a Right of Way servitude over Portion 141. The Council took a decision as quoted below:

- (a) *That the present route of the road over Smallholding Plot 141 be retained as is.*
- (b) *That a "Right of Way" servitude, 20m wide and following the centreline of the existing road be registered over the property.*
- (c) *That the cost for the registration of the servitude be to Council's account.*
- (d) *That the owner of Smallholding Plot 141 be informed that no compensation shall be afforded for the registration of the servitude.*

The applicant by then, aggrieved by the Council's decision, decided to elevate the matter by appealing to the Minister of Urban and Rural Development.

The matter ended up in the High Court of Namibia, under case No. A287/2014. The court ruled on the 18th of March 2021, inter alia that:

".....
109.3 The relief sought by the applicants to direct the Municipal Council of the Municipality of Swakopmund to construct an alternative road for access to the Consolidated Farm Tannenhof No. 74 in the District of Swakopmund is refused.
....."

109.5 The applicants' application to Review and set aside the Council's decision taken on 27 May 2014 under Council Resolution C/M 2014/05/27 is refused.

109.7 The matter is regarded as finalised and is removed from the Roll."

It is believed that the judgement passed by the High Court is final and no need for Council to implement the directive of the Minister of Urban and Rural Development.

It also not clear whether the owners of portions abutting with the proposed Portions A, B and C are willing to purchase the said portions or not. The option by the applicant that the portions can be offered to the public members is not viable as they are smaller to stand alone, less than 5 hectares, unless they are being consolidated.

Moreover, all other portions as mentioned, Portion 42, Richthofen No. 237, Richthofen No. 156 have frontage access directly from D1901 Road and there is no need for additional access from the side of the river.

Only Tannenhof No. 74 that obtains its access through a right of way servitude over Portions 141 and 156 of Farm 163, Swakopmund, of which the court reinforced that *"the Consolidated Farm Tannenhof No. 74 in the District of Swakopmund is entitled to a servitude of right of way over Remainder of Farm Richthofen No 156, Farm Richthofen No. 237, and Portion 141 of the Farm No 163, subject thereto that the owners of the Consolidated Farm Tannenhof No. 74 pay just and fair compensation to the owners of the servient tenements."*

Lastly, it is not demonstrated in the application that Council has made financial provisions for the construction of the proposed road. Neither proof of Council decision committing to undertake this project nor appointment of the applicant to act on behalf of Council.

9. Conclusion

In the absence of what will happen to Portions A-C after they have been subdivided from Farm 163, it is suggested that the proposed subdivision of Farm 163, Swakopmund into Portions A, B, C, D and Remainder should not be supported.

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

RECOMMENDED:

- (a) **That the subdivision of Farm 163, Swakopmund into Portions A, B, C, D and Remainder be turned down.**
 - (b) **That the judgement of the High Court in March 2021 be respected.**
-

ANNEXURE A - APPLICATION

36

22-03-01-Farm 163

TOWN PLANNING & PROPERTIES

PO BOX 1598
SWAKOPMUND, NAMIBIA

Chief Executive Officer
Municipality of Swakopmund
PO Box 53
Swakopmund
Namibia



7 January 2026

Dear Sir,

APPLICATION FOR THE SUBDIVISION OF FARM NO. 163, SWAKOPMUND, INTO PORTION "A", "B", "C", "D" AND REMAINDER; AND THE RESERVATION OF PROPOSED PORTION "D" FOR THE PURPOSE OF "PUBLIC ROAD / STREET".

Van Der Westhuizen Town Planning & Properties CC is acting on behalf of the Municipality of Swakopmund, being the registered owner of Farm No. 163, Swakopmund, to undertake all necessary statutory procedures for the:

- Subdivision of Farm No. 163, Swakopmund, into Portion "A", "B", "C", "D" and Remainder; and
- the Reservation of proposed Portion "D" for the purpose of "Public Road / Street".

Application is herewith made to Council, in terms of the Urban and Regional Planning Act of 2018, for the subdivision of Farm No. 163, Swakopmund, into Portion "A", "B", "C", "D" and Remainder and the Reservation of proposed Portion "D" for the purpose of "Public Road / Street".

1. BACKGROUND

The intention for the proposed road has a long history and has recently become a necessity for the adjacent plot owners in term of securing access for future development and even the sale of their properties.

As it currently stands there is an issue with access for certain plots and the only way to effectively deal with the situation is to proceed with the statutory procedures to correspond with a previous decision by the Minister of the Ministry of Urban and Rural Development (Previously MRLGHRD).

The previous decision of the Minister on 6 December 2006 and May 2015 instructed the Municipality construct a road all along the southern boundaries of Portion 42, Richthofen No. 237, Richthofen No. 156 and Tannenhof No. 74 (**Annexure C1**).

All parties involved have now decided that the best course of action is to apply for the creation and construction of the Public Road, hence this formal application to Council.

2. LOCALITY & ERF SIZE & ZONING

The area of concern is situated towards the most eastern part of the Swakopmund river plots towards the eastern Townlands Boundary. The proposed road will be located along the boundaries of Portion 42, Richthofen No. 237, Richthofen No. 156 and Tannenhof No. 74. The entrance of the newly proposed road can be found at the Coordinates: -22.643719, 14.697435 (**Annexure A**).

Farm No. 163 is currently zoned as undetermined and is rather significant in size since it contains a large part of the townlands make up this portion of land.

3. OWNERSHIP

As previously indicated in this application, Farm No. 163 is owned by the Municipality of Swakopmund by means of Government Grant No T3401/1986, as part of the Swakopmund Municipal Town and Townlands (**Annexure B**). Farm No. 163 is currently zoned as undetermined land and Council may at its own discretion subdivide and allocate uses to the individual portions of land.

After the intended actions have been completed all newly created portions of land will remain the property of the Municipality unless offered to the neighbouring properties or general public for purchasing. The proposed public road will form part of the road network of the Swakopmund River Plots and will remain the property of the Municipality of Swakopmund.

4. INTENTION OF PROPOSED SUBDIVISION

It is the intention to complete all the statutory processes needed for the creation of a new public road that will ultimately resolve a long overdue land locked situation for certain River Plots. The intentions stem from a Ministerial instruction to construct the Public Road as currently being proposed.

It is the intention to subdivide Farm No. 163, Swakopmund, into 4 Portions and Remainder (**Annexure D1**). Portions A, B and C can be offered to the neighbouring properties to purchase or sold to the public. The Municipal Council of Swakopmund Municipality will determine the future of these plots. Portion D will be reserved for the proposed 15m wide Public Road. This road will effectively address the landlocked situation of Tannenhof No. 74 and effectively promote the subdivision of the adjacent plots to 5 ha and possible future connection with other road infrastructure in the surrounding.

The Swakopmund Municipality will formally create the road according to the norm on the plots and at its specified standards.

The Subdivision of Farm No. 163 into Portion A, B, C, D and Remainder

In order to create the road, it is needed to Subdivide Farm No. 163 into Portions A, B, C, D and Remainder. Portions A, B and C will be new portions of land with sizes ranging from 6433m² to 2.7ha. These portions will remain the property if the Swakopmund Municipality until their future is decided. These portions can also remain as undetermined portions of land that is part of the townlands.

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

Proposed Portions	Portion Sizes in ha
Portion A	0,6433 ha
Portion B	2,7000 ha
Portion C	0,8707 ha
Portion D (Public Road / Street)	3,3029 ha
Remainder of Farm 163	9393, 2661 ha
Total m²	9400, 7830 ha

Reservation of proposed Portion D for the purpose of a Public Road or Street

The reason for the exercise is concerning proposed Portion D that will ultimately be reserved for the purpose of a Public Road / Street (Annexure D2). This 15 m wide Public Road / Street will both alleviate the current situation concerning access to Tannenhof as well as accommodate and unlock the potential for future subdivisions.

5. TOPOGRAPHY

The site has a slight slope from north to south towards the river with relative flat portions of land making up the majority of the site as can be seen on the Contour Plan (Annexure D3). The area of concern can be argued to be relatively flat and there exist no natural features that would prohibit the proposed intentions of the Municipality. Due to its proximity to the Swakop River the topsoil is characterized by soft alluvial sand and clay banks deposited over the many years of the Swakop River that flows sporadically. The topsoil that is found on site consists mainly of fine dry sandy alluvial soil with scattered rocks ranging from fine sand cm to 4 - 10cm in size. The substrate consists of hard granite formations being normal for the coastal region.

Due to the fact that the proposed road will run along the side the river there is always the possibility of some flooding at times but it is not to say it will happen. Flooding do happen at times on the plots due to the area draining towards the river and the upper surfaces of some plots are pure rock. This allows for water to form streams and rivers which at times destroy the road infrastructure in the area. This specific road will be subject to the same elements and conditions and will require the same attentions after the rainy season as other roads in the area.

Topographical wise we do not see any reason why this proposed cannot be approved and supported by Council.

6. ACCESS

The proposed new Public Road will provide access for numerous plots and unlock the potential for the adjacent owners to subdivide their properties into smaller portions of 5ha, as per the Swakopmund Structure Plan. The newly proposed road will tap of the D1901 road that currently provides access to all the Swakopmund Smallholdings (River Plots).

Access to both the properties is 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 portions will also gain access via this access road. This road shall be constructed according to the specifications of the Swakopmund Municipality.

7. INFRASTRUCTURE AND SERVICES

The creation of the proposed Public Road will contribute positively in terms of the expansion of infrastructure services within the area.

The proposed Road reserve is 15 m in width and an actual road surface of 7 or 8 m and is constructed from natural material and compacted to form a hardened gravel road. These hardened gravel roads are the norm on the plots and is the accepted method by the Engineering Services Department of the Swakopmund Municipality.

Currently the area is serviced with basic services such as water provision, road infrastructure and refuse removal from the Swakopmund Municipality while electricity is supplied by Erongo Red.

As the intention is to create a new access road there is no need for any services. The Municipal decision on the remaining portions of land will determine what services will be needed. If any services area needed then connection could easily be made due to the close proximity of such services.

8. PUBLIC PARTICIPATION

Neighbouring property owners have been requested for their comments/objections on the proposed subdivision. Attached please find copies of letters to neighbours via registered mail (**Annexure E**). Site notices were also placed on the erf and Municipal Notice Board for public comments (**Annexure F**). Closing date for comments/objections to the proposed subdivision lapsed on 20 November 2025. By the closing of the objection period **NO** objection was received from the neighbouring properties or from the general public (**Annexure G**).

9. ENVIRONMENTAL CLEARANCE CERTIFICATE

As per the Environmental Management Act of 2007 the planning and construction of a public road is listed activity and as such is in need of an Environmental Clearance Certificate. Such procedure and application were completed and the Environmental Clearance Certificate was obtained from the Ministry of Environment, Forestry and Tourism (**Annexure H**).

10. CONCLUSION

The matter, as being attended to, has been an ongoing situation that is in dire need of being resolved as it is interest of all parties involved

Currently Tannenhof No 74 has no legal access point to the road infrastructure and as a result has to access the road infrastructure over Portion 141, Richthofen No. 157, Richthofen No. 237 and Remainder Farm No. 236.

This resulted from an unproclaimed road that was used as access all the years and the failure to register a right of way servitude over the properties in favour of Tannenhof No 74. This situation led to a court case that had no resolve for the issue. The Municipality was approached and it was resolved to apply for the creation of the road and have the recommendation of the Minister fulfilled.

The proposed Public Road will as a matter of fact resolve the long-standing issue with regard to securing access for Tannenhof. It will also relief the servient plots from providing access across the land portions. With the recent adoption of the Swakopmund Structure Plan certain plots, including the area under discussion, obtained new rights to subdivide into 5ha portions as opposed to the past norm of 10ha. The creation of this vital road will unlock the potential of the adjacent plots to subdivide into 5ha portions.

Currently Portion 141 is hampered in terms of development potential due to the illegal access road cutting across the land. The proposed road will as a matter-of-fact relief Portion 141 from this burden and allow the owners to develop the plot. Tannenhof and Richthofen No 156 will in the process obtain direct access from a proclaimed road and will no longer have to burden Richthofen No. 237.

It was also indicated by Erongo Red that as soon as the road is created, they will relocate their electricity lines along this road. This will have a significant positive impact on the surrounding plots as many electrical lines cut over the plots without any servitudes.

We feel that this application is in the best interest of the all the parties involved, including the Municipality of Swakopmund on whose behalf we are acting and administering the process at our own cost and time.

11. APPLICATION

Application is herewith made, on behalf of our client/s, in terms of the Urban and Regional Planning Act of 2018 for the:

- **SUBDIVISION OF FARM NO. 163, SWAKOPMUND, INTO PORTION "A", "B", "C", "D" AND REMAINDER; AND**
- **THE RESERVATION OF PROPOSED PORTION "D" FOR THE PURPOSE OF "PUBLIC ROAD / STREET".**

CONDITIONS TO BE REGISTERED AGAINST REMAINDER OF FARM NO. 163:

- (a) The conditions currently registered against the remainder be retained.

CONDITIONS TO BE REGISTERED AGAINST PROPOSED PORTION A, B & C:

IN FAVOUR OF THE LOCAL AUTHORITY

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

CONDITIONS TO BE REGISTERED AGAINST PROPOSED PORTION D:

- (a) Portion D to be reserved for street / public road.

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

Opgestel deur my:



long 2

CERTIFICATE of BERTIFIKAAT van... TITLE TITEL
 No. *Tadobass* Issued in terms of uitgereik krugters
 Section Artikel *40, Wet 47/37*
 In respect of *Plas N.C. 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000*
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 A. E. ARMSTRONG
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 J. D. VAN ZYL
 Registrasie Restant, S.W.A.

FOR PORTUGAL BOND
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VERWYSING: 19/3

GOEWERMENSCGRONDBRIEF NR

NADEMAAL Sekere Plase Nrs 163, 164 en 165, geleë in Registrasie-Afdeling "G", in die Gebied van Suidwes-Afrika krugters die "Crown Land Disposal Ordinance" 1903 (Transvaal), soos gewysig deur die "Crown Land Disposal Amendment Ordinance" 1906 (Transvaal) en toegepas op die Gebied van Suidwes-Afrika deur die "Crown Land Disposal Proclamation" 1920 (Nr 13 van 1920) en die "Crown Land Disposal Amendment Proclamation" 1920 (Nr 54 van 1920), saamgelees met Proklamasie AG 13 van 1977 en Wet 4 van 1979 op 14 Augustus 1979 geerken is aan die

MUNISIPALITEIT VAN SWAKOPMUND

KN NADEMAAL die skenking op 17 September 1986 aanvaar is.

21...
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ECC- 2502923

Serial: 26RYV8F2923



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

Subdivision of Farm No. 163, Swakopmund, into Portion A, B, C, D and Remainder; and the Reservation of Proposed Portion D for the purpose of "Public Road / Street".


 ENVIRONMENTAL COMMISSIONER

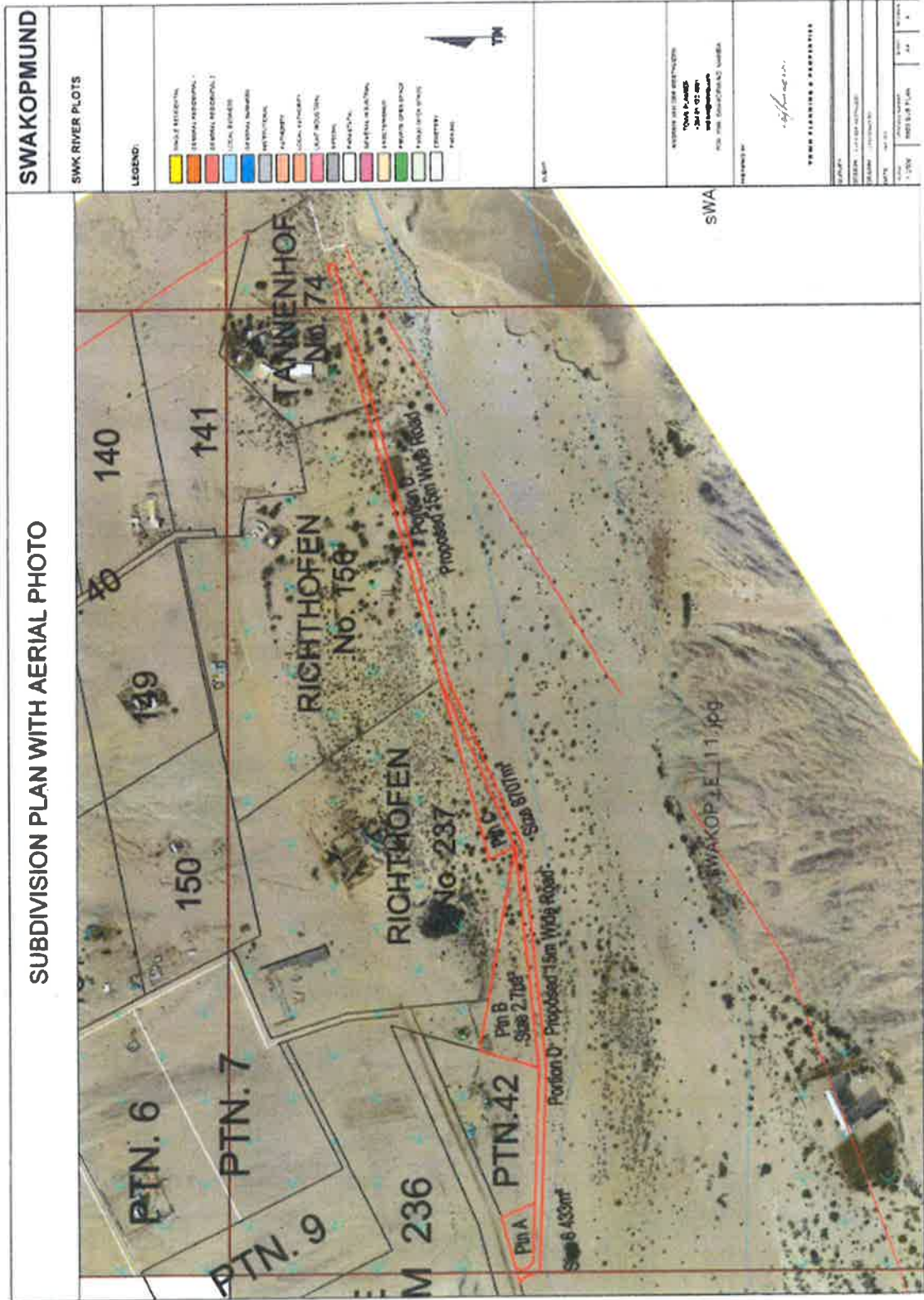
Issued on the date: **2026-09-24**

Expires on this date: **2028-09-24**

(See conditions printed overleaf)



This certificate is printed without erasures or alterations



LIST OF REGISTERED ITEMS POSTED ^{PAID} _{RR 015 205 163 NA}



by Van Der Westhuizen Tom Brannings Properties CC

Sender's reference no.	Addressee's name and address	Registration no.
Reference 251	177 Florida 18 Box 8987 Swakopmund, 13001	RR 015 205 703 NA
Reference 156	1603 S. G. W. B. Combari 18 Box 9399 Swakopmund, 13001	RR 015 205 717 NA
Reference 156	DK & M. Stewart 18 Box 8504 Swakopmund, 13001	RR 015 205 725 NA
Ref 42	1771 Kerkhof 18 Box 8116 Venter, Swakopmund, 13001	RR 015 205 734 NA
Reference 74	EPJ Bosa 18 Box 547 Swakopmund, 13001	RR 015 205 748 NA

7510 011 28064

Number of items

Received by

[Signature]

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



ANNEXURE B1 - NAMPAB RESOLUTION

EXTRACT FROM THE NAMPAB MINUTES OF 6 DECEMBER 2006 : ITEM 136/2006

RECOMMENDATION

That:

1. The subdivision of Portion 40 of the Farm 163, Swakopmund into Portions 129 to 153 and the Remainder (street), be approved in terms of Section 21 of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963), as amended;
2. The internal access road (Remainder Portion 40) be minimum of 15 m wide;
3. No new portion (smallholdings) be smaller than 10 ha;
4. A 15 m wide *Right of Way* Servitude be registered over Portion 18 of the Farm 163, Swakopmund in favour of the new portions;
5. The conditions currently registered against the Remainder and the new portions, be cancelled;
6. The following condition be registered against the Remainder and the new portions:

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.

SEP. 2008

ANNEXURE B2- MINISTER'S DIRECTIVE

C. 2 (25) PM 141



Republic of Namibia

Ministry of Urban and Rural Development

Tel: (+264 61) 297 5111
 Fax: (+264 61) 226 049
 E-mail: enquiries@mrlgh.gov.na
 Website: www.mrlgh.gov.na

Government Office Park
 Luther Street

Private Bag 13289
 Windhoek, Namibia

Enquiries: C.Tubalike
 Tel: (+264+61) 297 5228
 Fax: (+264+61) 297 226049

Our Ref.: 17/2/2/S2
 Your Ref.:

Date: 7 May 2015

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

**ATTENTION: MR. E. DEMASIUS**

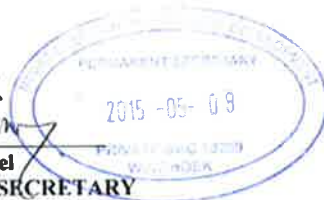
**ITEM NO. 92/2014: APPEAL AGAINST SWAKOPMUND MUNICIPAL COUNCIL
 RESOLUTION C/M 2014/05/27: CONSTRUCTION OF DISTRICT ROAD D1901 ON PORTION
 141 (A PORTION OF PORTION 40) OF THE FARM 163, SWAKOPMUND**

With reference to your above-mentioned application, you are hereby informed that the Minister of Urban and Rural Development has, on 7 May 2015, granted approval that the –

- Appeal against Swakopmund Municipal Council Resolution (C/M 2014/05/27): Construction of District Road D1901 on Portion 141 (a portion of Portion 40) of the Farm 163, Swakopmund be upheld; and
- Municipality of Swakopmund be informed to adhere and implement NAMPAB Resolution Item 136/2006 dated 6 December 2006, especially the construction of the new service road by the Municipality.

Yours sincerely


 Nghidinnua Daniel
 PERMANENT SECRETARY



All official correspondence must be addressed to the Permanent Secretary

- 11.1.12 **APPLICATION FOR THE REZONING OF ERF 2786 (A PORTION OF ERF NO.98), SWAKOPMUND PROPER FROM "SINGLE RESIDENTIAL" WITH A DENSITY OF 1:900M² TO "GENERAL RESIDENTIAL" WITH A DENSITY OF 1:50M² AND A BULK OF 3.0**
(C/M 2026/06/29 - E 2786)

Ordinary Management Committee Meeting of 16 June 2026, Addendum **8.8** page **175** 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 2786, Swakopmund Proper (A Portion of Erf No. 98) from "Single Residential" with a density of 1:900m² to "General Residential" with a density of 1:50m² and a bulk of 3.0.

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 2786, Swakopmund Proper (A Portion of Erf No.98) form "Single Residential" with a density of 1:900m² to "General Residential" with a density of 1:50m² and a bulk of 3.0. The application is attached as **Annexure A**.

3. Zoning, Size and Locality

Erf 2786, (A Portion Erf No.98) Swakopmund Proper is zoned "Single Residential" with a density of 1:900m² and is 1298m² in extent. Erf 2786, Swakopmund Proper (A Portion of Erf No. 98) is located in along Berg Street See the locality plan below:

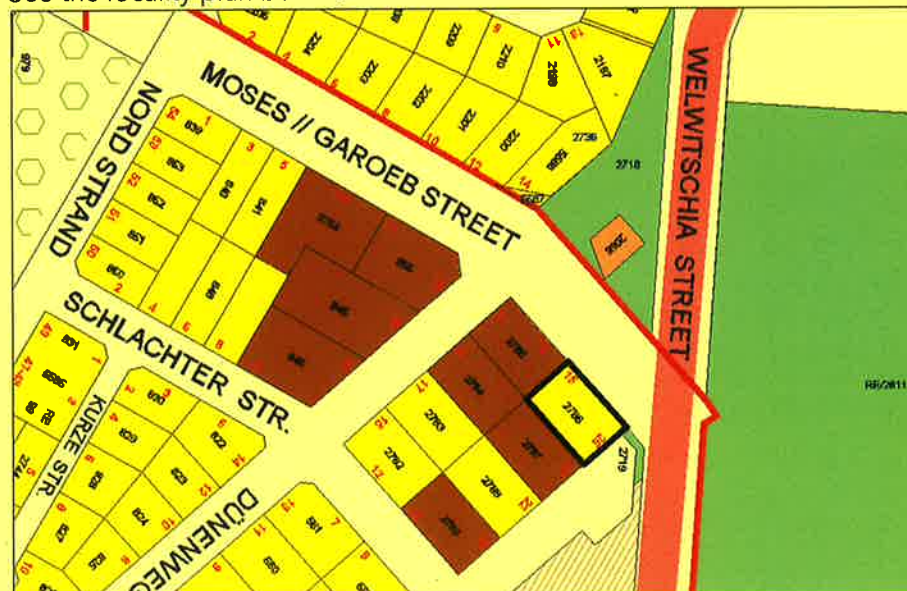


Figure 1: Locality plan for Erf 2786, Swakopmund Proper.

4. Ownership

The ownership of Erf 2786, Swakopmund Proper (A Portion of Erf No. 98) vests in Bernhard Wilfred Stumpfe as held in the Deeds of Transfer Numbers. T 6556/2010. See **Annexure B**.

5. Access, Municipal Services and Parking

Access to Erf 2786, Swakopmund Proper (A Portion of Erf No.98) is obtained from Berg 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 rezoning of Erf 2786, Swakopmund Proper (A Portion of Erf No. 98) was advertised in the Republikein and the New Era newspapers on the 2nd and 29th of October 2025. Neighbouring property owners were also notified in writing of the intent, and a notice was placed on site and was published in the Government Gazette No. 8910, Item No. 836 dated 30th April 2026. The closing date for objections was the 19th May 2026. Four (4) objections were received. Please see proof of notice report attached as **Annexure C**.

7. Development Proposal

It is the intention of the owner of Erf 2786, Swakopmund Proper (A Portion of Erf No. 98) to rezone the erf to a higher density and bulk. The owner wishes to transition to a general residential zone in order to be on par with other erven in the area and be able to enjoy the same rights accorded to Erven 2787, 2784, 2785 and 2789, Swakopmund Proper all by rezoning.

The applicant motivated that Schemes 61 and 71 allow for a density of 1:50m² and it is against that background that they formally apply to obtain those rights in line with the provisions of those schemes. The applicant further motivated that the proposal is not out of character for the area since it is already dominated by general residential use.

8. Technical Comments

The application was circulated to the Engineering, Urban Development and Environmental Management Department for their comments, and no objection was received towards the application, the only comment provided is that "no access be allowed from Moses //Garoeb Street". See **Annexure C**.

9. Objections

Objections were received from unit owners on Erf 2787, Swakopmund, **Messrs Anandi Sowden, Messrs Valentin Kulbs of Unit 1 on Erf 2787, Swakopmund, Peter J Dall and Messrs Arno Bonner**. The objections are summarised below:

Obstruction of living conditions

An objection was received regarding the "obstruction of living conditions, overcrowding, obstruction of scenic view, boxing in of neighbouring town houses to feel like a prison"

To this objection, the applicant motivated that Erf 2787, Swakopmund obtained a general residential zoning with a density of 1:100m² by means of an application to rezone, their client's request is of a similar nature, only that density and the bulk are higher, in the case of Erf 2786, Swakopmund. The minimum that Council can consider is a density of 1:100m² to be consistent with previous decisions in the area, in so doing matching the rights obtained objectors. The applicant noted that the intentions and development of Erf 2786, Swakopmund Proper (A Portion of Erf No.98) will not "obstruct, diminish or destroy any rights of the objectors enjoy over Erf 2787, Swakopmund." The applicant argued that objectors do not have any rights over Erf 2786. Any enjoyment benefitted from this property in its current state and form is a momentary enjoyment that should not be confused with a right.

Overcrowding

The applicant argued that "overcrowding" is a term used based on personal perceptions rather than reality and that the objector failed to provide concrete reasoning for the statement made.

Obstruction of scenic view

The objectors stated that they bought units in the development on Erf 2787 in order to enjoy the view, the sense of freedom and the unique benefits of the unobstructed north-eastern outlook. The objector further claims that the economic sustainability and commercial viability of their short-term rental apartment on Erf 2787, Swakopmund will be undermined by the proposed rezoning as the unobstructed view will be taken away.

The applicant in response to this objection argued that the owners of Erf 2786, Swakopmund Proper (A Portion of Erf No.98) have the right to apply and enjoy the same rights enjoyed by the owners of Erf 2787, Swakopmund Proper, the applicant further argued that the owners of Erf 2786, Swakopmund Proper (A Portion of Erf No.98) have no legal obligation too Erf 2787, Swakopmund Proper in any manner nor is it a servient property. and developers of Erf 2787, Swakopmund Proper made calculation errors in thinking that the owners of Erf 2786, Swakopmund Proper (A Portion of Erf No.98) would never rezone.

Boxing in of neighbouring town houses

To this objection, the applicant argued that the objector fails to recognise that the area is prone to land use change due to its location. The applicant also pointed out that Council has in recent years supported land use changes in this area. The applicant argued that the objector should have been aware that the owners of Erf 2786, Swakopmund Proper (A Portion of Erf No.98) will follow suit.

- **A late objection received from Messrs Johannes Bahlsen, Jens Laur & Faith Biyapo**

Three objections were received after the closing period lapsed; however, they were acknowledged by the applicant and are therefore noted here. It is

also important to note that five (5) of the objections, the late objections included are identical and have been covered.

10. Evaluation

While a density of 1:50m² is proposed by the Swakopmund Zoning Scheme in Course of Preparation (Amendment zoning Scheme No. 71), it is still to be declared and the effects of its full implementation in line with the Swakopmund Structure Plan 2020-2040 in relation to its promotion of densification particularly regarding the ability of the existing municipal infrastructure to handle the incoming pressure on services needs to be investigated. It is therefore suggested that a density of 1:100m² be considered instead, allowing the owners of Erf 2786, Swakopmund Proper (A Portion of Erf No.98) to enjoy the same rights experienced by other Erf owners in this area.

A density of 1:100m² will yield a total of 12 dwelling units or town houses instead of 25, the suggested density is an intermediate density to the desired density of 1:50m². With regards to the bulk factor, the Swakopmund Operative Scheme only makes provision for a bulk factor of 1.0 on all the residential zoned erven, it is therefore suggested that this bulk factor of 1.0 should be retained. The suggested density of 1:100m² will allay the concerns of the objectors related to quality of life and overcrowding.

The objection concerning the obstruction of a scenic view, is both subjective and entitled, Erf 2786, Swakopmund Proper (A Portion of Erf No. 98) has a current height limit of 15 meters which is close to the maximum height limit on Erven 2785 and 2787, Swakopmund Proper of 16 meters when these buildings were constructed. All these owners were but fortunate to have enjoyed this scenic view because Erf 2786, Swakopmund Proper (A Portion of Erf No. 98) was not properly and optimally developed, in developing the site, the privilege enjoyed by the objectors will be stripped away, however, it is not a right that they are entitled to but a privilege enjoyed in the absence of development.

11. Compensation

The proposed rezoning of Erf 2786, Swakopmund Proper (A Portion Erf No.98) from "Single Residential" with a density of 1:900m² to "General Residential 1" with a density of 1:100m² and a bulk of 1.0 is subject to a compensation fee of 20% 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.

12. Conclusion

The proposed rezoning of Erf 2786, (A Portion Erf No.98) Swakopmund Proper from single residential with a density of 1:900m² to general residential with a density of 1:100m² and a bulk of 1 is recommended instead of the initial desired density of 1:50 and a bulk of 3.0, respectively, this will ensure that Council is consistent with previous decisions for land use changes in this area and will not disadvantage the owners of Erf 2786, Swakopmund Proper (A Portion Erf No.98) in relation to others. A density of 1:100m² instead of 1:50m² is an intermediate density that will still allow the owners of Erf 2786, Swakopmund Proper (A Portion Erf No.98) to optimally

develop their property and is aligned with the Swakopmund Structure Plan 2020-2040 in its promotion of densification.

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

RECOMMENDED:

- (a) That the rezoning of Erf 2786, (A Portion Erf No.98) Swakopmund Proper from "*Single Residential*" with a density of 1:900m² to "*General Residential 1*" with a density of 1:50m² and a bulk of 3.0 be turned down.
 - (b) That Erf 2786, (A Portion Erf No.98) Swakopmund Proper be rezoned from "*Single Residential*" with a density of 1:900m² to "*General Residential 1*" with a density of 1:100m² and a bulk of 1.0 instead of the initial request.
 - (c) That the applicant undertakes an infrastructure and traffic study to the satisfaction of the General Manager: Engineering, Urban Development and Environmental Management.
 - (d) That all the parking be provided on-site in line with the Swakopmund Zoning Scheme and no parking on street reserve; shall be tolerated.
 - (e) That no access be granted along Moses //Garoeb Street.
 - (f) That the rezoning of Erf 2786, (A Portion Erf No.98) Swakopmund Proper from "*Single Residential*" with a density of 1:900m² to "*General Residential 1*" with a density of 1:100m² and a bulk of 1.0 be subject to a 20% 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 Council's decision and their right to appeal to the Minister against Council's Resolution in terms of Section 110 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) within 21 days of receipt of notice of this Resolution, provided that written notice of such an appeal shall be given to the Ministry, as well as Council within the said period.
 - (i) That the objectors be informed of Council's decision and their right to appeal to the Minister against Council's Resolution in terms of Section 110 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) within 21 days of receipt of notice of this Resolution, provided that written notice of such an appeal shall be given to the Ministry, as well as Council within the said period.
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TOWN PLANNING & PROPERTIES

PO BOX 1598
 SWAKOPMUND, NAMIBIA
 +264 81 122 4511
 +264 81 122 4607
 at: info@swakopmunicipality.com

Chief Executive Officer
 Municipality of Swakopmund
 PO Box 53
 Swakopmund
 Namibia



5 January 2026

Dear Sir,

APPLICATION FOR REZONING OF ERF 2786 (A PORTION OF ERF NO. 98), SWAKOPMUND, FROM "SINGLE RESIDENTIAL" WITH A DENSITY OF 1:900M² TO "GENERAL RESIDENTIAL" WITH A DENSITY OF 1:50M² AND A BULK OF 3.0.

Application is herewith made, on behalf of the owner of Erf 2786 (a Portion of Erf No. 98), Swakopmund, BERNHARD WILFRED STUMPFE and WINNEFRED STUMPFE (Married in Community of property), for the rezoning of Erf 2786 (a Portion of Erf No. 98), Swakopmund, from Single Residential with a density of 1:900m² to General Residential 1 with a density of 1:50m² and a Bulk of 3.0.

1. BACKGROUND

Erf 2786 (a Portion of Erf No. 98), Swakopmund, is located in an area that has already been subject to land use changes with numerous applications supported in recent years. These land uses were primarily rezoning applications from Single Residential to General Residential with a density of 1:100m² that have been entertained by Council. This area is also most under pressure to change due to the towns constant need to expand. The close proximity of these erven to the CBD makes them most favourable for land use change application to accommodate the growth of Swakopmund. Noe should be taken of the fact that Erf 2786, is already boxed in by the General Residential zoning and it was just a matter of time before the owners of Erf 2786 also rezoned to a higher use.

2. LOCALITY AND ERF SIZE

Erf 2786 (a Portion of Erf No. 98), Swakopmund, currently measures approximately 1298m² in extent and is located along Berg Street (**Annexure A**). The erf is located in an area with a mix of Single Residential and General Residential uses being exercised. The area has over the recent years leaned more towards the General Residential use.

3. OWNERSHIP

According to the Deed of Transfer Nr. 6556/2010, ownership of Erf 2786 (a Portion of Erf No. 98), Swakopmund, currently vests with BERNHARD WILFRED STUMPFE and

WINNEFRED STUMPFE. (Annexure B1). Power of Attorney from the owner is attached as Annexure B2. There exist no conditions within the Title Deed that prohibits the intended intention to rezone the property.

4. ACCESS TO THE PROPERTY

Access to the property is obtained from Berg Street being a very quiet street with limited traffic flow as the street is a cul-de-sac. Once the necessary approvals have been obtained and the formal site development plan drafted shall the access point be discussed and approved by the Municipality. This is normally done through the approval of the building plans. If and when any other needs in terms of access might arise such needs shall be communicated to the relevant authority for consideration.

5. TOPOGRAPHY

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

The property is already developed and the Topography of the property would have been taken into consideration for development purposes within the EIA process and Township Establishment process for the area.

6. INFRASTRUCTURE

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

Only once a possible design is drafted will the specific infrastructure and services requirements for the property be calculated and the relevant institutions approached.

7. PARKING

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

8. MOTIVATION FOR INTENTION

As previously mentioned in this document, over time and due to the constant need for economic growth, certain areas experience pressure to accommodate land use changes to effectively stimulate the local economy. This specific area has over time adopted higher land use changes through Council resolutions which further amplifies the need for land use change and growth outwards.

As it currently stands Erven 2787, 2784, 2785 and 2789 currently enjoys a zoning of General Residential with a Density of 1:100m². With the recent announcement of the Municipality of Swakopmund whereby Schemes 61 and 71 was acknowledge as working documents all property owners secured new rights. These Schemes allow for a density of 1:50 and it is against this background that we wish to formally apply to obtain such new rights, in line with the provisions of the Schemes.

It is the intention of the owners to have Erf 2786 (a Portion of Erf No. 98), Swakopmund, rezoned from Single Residential with a density of 1:900m² (**Annexure C1**) to General Residential with a density of 1:50m² and a bulk of 3.0 (**Annexure C2**). The intentions will not be out of character with the area since the area is already being dominated by the General Residential use.

9. ADVERTISEMENTS

Advertisements for the proposed Rezoning of Erf 2786 (a Portion of Erf No. 98), Swakopmund, was placed in the Republikein and New Era on the 22nd of October 2025 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 at 17:00. By the closing of the objection period 4 valid comments/objections were received, (**Annexure H1**). Attached as **Annexure H2** are the objections that were received late.

For the sake of transparency, we shall entertain the late objections for the specific reason that they are duplicate copies of other objections received. All the late objections are the same as objection 10.2 of Messrs Valentin Kulbs (Unit 1, Erf 2787) and as such all comments made in Section 10.2 is applicable to the late objections received.

To follow is a discussion on the objections received.

10.1 Objection received from Anandi Sowden

"Obstruction of living conditions, overcrowding, obstruction of scenic view, boxing in of neighbouring townhouses to feel like a prison instead of a home".

Our response

We will break this objection down into its relevant points.

"Obstruction of Living Conditions": It is not clear how the intentions of the clients will obstruct the living conditions for Erf 2787. Fact remains; Erf 2787 obtained a General Residential zoning with a density of 1:100m² by means of an application to rezone. Our clients have requested the same zoning but with a higher density and a higher bulk. The

minimum that Council can consider, to be consistent with previous decisions, is a General residential 1 zoning with a density of 1:100m². This will effectively match with the rights obtained by Erf 2787, 2784, 2785, 2789, etc. Once this happens the client has the same height limitations and development parameters as that of Erf 2787 and as such will box Erf 2787 in and it will lose its "momentarily privileged View".

The proposed intentions and development of Erf 2786, will not obstruct/diminish/destroy any of the rights the objectors enjoy over Erf 2787. The objectors have no rights over Erf 2786 and as such any enjoyment that is benefited from our client's property in its current state and form is a momentary or temporary enjoyment that should not be confused with rights.

The reason for objection cannot be supported as it lacks substance and is unrealistic toward the sustainable growth of the town.

"Overcrowding": it is not understood what the objector is meaning by overcrowding. The intention is to apply for a minimum of equal rights to that of Erf 2787, meaning that the client wishes to enjoy the same rights as erf 2787 and as obtained by 2787. The application is made on the exact same basis of Erf 2787 and note should also be taken of the fact that VAN DER WESTHUIZERN TOWN PLANNING & PROPERTIES also completed the applications and obtained approvals for Erf 2787. Overcrowding in our opinion is a very loose term to use as it is relevant to personal perceptions rather than reality. The objector fails to provide concrete reasoning for the statement made and as such the reason for objection cannot be supported.

"Obstruction of scenic views": the objector fails to recognise the fact that view is not a right. Any view that property enjoys over another is a privilege and not a right. The owners have the right to apply for the same rights as currently exercised on erf 2787, and by succeeding in obtaining such rights will ultimately take away the "view". If it was a public open space that is being closed for a high-rise building then view would have been a major objection, but unfortunately not in this case. What the objector fails to recognise is that the owners of Erf 2786 can under its current land use rights also block this privileged view with no approval needed. The objection is not considered a valid reason to oppose the rezoning.

"Boxing in of neighbouring townhouses to feel like a prison instead of a home": the objector fails to recognise that the area is very prone to land use change due to its location to the CBD. Past application for higher land uses has in the recent years been supported in this area by Council and as such it was inevitable for the owners of 2786 will eventually follow suite. As an estate agent, the objector should have been well aware of the fact that Erf 2786 has the same potential to rezone. To now use the argument of boxing in the townhouses on Erf 2787 is rather pointless as the possibility for the rezoning of 2786 only increased with the fact that all properties surrounding it is zoned as general residential with a density of 1:100m². The question now is, who is boxing who in here? Our clients have no other choice but to follow suite and develop the property.

The objection is not found to be correct as the objector is failing to recognise the fact that the surrounding situation is the reason for rezoning.

10.2. Objection received from Messrs Valentin Kulbs (Unit 1, Erf 2787)

"I hereby lodge a formal objection to the proposed rezoning of ERF 2786 from "Single Residential" with a density of 1:900 m² to "General Residential" with a density of 1:50m²."

*The property directly adjacent to ERF 2786, namely **ERF 2787**, was purchased specifically to enjoy the view, the sense of freedom, and the unique benefits of the unobstructed north-eastern outlook. These qualities were decisive factors in the acquisition of the unit and represent a substantial portion of its value and appeal.*

The proposed rezoning—and the significantly increased density it allows—would entirely remove these advantages by obstructing the view and altering the open spatial character that currently defines the property environment. This constitutes a material diminishment of the living quality, enjoyment, and value of ERF 2787.

Furthermore, the unit on ERF 2787 is utilized for short-term accommodation. The unobstructed view is a fundamental asset and a key element of its commercial viability. Any development permissible under the proposed rezoning would directly undermine the economic sustainability of the unit.

*Additionally, I wish to emphasize that this objection is submitted **within the legally permitted deadline**, as the notice of the rezoning application was **only received today, 14 November**. The timing of this submission is therefore fully compliant with the applicable objection period.*

For the reasons stated above, I strongly object to the rezoning application for ERF 2786”.

Our response

The objector states that Erf 2787, **“was purchased specifically to enjoy the view, the sense of freedom, and the unique benefits of the unobstructed north-eastern outlook”**. We argue that this so-called enjoyment that the objector is referring to is a temporary privilege and was never a guaranteed right. The owner of Erf 2786 has the same right to apply for the same rights as enjoyed by the objector. If Council approves the application at a minimum (as per past approvals for neighbouring properties) of General Residential with a density of 1:100m² and the objector then develops to the full potential then there will be no more privileged view.

The objector can also not expect the Council to afford them the rights and not give the same rights to the neighbouring property. Erf 2786, as it currently stands has a very high potential in terms of development and developers and the owners have recognised this potential. If the units on Erf 2787 were planned with the notion that Erf 2786 will never rezone then the calculation error is on the objectors and their architects. The view they enjoyed is not a right but a temporary enjoyment.

Objection is not supported.

The objector further states: *“The proposed rezoning—and the significantly increased density it allows—would entirely remove these advantages by obstructing the view and altering the open spatial character that currently defines the property environment. This constitutes a material diminishment of the living quality, enjoyment, and value of ERF 2787”.*

The main issue that is identified in this statement again is directly aimed at any form of development it seems as the objector fails to recognise that in terms of the Scheme 61 the

owners of the property may develop the property as it currently stands up to 15m. Even if the client, under the current zoning and rights, develops the property to its full extent then will such "privileged view" permanently disappear. This is an inevitable fact that the objectors do not seem to take into consideration or understand. The other possibility, as it appears from the duplicate objections, that the objectors were wrongly advised or informed.

The reason for objection is not supported.

The objector further states: "Furthermore, the unit on ERF 2787 is utilized for short-term accommodation. The unobstructed view is a fundamental asset and a key element of its commercial viability. Any development permissible under the proposed rezoning would directly undermine the economic sustainability of the unit".

Erf 2786 has no legal obligation to Erf 2787 in any manner nor is it a servient property for any right of view servitude registered over Erf 2876. As previously emphasised in this document, if the owners of Erf 2786, under the current residential zoning also develop the property to the full extent then the view will also be lost. The objectors should familiarise themselves with the facts of the matter. With or without the rezoning the so called "privileged view" will be gone in the near future. The objectors expect our client to underutilise their property for their financial gain while enjoying basically the same rights currently being applied for, and being opposed by them.

The argument of the objector cannot be supported as it is not seen as a valid reason with concrete evidence for the statement.

The objector further states: "Additionally, I wish to emphasize that this objection is submitted within the legally permitted deadline, as the notice of the rezoning application was only received today, 14 November. The timing of this submission is therefore fully compliant with the applicable objection period".

The objection was received within the stipulated deadline for objections which was at 17:00 on 14 November 2025 and seen as valid objection, meaning received on or before the deadline. The validity of the objection itself in terms of the proposed intentions we also do not see as valid for the reasoning provided in the document above.

10.3. Objection received from Peter J Dall:

Note should be taken of the fact that Mr Dall, along with others, have submitted identical objections (See Annexure H). It can only be assumed that this objection was compiled by one person and forwarded for others to copy and use (Refer to Section 10.2 for arguments).

Additionally, to the duplicated objection forwarded by Mr Dall he indicated that the value of his unit will decrease.

Our formal response

For the identical objection please refer to the objection and discussion on the identical points under the objection of Messrs Valentin Kulbs (Unit 1, Erf 2787), Section 10.2.

In terms of the statement that the value of his unit will decrease it should be noted that this has never been proven. This reason for objection is almost always used as a reason to

object but to date no such evidence has surfaced nor provided by any objector. The reason for objection is not supported.

10.4. Messrs Arno Bönner (Unit 10)

The objection raised by the objector is once again a duplicate of the objection submitted by Messrs Valentin Kulbs (Unit 1, Erf 2787) and Peter J Dall and as such we refer to the comments already made under Mr Valentin Kulbs of Unit 1 (Refer to Section 10.2).

10.5. Late objections by Messrs Johannes Bahlsen, Jens Laur & Faith Biyapo

Note should again be taken of the fact that the objection by the 3 individuals as indicated above was received after the prescribed time for objection despite the fact that the objection period was longer than the prescribed requirement (**Annexure I**). All of these objections are once again identical copies of that of Messrs Valentin Kulbs (Unit 1, Erf 2787) hence Section 10.2. of this document being applicable in terms of our arguments.

11. CONCLUSION

The area under discussion in this application has over the years seen numerous land use changes taking place in the surrounding area. Due to its location in relation to the CBD and the need of the CBD to expand places this area in the situation that it has to adapt to the needs of the growth demand. The history of the area speaks for itself and it was only a matter of time before the owners of Erf 2786, Swakopmund, would also apply for similar rights.

With regard to the objections received it is our professional opinion that the intentions of the client are well fitting for the area and it would only be fair to also approve the application for rezoning. Our client is already neighbored by such land uses and as such the only logical step is to also afford the owners the same rights.

It became clear from the objections that the objectors (all of them) are not aware of the contents of the Swakopmund Town Planning Schemes 12 -71. Our clients have obtained specific rights in terms of these schemes and as such can under its current zoning and density also and will most definitely take away this "Privileged View" that the objectors are trying to protect. There seems to be the presumption that this "Privileged View" is a right that the objectors have when in actual fact they have no right to view in any form whatsoever.

It is our professional opinion that the objections received in duplicate was created by a single person, with wrongful information, that distributed the objection to the relevant parties to use. The danger in this method of objecting is that if you don't have your facts straight and use wrongful information then all the objections will also be wrong.

What the objectors do not seem to understand is that the process was initiated and the least that the Municipality can approve is General residential with a density of 1:100m², which resolution we will appeal to the Minister to obtain what is being applied for. Fact remains: the property will be developed in the near future as the demand requires it to be developed.

12. APPLICATION

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

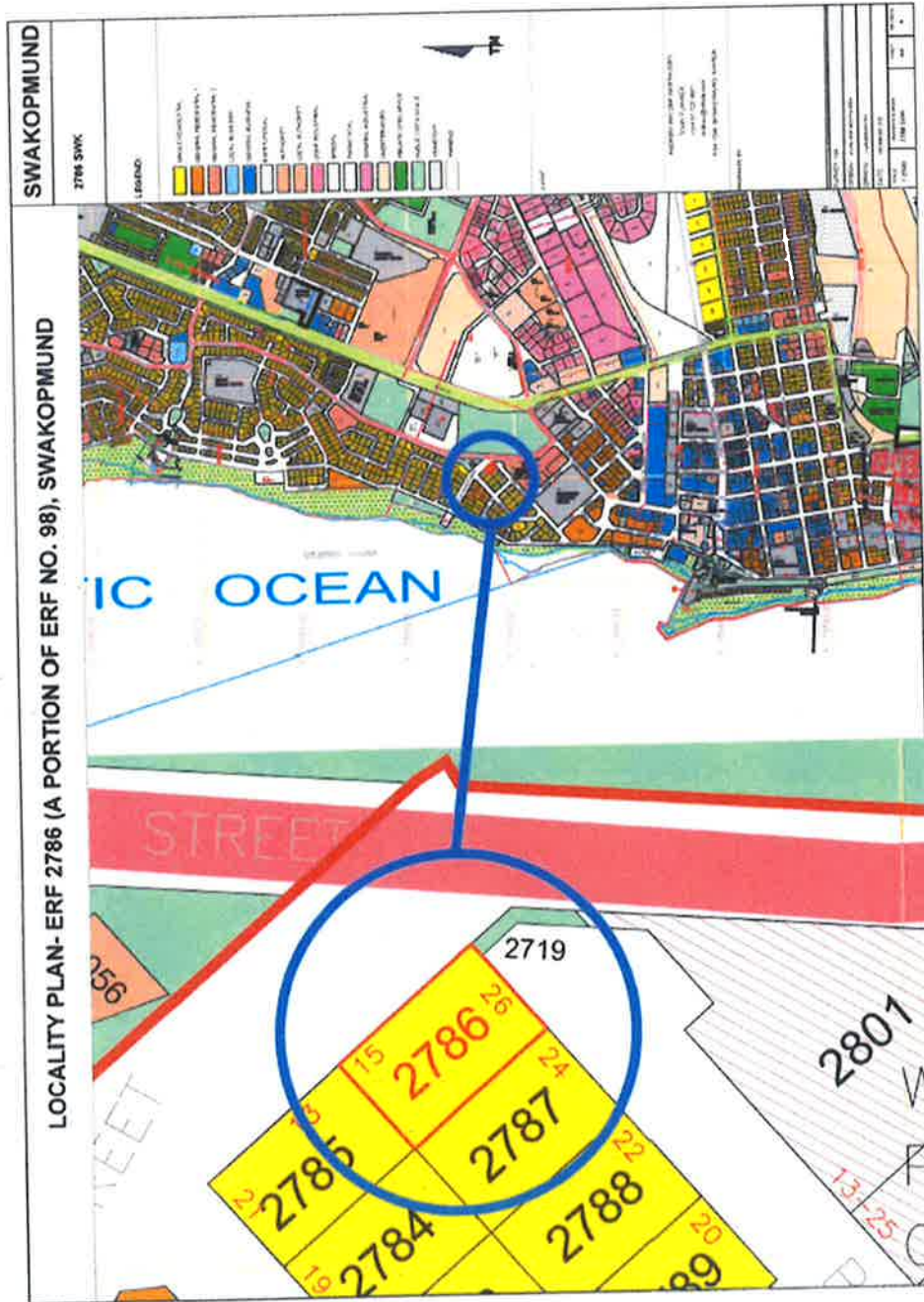
- APPLICATION FOR REZONING OF ERF 2786 (A PORTION OF ERF NO. 98), SWAKOPMUND, FROM "SINGLE RESIDENTIAL" WITH A DENSITY OF 1:900M² TO "GENERAL RESIDENTIAL" WITH A DENSITY OF 1:50M² AND A BULK OF 3.0

It is trusted that Council will find the above application for the rezoning of Erf 2786 (a Portion of Erf No. 98), Swakopmund, Single Residential with a density of 1:900m² to General Residential 1 with a density of 1:50m² and a Bulk of 3.0, in order.

Yours Faithfully,



A R VAN DER WESTHUIZEN





Prepared by me:
[Signature]
CONVEYANCER
LOCH B K

14 DEC 2010
MORTGAGED No. 5.7607 2eiva
for N\$ 338.000.00
REGISTRAR OF DEEDS
WINDHOEK

6556 / 2010

DEED OF TRANSFER

Be it hereby made known:

FOR INFORMATION ONLY
COUNTER

THAT BEATE KAREN LOCH

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

THE GOVERNMENT OF NAMIBIA

dated the 6th day of OCTOBER 2010, and signed at SWAKOPMUND



800000455390

[Handwritten marks]

- 2 -

And the said Appearer declared that his/her Principal had truly and legally sold on the 25th day of JULY 2010

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

BERNHARD WILFRED STUMPFE

(Identity Number: 530613 0036 8)

AND

WINNEFRED STUMPFE

(Identity Number: 570910 0041 2)

MARRIED IN COMMUNITY OF PROPERTY TO EACH OTHER

their Heirs, Executors, Administrators or Assigns.

CERTAIN: ERF NO. 2786 (A PORTION OF ERF NO. 98) SWAKOPMUND

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

MEASURING: 1 298 (ONE THOUSAND TWO HUNDRED AND NINETY EIGHT) SQUARE METRES as indicated on Diagram No. A 537/1977 annexed hereto and held by Certificate of Registered Government Title No. T 478/1979

SUBJECT to the following conditions imposed in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954), namely:

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 Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) 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 municipal valuation of the erf.

FOR THE
COUNCIL

1
2
3

- B. **FURTHER SUBJECT** to the following condition that the Purchasers, Purchaser's Heirs, Executors of Successors-in Title shall not dispose the Property within a period of five (5) years, without the written consent of the Ministry of Works and Transport. This condition shall be recorded against the Deed of Transfer to the Purchaser.

FOR INFORMATION ONLY
COUNTER



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, their Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging the purchase price to be the sum of N\$312 528.75, but that transfer duty was paid on the fair value of N\$416 705.00.

Signed at WINDHOEK on 14 DEC.2010

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

In my presence,



[Handwritten Signature]
Signature of Appearer

- 1. Transfer Duty Receipt No. 1100911619
OR Exemption Certificate:
Issued at Walvis Bay
On 3 December 2010
for N\$ 167.05

FOR INFORMATION ONLY
COUNTER 2

- Checked:
- 1. *[Signature]*
 - 2. *[Signature]*

- 2. I, the undersigned, BEATE KAREN LOCH hereby certify in terms of Section 78(a) of Act 23/1992 ("the Act") that all rates leviable in respect of the immovable property contained in this Deed, and all the fees, charges and other moneys due to the local authority council in respect of any service, amenity or facility supplied to such property in terms of the Act, inclusive of any availability charge and minimum charge provided for in section 30(1)(u) of the Act, have been paid up to and including the date of registration thereof.

[Signature]
CONVEYANCER

[Handwritten mark]

SPECIAL POWER OF ATTORNEY



I/We, the undersigned,

BERNHARD WILFRED STUMPFE (Identity Number: 530613 0038 8)

AND

WINNEFRED STUMPFE (Identity Number: 570910 0041 2)

MARRIED IN COMMUNITY OF PROPERTY TO EACH OTHER

In my/our capacity as:

THE REGISTERED OWNERS OF ERF NO. 2786 (A PORTION OF ERF NO. 98) SWAKOPMUND

do hereby nominate, constitute and appoint,

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

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

- **REZONING ERF NO. 2786 (A PORTION OF ERF NO. 98) SWAKOPMUND FROM SINGLE RESIDENTIAL WITH A DENSITY OF 1:900M² TO GENERAL RESIDENTIAL 1 WITH A DENSITY OF 1:50M² AND A BULK OF 3.0.**

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 24 day of OCTOBER 2025

In the presence of the undersigned witnesses.

WITNESSES:

1. [Signature] Bernhard Wilfred Stumpfe
BERNHARD WILFRED STUMPFE
2. [Signature] Winnefred Stumpfe
WINNEFRED STUMPFE

WEDNESDAY 29 OF JUNE 2026

Market Watch

Regierungsangelegenheiten Legal Notices

Board of the Swakopmund Municipality located on the Corner of Rabalta 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: 0811234661 Email: andw@vwdp.com P.O. Box: 1598, Swakopmund, Namibia

Regierungsangelegenheiten Legal Notices

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018) REGARDING THE REZONING OF THE REMAINING EXTENT OF ER 180, SWAKOPMUND FROM 'GENERAL RESIDENTIAL' WITH A DENSITY 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 clients, intends to apply to the Swakopmund Municipal Council for the rezoning of Erf 180, Swakopmund from 'General Residential' with a Bulk of 2.0 to 'General Business' with a Bulk of 4.0. Such rezoning currently measures approximately 1377m² in extent and is located along Pioneer Street. It is the intention to rezone the property to increase the density to allow for additional units to be constructed. The property currently accommodates an existing structure that is being used for business related purposes.

Regierungsangelegenheiten Legal Notices

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018) REGARDING THE REZONING OF ER 278, SWAKOPMUND FROM 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1.50M TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1.50M AND A BULK OF 1.0. Please take note that Van Der Westhuizen Town Planning and Properties cc, on behalf of our clients, intends to apply to the Swakopmund Municipal Council for the rezoning of Erf 278, Swakopmund from 'General Residential' with a Density of 1.50M to 'General Residential' with a Density of 1.50M and a Bulk of 1.0. Such rezoning currently measures approximately 1390m² in extent and is located along King Street. It is the intention to rezone the property to protect a block of flats. The property currently accommodates an existing structure that is being used for residential purposes.

Regierungsangelegenheiten Legal Notices

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018) REGARDING THE REZONING OF ER 216, SWAKOPMUND FROM 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1.50M TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1.50M AND A BULK OF 1.0. Please take note that Van Der Westhuizen Town Planning and Properties cc, on behalf of our clients, intends to apply to the Swakopmund Municipal Council for the rezoning of Erf 216, Swakopmund from 'General Residential' with a Density of 1.50M to 'General Residential' with a Density of 1.50M and a Bulk of 1.0. Such rezoning currently measures approximately 1390m² in extent and is located along King Street. It is the intention to rezone the property to protect a block of flats. The property currently accommodates an existing structure that is being used for residential purposes.

Regierungsangelegenheiten Legal Notices

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018) REGARDING THE REZONING OF ER 1555, OSHEKURU FROM 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1.50M 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 clients, intends to apply to the Swakopmund Municipal Council for the rezoning of Erf 1555, Oshekururu from 'General Residential' with a Density of 1.50M to 'General Business' with a Bulk of 4.0. Such rezoning currently measures approximately 1390m² in extent and is located along Pioneer Street. It is the intention to rezone the property to increase the density to allow for additional units to be constructed. The property currently accommodates an existing structure that is being used for business related purposes.

Regierungsangelegenheiten Legal Notices

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Regierungsangelegenheiten Legal Notices

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AFROX A Linde company
Reference: Afrox Reseller Opportunity
The Opportunity
A business opportunity has arisen for interested parties to operate as Afrox Resellers at selected locations in Gobabis 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 and results of
• A Company profile for registered businesses (including bank ratings) 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
Why you will love working with us.
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
The Ideal Candidate
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 worthy and completion of the standard Afrox account application with mandatory required documents
Selection process
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 responses.
• Step 3. Candidates who meet the minimum criteria will be invited for interviews with the Selection Steering Committee.
• Step 4. The recommended candidate will be approached with an Offer to become an Afrox 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 price.b@afrox.linde.com
o ella.mize@afrox.linde.com
Closing date: Friday, 31st October 2025

ALCOHOLICS ANONYMOUS NAMIBIA
Losing Control?
Windhoek: 081 379 6366 Swakopmund: 081-243 2649
E-mail: alcoholicsanonymousna@gmail.com

Market Watch

DATE ADVERTISED: 29 JUNE 2026

Regierungsangelegenheiten Legal Notices

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018) REGARDING THE REZONING OF ER 1555, OSHEKURU FROM 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1.50M 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 clients, intends to apply to the Swakopmund Municipal Council for the rezoning of Erf 1555, Oshekururu from 'General Residential' with a Density of 1.50M to 'General Business' with a Bulk of 4.0. Such rezoning currently measures approximately 1390m² in extent and is located along Pioneer Street. It is the intention to rezone the property to increase the density to allow for additional units to be constructed. The property currently accommodates an existing structure that is being used for business related purposes.

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LIST OF REGISTERED ITEMS POSTED



by Van Der Westhuizen Town Planning & Design CC

nampost

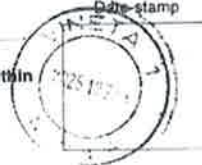
Sender's reference no.	Addressee's name and address	Registration no.
1 EIP 2154 Sonderpost	Van Der Westhuizen Town Planning & Design CC P.O. Box 1022 Kleinfontein, 7800	RR 015 205 059 NA
2 EIP 2155 Sonderpost	Chloe de Vries Property Corp P.O. Box 4855 Worcester, 7070	RR 015 205 052 NA
3 EIP 2155 Sonderpost	De Vries Property Corp P.O. Box 4855 Worcester, 7070	RR 015 205 076 NA
/		

Canada Post 28054

Number of items

3/11/22 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

Westhuizen
TOWN PLANNING & PROPERTIES

PO BOX 1598
SWAKOPMUND, NAMIBIA
TEL: 06 1 120 1000
FAX: 06 1 122 1000
WWW.WESTHUIZEN.CO.NA

ERF 2784, SWAKOPMUND
VARISCAPE INVESTMENTS CC
SAMUEL ZACHARIAS LEONADUS JOUBERT
P O BOX 90371
KLEIN WINDHOEK
10012

Your REF: ERF 2786, SWAKOPMUND

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 2786 (A PORTION OF ERF NO. 98), SWAKOPMUND, FROM "SINGLE RESIDENTIAL" WITH A DENSITY OF 1:900M² TO "GENERAL RESIDENTIAL" WITH A DENSITY OF 1:50M² 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 apply to the Swakopmund Municipal Council for the rezoning of Erf 2786 (a portion of erf no. 98), Swakopmund, from "Single Residential" with a Density of 1:900m² to "General Residential" with a Density of 1:50 with a Bulk of 3.0.

Erf 2786 (a portion of erf no. 98), Swakopmund, currently measures approximately 1298m² in extent and is located along Berg Street. It is the intention to rezone the property to construct a block of flats. The property currently accommodates an existing structure that is being used for Residential 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





GOVERNMENT GAZETTE
OF THE
REPUBLIC OF NAMIBIA

NS26.40

WINDHOEK - 30 April 2026

No. 8910

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Andrew van der Westhuizen <andrew@vdwtp.com>

Objection for Rezoning of Erf 2786 Swakopmund Namibia

1 message

Fri, Nov 14, 2025 at 4:47 PM

Anandi <anandi@sowdenproperties.com>

To: andrew@vdwtp.com

Cc: E K <ebbakalondo45@gmail.com>, Olivier Lechien <olivierlechien@yahoo.fr>, "Webke Grosse (DHL Group)" <webke.grosse@dhl.com>, Valentin Kùlts <vk@south-trade.com>, Raymandy Boonzaaier <raymandyb@just.property>

Good day Mr. Van Der Westhuizen,

Please find attached objection and I believe that co-owners of units in C Breeze Villas bordering erf 2786 Swakopmund Berg Street agrees with me, that we do not comply but strongly object against the rezoning of Erf 2786 as per letter received from single residential to general residential 1.50 with a bulk of 3.

It will not only affect the value of our investments, but also gravely deteriorate the living conditions within the units and also block out the current views that are enjoyed from the units. To name a few aspects that will be affected.

Our delay in responding sooner is because we have only received this communication this afternoon from Just Properties that is the managing agents of the body corporate for C Breeze Villas.

Should the objection be ignored we do intend to take the case further with municipality namely talking to Mr. Clarence McClune or if it means going higher then so be it.

Kind Regards,



Anandi Sowden
ESTATE AGENT

081 420 6704

anandi@sowdenproperties.com



www.sowdenproperties.com

VISIT OUR
WEBSITE



Objection for rezoning_20251114_0001.pdf
2370K

TOWN PLANNING & PROPERTIES

CONSENT FROM ADJOINING OWNERS / NEIGHBOURS FOR BUSINESS REGISTRATION / CONSENT USE / SUBDIVISION / CONSOLIDATION / REZONING AND OR ENVIRONMENTAL CLEARANCE

I/We Frank & Anneli Swaden the owner of Erf No. 2787

Street Address
Postal Address
Telephone No
Email Address

am aware that an application for Rezoning of erf 2786/1A Portion of erf No 98) Swakopmund from single residential with a density of 1:900 to general residential of 1:50
On Erf 2786 by Messrs.

is intended to be lodged at the Municipality of Swakopmund and our response is as follows.

NO OBJECTION

Signature of Owner

OBJECTION

Swaden
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

Obstruction of living conditions, over crowding obscuring scenic views, boxing in of neighbouring townships to feel like a prison instead of a home

Swaden
SIGNATURE

Anneli Swaden
FULL NAME

14/11/2025
DATE

(Please attach certified copy of I.D. to this document for verification of signature)

Andrew van der Westhulzen <andrew@vdwtp.com>

AW: Objection to the Rezoning Application for ERF 2786 (a Portion of ERF 98), Swakopmund

1 message

arno.boenner@web.de <arno.boenner@web.de>

Fri, Nov 14, 2025 at 5:41 PM

To: raymandyb@just.property, andrew@vdwtp.com, jbatley@swkmun.com.na, jheita@swkmun.com.na
Cc: juliane.boenner@web.de

Dear all,

unfortunately, two signatures were missing in the attachment that we sent you appr. 20 min ago. Please find the revised document attached.

Best regards,

Arno & Juliane Bönner

Von: arno.boenner@web.de <arno.boenner@web.de>

Gesendet: Freitag, 14. November 2025 16:21

An: 'raymandyb@just.property' <raymandyb@just.property>; 'andrew@vdwtp.com' <andrew@vdwtp.com>; 'jbatley@swkmun.com.na' <jbatley@swkmun.com.na>; 'jheita@swkmun.com.na' <jheita@swkmun.com.na>

Cc: 'juliane.boenner@web.de' <juliane.boenner@web.de>

Betreff: Objection to the Rezoning Application for ERF 2786 (a Portion of ERF 98), Swakopmund

Dear all,

We, Arno and Juliane Bönner, the owners of ERF No. 2787, C Breeze Unit 10, 24 Berg Street, Swakopmund, PO Box 2721, Cell phone +49 175 5723537, arno.boenner@web.de, hereby lodge a formal objection to the proposed rezoning of ERF 2786 from "Single Residential" with a density of 1:900 m² to "General Residential" with a density of 1:50 m².

The property directly adjacent to ERF 2786, namely ERF 2787, was purchased specifically to enjoy the view, the sense of freedom, and the unique benefits of the unobstructed north-eastern outlook. These qualities were decisive factors in the acquisition of the unit and represent a substantial portion of its value and appeal.

The proposed rezoning—and the significantly increased density it allows—would entirely remove these advantages by obstructing the view and altering the open spatial character that currently defines the property environment. This constitutes a material diminishment of the living quality, enjoyment, and value of ERF 2787.

Furthermore, the unit on ERF 2787 is utilized for short-term accommodation. The unobstructed view is a fundamental asset and a key element of its commercial viability. Any development permissible under the proposed rezoning would directly undermine the economic sustainability of the unit.

Additionally, we wish to emphasize that this objection is submitted within the legally permitted deadline, as the notice of the rezoning application was only received today, 14 November. The timing of this submission is therefore fully compliant with the applicable objection period.

For the reasons stated above, we strongly object to the rezoning application for ERF 2786. Please see attached file.

Kind regards,

Arno & Juliane Bönner

 2025-11-14 Objection Juliane & Arno Bönner + missing signatures.pdf
5122K

TOWN PLANNING & PROPERTIES

SWAKOPMUND, NAMIBIA

CONSENT FROM ADJOINING OWNERS / NEIGHBOURS FOR BUSINESS REGISTRATION / CONSENT USE / SUBDIVISION / CONSOLIDATION / REZONING AND OR ENVIRONMENTAL CLEARANCE

I/We Arno & Juliane Bönner the owners of Erf No. 2787

Street Address	<u>24, Berg Street, Swakopmund</u>
Postal Address	<u>PO Box 2721</u>
Telephone No	<u>+49 175 5723539</u>
Email Address	<u>arno.boenner@web.de</u>

am aware that an application for the rezoning of Erf 2786 (a portion of erf no. 98), Swakopmund, from "Single Residential" with a Density of 1:900m² to "General Residential" with a Density of 1:50 with a Bulk of 3.0.

On Erf 2786 by Messrs. Van der Westhuizen Town Planning and Properties CC

is intended to be lodged at the Municipality of Swakopmund and our response is as follows:

NO OBJECTION

OBJECTION

Signature of Owner

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
<u>s. attached document</u>

Arno Bönner Arno & Juliane Bönner 2025-11-14
 SIGNATURE FULL NAME DATE

(Please attach certified copy of I.D. to this document for verification of signature)

Reasons for objection against the said intention to the proposed rezoning of ERF 2786 from "Single Residential" with a density of 1:900 m² to "General Residential" with a density of 1:50 m².

The property directly adjacent to ERF 2786, namely ERF 2787, was purchased specifically to enjoy the view, the sense of freedom, and the unique benefits of the unobstructed north-eastern outlook. These qualities were decisive factors in the acquisition of the unit and represent a substantial portion of its value and appeal.

The proposed rezoning—and the significantly increased density it allows—would entirely remove these advantages by obstructing the view and altering the open spatial character that currently defines the property environment. This constitutes a material diminishment of the living quality, enjoyment, and value of ERF 2787.

Furthermore, the unit on ERF 2787 is utilized for short-term accommodation. The unobstructed view is a fundamental asset and a key element of its commercial viability. Any development permissible under the proposed rezoning would directly undermine the economic sustainability of the unit.

Additionally, we wish to emphasize that this objection is submitted within the legally permitted deadline, as the notice of the rezoning application was only received today, 14 November. The timing of this submission is therefore fully compliant with the applicable objection period.

For the reasons stated above, we strongly object to the rezoning application for ERF 2786.

Andrew van der Westhuizen <andrew@vdwtp.com>

**Objection to the Rezoning Application for ERF 2786 (a Portion of ERF 98),
Swakopmund**

1 message

Peter J Dall <peter.john.dall@gmail.com>

Fri, Nov 14, 2025 at 4:56 PM

To: "jheita@swkmun.com.na" <jheita@swkmun.com.na>, "jbatley@swkmun.com.na" <jbatley@swkmun.com.na>,
"andrew@vdwtp.com" <andrew@vdwtp.com>, "raymandyb@just.property" <raymandyb@just.property>

Cc: Valentin Kuelbs <vk@south-trade.com>

Dear All

I hereby lodge a formal objection to the proposed rezoning of ERF 2786 from "Single Residential" with a density of 1:900 m² to "General Residential" with a density of 1:50 m².

The property directly adjacent to ERF 2786, namely ERF 2787, was purchased specifically to enjoy the view, the sense of freedom, and the unique benefits of the unobstructed north-eastern outlook. These qualities were decisive factors in the acquisition of the unit and represent a substantial portion of its value and appeal.

The proposed rezoning—and the significantly increased density it allows—would entirely remove these advantages by obstructing the view and altering the open spatial character that currently defines the property environment. This constitutes a material diminishment of the living quality, enjoyment, and value of ERF 2787.

Furthermore, the unit on ERF 2787 is utilized for short-term accommodation. The unobstructed view is a fundamental asset and a key element of its commercial viability. Any development permissible under the proposed rezoning would directly undermine the economic sustainability of the unit.

Additionally, I wish to emphasize that this objection is submitted within the legally permitted deadline, as the notice of the rezoning application was only received today, 14 November. The timing of this submission is therefore fully compliant with the applicable objection period.

For the reasons stated above, I strongly object to the rezoning application for ERF 2786

Sincerely

Peter J Dall

2 attachments

TOWN PLANNING & PROPERTIES

MUNICIPALITY OF SWAKOPMUND

CONSENT FROM ADJOINING OWNERS / NEIGHBOURS FOR BUSINESS REGISTRATION / CONSENT USE / SUBDIVISION / CONSOLIDATION / REZONING AND OR ENVIRONMENTAL CLEARANCE

I/We Peter J. Dall the owner of Erf No. 2786 Unit 4

Street Address	
Postal Address	P.O. Box 35 185 Pioniers 1124 Windhoek
Telephone No	091 66 588 17 / 11 958 707 6133
Email Address	Peter.john.dall@gmail.com

am aware that an application for: Rezoning

On Erf 2786 by Messrs Van Der Westhuizen Town Planning & Architects

is intended to be lodged at the Municipality of Swakopmund and our response is as follows:

NO OBJECTION

Signature of Owner

OBJECTION

Signature of Owner

(Please mark whichever is applicable in the block)

Against the proposed application intended by the applicant: (If you have any objection against the said intentions then please stipulate your reasons / remarks below)

Reasons / Remarks
Obstruction view towards North-Eastern Outlook and will decrease value of my unit

SIGNATURE

Peter John Dall FULL NAME

14/01/2025 DATE

(Please attach certified copy of I.D. to this document for verification of signature)

Andrew van der Westhuizen <andrew@vdwtp.com>

Objection for Rezoning of Erf 2786 Swakopmund Namibia

1 message

Fri, Nov 14, 2025 at 4:59 PM

Valentin Külbs <vk@south-trade.com>

To: "andrew@vdwtp.com" <andrew@vdwtp.com>

Cc: E K <ebbakalondo45@gmail.com>, Olivier Lechien <olivierlechien@yahoo.fr>, "Wiebke Grosse (DHL Group)" <wiebke.grosse@dhl.com>, Raymandy Boonzaaier <raymandyb@just.property>, "jbatley@swkmun.com.na" <jbatley@swkmun.com.na>, "jheita@swkmun.com.na" <jheita@swkmun.com.na>, Anandi <anandi@sowdenproperties.com>

Good day Mr. van der Westhuizen,

Please find attached the formal objection regarding the proposed rezoning of **Erf 2786, Swakopmund (Berg Street)**. We strongly object to the proposed change from *Single Residential* to *General Residential (1:50)* with a bulk factor of 3, as set out in the notice received.

This rezoning would not only negatively affect the value of our investments but would also significantly deteriorate the living conditions within the units. In particular, it would obstruct the views currently enjoyed from the properties and fundamentally alter the character and quality of the surrounding environment. These are only some of the key concerns resulting from the proposed amendment.

Our response could not be submitted sooner, as the rezoning notice was **only received earlier today**.

Please confirm receipt.

Viele Grüße / Kind regards / Groete,

**VALENTIN KÜLBS**

Managing Director

South Trade GmbH

Dieterichsstr. 35a | 30159 Hannover | Lower Saxony, Germany

Mobil: +49-171-8054590 | Cell: +264 81 4633006

Mail: vk@south-trade.com | www.south-trade.com

 **Objection ERF2786 Rezoning application.pdf**
1149K

TOWN PLANNING & PROPERTIES

PO BOX 1508
SWAKOPMUND, NAMIBIA
0

CONSENT FROM ADJOINING OWNERS / NEIGHBOURS FOR BUSINESS REGISTRATION / CONSENT USE / SUBDIVISION / CONSOLIDATION / REZONING AND OR ENVIRONMENTAL CLEARANCE

KATHARINA CALIAS &
VALENTIN KULBS

I/We.....the owner of Erf No. 2787 portion 1

Street Address	BERG STREET
Postal Address	PO Box 2721 2721 SWAKOPMUND
Telephone No	081-4633006
Email Address	vk@south-trade.com

am aware that an application for: Intention to apply for rezoning of
ERF 2786 (a portion of ERF 98) Swakopmund from single
residential to general residential

On Erf. 2786.....by Messrs. Van Der Westhuizen Town Planning & Properties

Is intended to be lodged at the Municipality of Swakopmund and our response is as follows:

NO OBJECTION

Signature of Owner

OBJECTION

Signature of Owner

(Please mark whichever is applicable in the block)

Against the proposed application intended by the applicant:

(If you have any objection against the said intentions then please stipulate your reasons / remarks below)

Reasons / Remarks
See attached with document.



Valentin Kulbs

14/11/2025

SIGNATURE

FULL NAME

DATE

(Please attach certified copy of I.D. to this document for verification of signature)

**Objection to the Rezoning Application for ERF 2786 (a Portion of ERF 98),
Swakopmund**

I hereby lodge a formal objection to the proposed rezoning of **ERF 2786** from “*Single Residential*” with a density of 1:900 m² to “*General Residential*” with a density of 1:50 m².

The property directly adjacent to ERF 2786, namely **ERF 2787**, was purchased specifically to enjoy the view, the sense of freedom, and the unique benefits of the unobstructed north-eastern outlook. These qualities were decisive factors in the acquisition of the unit and represent a substantial portion of its value and appeal.

The proposed rezoning—and the significantly increased density it allows—would entirely remove these advantages by obstructing the view and altering the open spatial character that currently defines the property environment. This constitutes a material diminishment of the living quality, enjoyment, and value of ERF 2787.

Furthermore, the unit on ERF 2787 is utilized for short-term accommodation. The unobstructed view is a fundamental asset and a key element of its commercial viability. Any development permissible under the proposed rezoning would directly undermine the economic sustainability of the unit.

Additionally, I wish to emphasize that this objection is submitted **within the legally permitted deadline**, as the notice of the rezoning application was **only received today, 14 November**. The timing of this submission is therefore fully compliant with the applicable objection period.

For the reasons stated above, I strongly object to the rezoning application for ERF 2786.

Valentin Kulbs

ERF 2787 unit 1

Andrew van der Westhuizen <andrew@vdwtp.com>

Objection to Rezoning ERF 2786

message

Johannes Bahlsen <johannes@bahlsen.com>

Fri, Nov 14, 2025 at 5:03 PM

to: "raymandyb@just.property" <raymandyb@just.property>, "andrew@vdwtp.com" <andrew@vdwtp.com>, jbatley@swkmun.com.na" <jbatley@swkmun.com.na>, "jheita@swkmun.com.na" <jheita@swkmun.com.na>
cc: "wiebke.grosse@gmx.net" <wiebke.grosse@gmx.net>

Dear all,

please find attached two objections to the rezoning of ERF 2786 from myself and Wiebke Grosse, Co-Owners of ERF 2787

Attached are also copies of our IDs – please note that certifying them from Germany was not possible due to the short time frame we had knowledge of this rezoning intention. We were only made aware of this matter two hours ago.

King regards,

Johannes Bahlsen

The company is registered and based in Bagsværd, Denmark.
Registration court: CVR (Danish Central Business Register)
CVR-No. DK32649106 (Company Registration Number)
SE-No. DK32649106 (VAT identification Number)
Organic inspection body DK-ØKO-100, DE-ØKO-013

4 attachments

Pass Wiebke Grosse.jpeg
1349K

Rezoning_Bergstreet_Objection_Bahlsen.pdf
662K

Rezoning_Bergstreet_Objection_Grosse.pdf
717K

240110 Pass JMB.pdf
168K

TOWN PLANNING & PROPERTIES

PO BOX 1099
SWAKOPMUND - NAMIBIA

CONSENT FROM ADJOINING OWNERS / NEIGHBOURS FOR BUSINESS REGISTRATION / CONSENT USE / SUBDIVISION / CONSOLIDATION / REZONING AND OR ENVIRONMENTAL CLEARANCE

I/We Wiebke Elise Grosse the owner of Erf No. 2787

Street Address	24 Berg Street
Postal Address	
Telephone No	+49 176 60028971
Email Address	wiebke.grosse@gmx.net

am aware that an application for Rezoning

On Erf 2786 by Messrs Van der Westhuizen Town Planning and Properties CC

Is intended to be lodged be lodged at the Municipality of Swakopmund and our response is as follows:

NO OBJECTION

Signature of Owner

OBJECTION

W. Grosse
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

W. Grosse

Wiebke Elise Grosse

14.11.2025

SIGNATURE

FULL NAME

DATE

(Please attach certified copy of I.D. to this document for verification of signature)

Objection to the Rezoning Application for ERF 2786 (a Portion of ERF 98), Swakopmund

I hereby lodge a formal objection to the proposed rezoning of ERF 2786 from "Single Residential" with a density of 1:900 m² to "General Residential" with a density of 1:50 m².

The property directly adjacent to ERF 2786, namely ERF 2787, was purchased specifically to enjoy the view, the sense of freedom, and the unique benefits of the unobstructed north-eastern outlook. These qualities were decisive factors in the acquisition of the unit and represent a substantial portion of its value and appeal.

The proposed rezoning—and the significantly increased density it allows—would entirely remove these advantages by obstructing the view and altering the open spatial character that currently defines the property environment. This constitutes a material diminishment of the living quality, enjoyment, and value of ERF 2787.

Furthermore, the unit on ERF 2787 is utilized for short-term accommodation. The unobstructed view is a fundamental asset and a key element of its commercial viability. Any development permissible under the proposed rezoning would directly undermine the economic sustainability of the unit.

Additionally, I wish to emphasize that this objection is submitted within the legally permitted deadline, as the notice of the rezoning application was only received today, 14 November. The timing of this submission is therefore fully compliant with the applicable objection period.

For the reasons stated above, I strongly object to the rezoning application for ERF 2786.

Kind regards,



Wiebke Grosse

TOWN PLANNING & PROPERTIES

PO BOX 1304
SWAKOPMUND, NAMIBIA

CONSENT FROM ADJOINING OWNERS / NEIGHBOURS FOR BUSINESS REGISTRATION / CONSENT USE / SUBDIVISION / CONSOLIDATION / REZONING AND OR ENVIRONMENTAL CLEARANCE

I/We... Johannes-Michael Bahlsenthe owner of Erf No... 2787

Street Address	54 Berg Street 24
Postal Address	
Telephone No	+49 151 1420 5824
Email Address	johannes@bahlsen.com

am aware that an application for Rezoning

On Erf... 2786 by Messrs... Van der Westhuizen Town Planning and Properties CC

is intended to be lodged at the Municipality of Swakopmund and our response is as follows:

NO OBJECTION

Signature of Owner

OBJECTION

Johannes Bahlsen

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
Please see page attached.

Johannes Bahlsen

Johannes-Michael Bahlsen

14.11.2025

SIGNATURE

FULL NAME

DATE

(Please attach certified copy of I.D. to this document for verification of signature)

Objection to the Rezoning Application for ERF 2786 (a Portion of ERF 98), Swakopmund

I hereby submit a formal objection to the proposed rezoning of ERF 2786 from "Single Residential" (1:900 m²) to "General Residential" (1:50 m²).

ERF 2787—the property directly adjacent to ERF 2786—was purchased specifically for its view, sense of openness, and the unique benefits of an unobstructed north-eastern outlook. These were decisive factors in the acquisition and form a substantial part of the unit's value and appeal.

The proposed rezoning, with its dramatically increased density, would remove these advantages entirely by obstructing the view and altering the open spatial character that defines the area. This represents a material reduction in the living quality, enjoyment, and value of ERF 2787.

The unit on ERF 2787 is also used for short-term accommodation. The clear view is a core asset and critical to its commercial viability. Any development enabled by the proposed zoning would directly compromise that economic sustainability.

Finally, this objection is being submitted within the permitted timeframe, as the notice of the rezoning application was only received today, 14 November. The submission is therefore fully compliant with the legal objection period.

For these reasons, I strongly object to the rezoning application for ERF 2786.

Kind regards,



Johannes Bahlsen

Andrew van der Westhuizen <andrew@vdwtp.com>

Re: C-Breeze Villas - Rezoning of Erf 2786 – Action Required

1 message

Sun, Nov 16, 2025 at 3:02 PM

Faith Biyapo <faith.biyapo@gmail.com>

To: Just Property Windhoek <raymandyb@just.property>, andrew@vdwtp.com, jbatley@swkmun.com.na,

jheita@swkmun.com.na

Cc: Solange <soltamou@gmail.com>, Schane Pretorius <schaneh@just.property>

Dear Sir / Madam,

Objection to the Rezoning Application for ERF 2786 (Portion of ERF 98), Swakopmund. See attached our objection letter attached.

We hereby formally object to the proposed rezoning of ERF 2786 from Single Residential (1:900 m²) to General Residential (1:50 m²).

Our property, ERF 2787, was purchased specifically for its unobstructed north-eastern view and open spatial character, which are central to its value and appeal. The proposed rezoning, with its substantially higher density, would eliminate these benefits by blocking the view and altering the environment, resulting in a material reduction in the enjoyment, living quality, and value of ERF 2787.

ERF 2787 is also used for short-term accommodation, where the view is a key commercial asset. Any development enabled by the proposed rezoning would directly undermine the unit's economic viability.

This objection is submitted within the permitted period, as the rezoning notice was only received on 14 November.

For these reasons, we strongly object to the rezoning application for ERF 2786.

Best regards,

Gimem Faith Biyapo & Solange Tamou-Olotu

m: +1 647 575 6731 (Canada)**m:** +27 72 305 2506 (South Africa)**m:** +264 85 788 7178 (Namibia) - *may be unavailable due to travel.*

On Fri, Nov 14, 2025 at 7:42 AM Just Property Windhoek <raymandyb@just.property> wrote:

Good day Homeowners, trust you are well.

Kindly see the attached letter received in the post this morning regarding the rezoning of Erf 2786. The cut-off date for submissions is today at 17:00 to confirm whether you approve or have any objections.

I have contacted Andrew from Van der Westhuizen Town Planning to request an extension for the submission of our approvals or objections, to allow sufficient time for review and for you to provide your comments.

Warm regards,

Raymandy

Just Property Coastal Office

raymandyb@just.property

Attachments:[CBreezeVillasRezoningofErf2786.pdf](#)

TOWN PLANNING & PROPERTIES

PO BOX 1098
SWAKOPMUND - NAMIBIA

CONSENT FROM ADJOINING OWNERS / NEIGHBOURS FOR BUSINESS REGISTRATION / CONSENT USE / SUBDIVISION / CONSOLIDATION / REZONING AND OR ENVIRONMENTAL CLEARANCE

I/We.. Gimem.Faith Biyapo & Solange Tamou-Otutu the owner of Erf No... 2787

Street Address	Erf. 2787 Berg Street, Unit 5, Swakopmund, Erongo, Namibia
Postal Address	Erf. 2787 Berg Street, Unit 5, Swakopmund, Erongo, Namibia
Telephone No	+16475756731
Email Address	faith.biyapo@gmail.com

am aware that an application for ..The rezoning of Erf 2786 (a portion of Erf No. 98), Swakopmund
From "Single Residential" with a density of 1:900 metre square to "General Residential" with a Density of 1:50 with a Bulk
of 3.0.....

On Erf. 2786 by Messrs. Van Der Westhuizen Town Planning and Properties CC.....

Is intended to be lodged be lodged at the Municipality of Swakopmund and our response is as follows:

NO OBJECTION

.....
Signature of Owner

OBJECTION

.....
Signature of Owner

(Please mark whichever is applicable in the block)

Against the proposed application intended by the applicant:

(If you have any objection against the said intentions then please stipulate your reasons / remarks below)

Reasons / Remarks
We hereby formally object to the proposed rezoning of Erf 2786 from Single Residential (1:900 m²) to General Residential (1:50 m²). My adjacent property, Erf 2787, was purchased for its unobstructed north-eastern view and open spatial character, which are central to its value. The increased density allowed under the proposed rezoning would block this view and materially reduce the living quality, enjoyment, and value of the property. Erf 2787 is also used for short-term accommodation, where the view is a key commercial asset. Any development enabled by the rezoning would significantly undermine the unit's economic viability.

..... Gimem F. Biyapo & Solange Tamou-Otutu 14 Nov. 2025

SIGNATURE

FULL NAME

DATE

(Please attach certified copy of I.D. to this document for verification of signature)

Andrew van der Westhuizen <andrew@vdwtp.com>

Objection for Rezoning of Erf 2786 Swakopmund Namibia

1 message

k.gallas@stayanddream.com <k.gallas@stayanddream.com>
To: andrew@vdwtp.com

Fri, Nov 14, 2025 at 5:43 PM

Cc: E K <ebbakalondo45@gmail.com>, Olivier Lechien <olivierlechien@yahoo.fr>, Raymandy Boonzaaier <raymandyb@just.property>, jbatley@swkmun.com.na, jheita@swkmun.com.na

Good day Mr. van der Westhuizen,

Please find attached the formal objection regarding the proposed rezoning of **Erf 2786, Swakopmund (Berg Street)**. We strongly object to the proposed change from *Single Residential* to *General Residential (1:50) with a bulk factor of 3*, as set out in the notice received.


This rezoning would not only negatively affect the value of our investments but would also significantly deteriorate the living conditions within the units. In particular, it would obstruct the views currently enjoyed from the properties and fundamentally alter the character and quality of the surrounding environment. These are only some of the key concerns resulting from the proposed amendment.

Our response could not be submitted sooner, as the rezoning notice was **only received earlier today**.

Please confirm receipt.

King regards,

Katharina Gallas (on behalf of Jens Laur)

 merged_2025_11_14__16-53-43.pdf
1109K

TOWN PLANNING & PROPERTIES

PO BOX 1594
SWAKOPMUND, NAMIBIA
07

CONSENT FROM ADJOINING OWNERS / NEIGHBOURS FOR BUSINESS REGISTRATION / CONSENT USE / SUBDIVISION / CONSOLIDATION / REZONING AND OR ENVIRONMENTAL CLEARANCE

I/We Jens LAUS the owner of Erf No. 2787 Unit 8.11

Street Address	<u>24 BERG STREET</u>
Postal Address	<u>PO BOX 2721 SWAKOPMUND</u>
Telephone No	<u>0814633006</u>
Email Address	

am aware that an application for: REZONING

On Erf. 2786 by Messrs. VAN DER WEST HANZEN TOWN Planning

is intended to be lodged be lodged at the Municipality of Swakopmund and our response is as follows:

NO OBJECTION

Signature of Owner

OBJECTION

Signature of Owner

(Please mark whichever is applicable in the block)

Against the proposed application intended by the applicant:

(If you have any objection against the said intentions then please stipulate your reasons / remarks below)

Reasons / Remarks
<u>SFE ATTACHED DOCUMENT</u>

J. Laus Jens Laus 14/11/2025
 SIGNATURE FULL NAME DATE

(Please attach certified copy of I.D. to this document for verification of signature)

**Objection to the Rezoning Application for ERF 2786 (a Portion of ERF 98),
Swakopmund**

I hereby lodge a formal objection to the proposed rezoning of **ERF 2786** from "*Single Residential*" with a density of 1:900 m² to "*General Residential*" with a density of 1:50 m².

The property directly adjacent to ERF 2786, namely **ERF 2787**, was purchased specifically to enjoy the view, the sense of freedom, and the unique benefits of the unobstructed north-eastern outlook. These qualities were decisive factors in the acquisition of the unit and represent a substantial portion of its value and appeal.

The proposed rezoning—and the significantly increased density it allows—would entirely remove these advantages by obstructing the view and altering the open spatial character that currently defines the property environment. This constitutes a material diminishment of the living quality, enjoyment, and value of ERF 2787.

Furthermore, the unit on ERF 2787 is utilized for short-term accommodation. The unobstructed view is a fundamental asset and a key element of its commercial viability. Any development permissible under the proposed rezoning would directly undermine the economic sustainability of the unit.

Additionally, I wish to emphasize that this objection is submitted **within the legally permitted deadline**, as the notice of the rezoning application was **only received today, 14 November**. The timing of this submission is therefore fully compliant with the applicable objection period.

For the reasons stated above, I strongly object to the rezoning application for ERF 2786.

Jens Laur

ERF 2787 unit 8 & 11



+264 64 410 4200 | info@swakopmund.nam | PO Box 53, Swakopmund, Namibia

Internal Memorandum

To : General Manager: Engineering, Urban Development and Environmental Management

From : Office of the Chief Executive Officer

Date : 17/04/2026

Ref No : E 2786

Subject : REQUEST FOR COMMENTS ON THE APPLICATION FOR THE REZONING OF ERF 2786 SWAKOPMUND PROPER, FROM "SINGLE RESIDENTIAL" WITH A DENSITY OF 1:900M² TO "GENERAL RESIDENTIAL" WITH A DENSITY OF 1:50M² AND A BULK OF 3.0


You are kindly requested to provide input or comments for the attached application to this memorandum. Your input and comments should be forwarded to the Manager: Town Planning on or before the 1st May 2026.

Should there be no input or comments received by the Town Planning Department at closure of business of the aforesaid date, it will be assumed there are no objections against the envisaged development, and the application will be processed and submitted to Council without your inputs.

Regards,


 J. Heita
 Manager: Town Planning
 NK

No Objection, only
 condition that no
 access be allowed
 in Moses HC roads
 sheet.

 24.04.2026

11.1.13 **APPLICATION FOR THE REZONING OF THE REMAINING EXTENT OF ERF 98, SWAKOPMUND FROM GENERAL RESIDENTIAL WITH A DENSITY OF 1:100M² TO GENERAL RESIDENTIAL WITH A DENSITY OF 1:50M²**
(C/M 2026/06/29 - E 98, E 2785)

Ordinary Management Committee Meeting of 16 June 2026, Addendum **8.9** 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 an application for the rezoning of the Remaining Extent of Erf 98, Swakopmund from "General Residential 1" with a density of 1:100m² to "General Residential 1" with a density of 1:50m², in terms of Section 105 (1) (a) (ii) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018).

2. Introduction and Background

An application for the rezoning of the Remaining Extent of Erf 98, Swakopmund from "General Residential 1" with a density of 1:100m² to "General Residential 1" with a density 1:50m², in terms of Section 105 (1) (a) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) was received by the Town Planning Department from van der Westhuizen Town Planning and Properties on behalf of the registered owner. The application is attached as **Annexure A**.

3. Zoning, Locality and Size

The Remaining Extent of Erf 98 is also referred to as Erf 2785, Swakopmund. It is zoned general residential 1 with a density of 1:100m² and is situated at the corner of Moses //Garoeb Street and Dünen Weg. The Erf measures approximately 1285m² in extent.

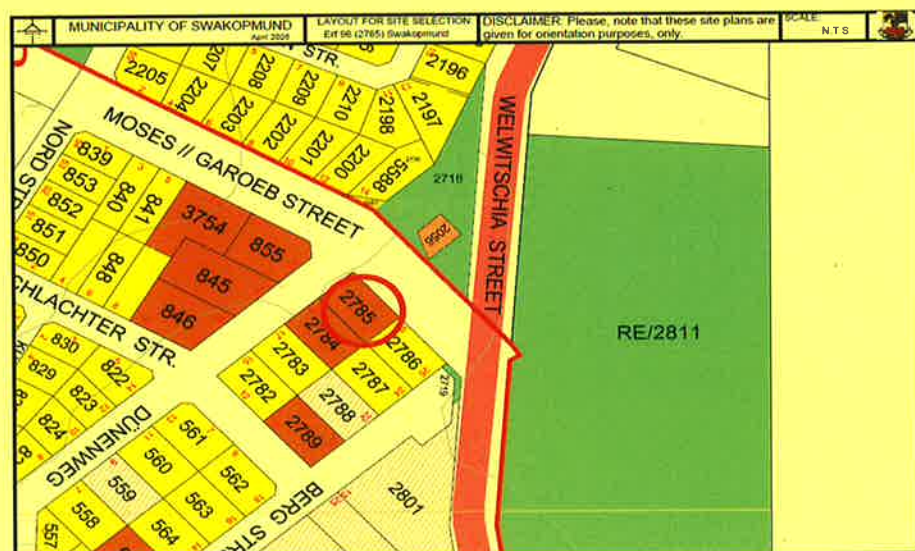


Figure 1: Locality and zoning plan for Erf 98, (Erf 2785) Swakopmund

4. Ownership

The ownership of Remaining Extent of Erf 98, Swakopmund vests in GDVM Investments Forty-Six cc as indicated in the Deed of Transfer T 2936/2012.

5. Access, parking and municipal services

Access to the property is obtained from both Dünen Weg and Moses //Garoeb Street and the same access will be maintained after the rezoning. Parking for the proposed development will be provided on-site in accordance with the provision of the Swakopmund Zoning Scheme. In this case, one parking bay per dwelling unit. The property is already connected to the services network. However, all additional infrastructure resulting from the proposed development should be the responsibility of the applicant or the property owner.

6. Advertisement

The proposed rezoning was advertised in the Republikein and New Era on the 22nd and 29th of October 2025. The neighbouring property owners were notified via registered mails. A notice was placed on site and on the municipal notice board. Additionally, a notice was published in the Government Gazette No 8772 dated 31st October 2025. The closing date for objections to the proposal was 14th November 2025, and no objections received.

7. Proposal

The owner wishes to acquire new rights as stipulated in Swakopmund Zoning Scheme No. 61 and 71, respectively. These schemes provide for a density of 1:50m². The applicant further indicated that there is a constant need for economic growth, certain areas experience pressure to accommodate land use changes to effectively stimulate the local economy. Therefore, the owner intends to make internal changes calculated on the new density to maximise the potential of the investment. No physical changes will be done outside on the buildings as currently constructed.

8. Evaluation

The proposed density zone of 1:50m² will yield a maximum total number of 25 dwelling units on a property that measures 1285m². That is double the number of the existing dwelling units allowable in terms of the current density zone of 1:100m². The request for rezoning the density for the Remaining Extent of Erf 98, Swakopmund cannot be implemented right now as there is an error in the Swakopmund Zoning Scheme No. 61. The numerical expression on the left side refers to a density of 1:50m², while the wording expression refers to a density of "one dwelling unit or dwelling house per 100m²".

Proposal for Density

1:undetermined

1:25 One dwelling unit or dwelling house per 100 m²

1:50 One dwelling unit or dwelling house per 100 m²

Seeing that the same density provisions were carried over to Swakopmund Zoning Scheme No. 71, it is suggested that the approval to be granted, kept in abeyance and only implemented upon promulgation of the

Swakopmund Zoning Scheme No.71, on condition that the applicant provides community space as required in terms of Clause 10.5.1 of Swakopmund Zoning Scheme No.71 (the Zoning Scheme in Course of Preparation).

The Zoning Scheme in Course of Preparation defines community space as: *"means space that may be shared by the residents of all the dwelling units occupying a land parcel and may include space on a land parcel open to the general public."*

Swakopmund Zoning Scheme No.71 has a density provision of 1:75m². It is deemed appropriate to allocate a density that will achieve the desired yield of five additional dwelling units, from 12 dwelling units to 17 dwelling units, instead of 25 dwelling units, which would be doubling the current yield. It is therefore suggested that a density of 1:75m² be allocated instead of 1:50m².

Additionally, the proposal is consistent with the Swakopmund Structure Plan 2020-2040, which advocates for densification within transitional areas, efficient utilisation of land and infrastructure, and the diversification of housing options. As much as the proposal falls within the parameters of the Swakopmund Structure Plan 2020-2040, Council has equal responsibility to ensure that such developments are carried out without compromising the infrastructure capacity. Therefore, it is suggested that the applicant undertakes an infrastructure study, to the satisfaction of the General Manager: Engineering, Urban Development and Environmental Management, to demonstrate that the proposed development can be accommodated by the existing infrastructure.

In terms of Sections 59(1) and Regulations 9 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), in conjunction with the National Betterment Fees Policy of 2009, The rezoning of the Remaining Extent of Erf 98, Swakopmund, from "general residential 1" with a density of 1:100m² to "general residential 1" with a density of 1:75m² (higher density) is subject to a 20% compensation fee in respect of a betterment fee.

9. Technical Comments

The submission circulated to all the departments and clarity was sought by the legal advisor on the aspect of the infrastructure study:

- (i) *"The infrastructure study needs explanation. If a member of the public receives this feedback, they should know what is expected of them and what they need to demonstrate to satisfy the GM that their proposal can be approved.*
- (ii) *A summary of the criteria should therefore also be included in the recommendations."*

Clarification was provided for, and according to the General Manager: Engineering, Urban Development and Environmental Management, "an infrastructure study is a comprehensive technical and strategic assessment undertaken by the developer to determine the availability, capacity, condition and suitability of existing and proposed municipal services and infrastructure required to support the intended development."

He further indicates that *"the study evaluates whether the current infrastructure network can accommodate the additional demand generated by the development and identifies what upgrades, extensions or new infrastructure will be required to ensure suitable and efficient service*

delivery. The study further considers important technical, environmental, financial, operational and planning factors including topography, geotechnical conditions, environmental constraints, projected population growth, future development potential, service demand forecasting, infrastructure lifecycle costs and long-term municipal sustainability."

"An infrastructure study is critically important for several reasons:

1. Ensure Development Feasibility
2. Supports Informed Decision-Making
3. Assists with Financial Planning and Funding
4. Protects Municipal Infrastructure Capacity
5. Facilitates Sustainable Urban Development
6. Identifies Risks and Mitigation Measures
7. Supports Statutory and Regulatory Compliance
8. Improves Project Implementation and Coordination"

10. Conclusion

The proposed rezoning of the Remaining Extent of Erf 98, Swakopmund from "General Residential 1" with a density of 1:100m² to "General Residential 1" with a density of 1:75m² remains compatible with the residential character of the area and does not have any significant detrimental impacts on the neighbourhood and it can therefore be supported.

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

RECOMMENDED:

- (a) That the rezoning of the Remaining Extent of Erf 98, Swakopmund from "General Residential 1" with a density of 1:100 to "General Residential 1" with a density of 1:50m² be turned down.
- (b) That instead, the Remaining Extent of Erf 98, Swakopmund be rezoned from "General Residential 1" with a density of 1:100 to "General Residential 1" with a density of 1:75m².
- (c) That the implementation of this Council decision only be affected upon the promulgation of the Amendment Swakopmund Zoning Scheme No. 71.
- (d) That the rezoning of the Remaining Extent of Erf 98, Swakopmund is subject to a 20% compensation fee calculated according to the National Betterment Fee Policy of 2009 and be paid by the applicant.
- (e) That no building plans inclusive of relaxation of building lines or aesthetics application be approved until proof of payment of the compensation fee for the rezoning has been received by Council.
- (f) That the applicant undertakes an infrastructure study to the satisfaction of the General Manager: Engineering, Urban Development and Environmental Management.
- (g) That the developer approaches the Engineering, Urban Development and Environmental Management for guidance with regard to infrastructure study.

- (h) 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.**
 - (i) That all the parking be provided on-site in line with the Swakopmund Zoning Scheme and no parking on street reserve; shall be tolerated.**
 - (j) That the applicant provides proof that the rezoning has been approved by the Minister and promulgated, and any development plan or proposal before and after of such approval should be confined to "general residential 1" and a density of 1:100m².**
 - (k) That the applicant be informed of Council's decision (b) above and their right to appeal to the Minister against Council's Resolution in terms of Section 110 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) within 21 days of receipt of notice of this Resolution, provided that written notice of such an appeal shall be given to the Ministry, as well as Council within the said period.**
-

15

20.03.07.2785

E 2785



TOWN PLANNING & PROPERTIES

PO BOX 1598
 SWAKOPMUND, NAMIBIA
 +264 81 122 4961
 +264 81 122 4981
 atd@swakopmund.com

Chief Executive Officer
 Municipality of Swakopmund
 PO Box 53
 Swakopmund
 Namibia



30 December 2025

Dear Sir,

APPLICATION FOR REZONING OF THE REMAINING EXTENT OF ERF NO. 98, SWAKOPMUND, FROM "GENERAL RESIDENTIAL" WITH A DENSITY OF 1:100M² TO "GENERAL RESIDENTIAL" WITH A DENSITY OF 1:50M².

Application is herewith made, on behalf of the owner of Remaining Extent of Erf No. 98, Swakopmund, G D V M INVESTMENTS FOURTY SIX CC, for the rezoning of the said erf from "General Residential" with a Density of 1:100m² to "General Residential" with a Density of 1:50m² (**Annexure C2**).

1. BACKGROUND

The Remaining Extent of Erf No. 98, Swakopmund (also known as Erf 2785, Swakopmund) is located in an area that has already been subject to land use changes with numerous applications for rezoning from Single Residential to General Residential that has been entertained and approved. This area is also most under pressure to change due to the towns constant need to expand outwards. The close proximity of these erven to the CBD makes them most favourable for land use change application to accommodate the growth of Swakopmund.

Previously Swakopmund Town Planning Scheme No. 12 only had 1:100m² as the highest density but this has since changed with Scheme No. 61 that now allows for 1:50m². This effectively gives property owners the right to apply to the Local Authority to maximise their investment. It is against this background that we apply to Council for a density of 1:50m², to allow our client to proceed with the proposed intentions. The intentions will be discussed in the application to follow.

2. LOCALITY AND ERF SIZE

Remaining Extent of Erf No. 98, Swakopmund, currently measures approximately 1258m²

in extent and is located on the corner of Dünen Weg and Moses // Garoeb street (**Annexure A**). The erf is located in an area with a mix of Single Residential and General Residential uses being exercised.

3. OWNERSHIP

According to the Deed of Transfer Nr. 2936/2012, ownership of Remaining Extent of Erf No. 98, Swakopmund, currently vests with G D V M INVESTMENTS FOURTY SIX CC (**Annexure B1**). Power of Attorney from the owner is attached as **Annexure B2**. There exist no conditions within the Title Deed that prohibits the intended intention to rezone the property.

4. ACCESS TO THE PROPERTY

Access to the property is obtained from both Dünen Weg and Moses // Garoeb street with both streets being wide and rather quiet by nature of use. Due to the intentions of the client being to make internal structural changes there shall be no need to alter or apply for additional access points.

If and when any other needs in terms of access might arise such needs shall be communicated to the relevant authority for consideration.

5. TOPOGRAPHY

The property is already developed and as such the topography of the property will not have any impact on the intentions of the client. Since the property is already developed the only conclusion that can be drawn is 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.

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 mentioned in this document, over time and due to the constant need for economic growth, certain areas experience pressure to accommodate land use changes to effectively stimulate the local economy.

As it currently stands Erven 2786, 2784, 2785 and 2789 currently enjoys a zoning of General Residential with a Density of 1:100m² (**Annexure C1**). With the recent announcement of the Municipality of Swakopmund whereby Schemes 61 and 71 was acknowledge as working documents all property owners secured the possibility to obtain new rights. These Schemes allow for a density of 1:50m² and it is against this background that we wish to formally apply to obtain such new rights, in line with the provisions of the Schemes (**Annexure C2**).

Since the intentions of the client is to make internal changes calculated on the new density to maximise the potential of the investment, no physical outside change is envisaged for the buildings as currently constructed.

9. ADVERTISEMENTS

Advertisements for the proposed Rezoning of Remaining Extent of Erf No. 98, 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

As mentioned previously, it is the intention of the client to perform internal changes to the existing building to maximise the potential of the property. The intentions were communicated through on various levels and no objection was received against the said intentions.

With Swakopmund not having affordable land available, more and more developers will follow this route to maximise on existing developments. Swakopmund is reaching the point where it has to start planning for higher densities. This is the reality of the current situation in Swakopmund. Scheme 61 and 71 is already a step in the right direction, but not without fault.

Swakopmund is in need of constant growth and to accommodate this demand affordable land must be available. Densification is both needed and vital in terms of creating a

sustainable environment to promote economic growth in Swakopmund. By supporting such applications that promote densification is the logical next step to meet such demand in the absence of affordable land. Sustainability and efficiency operate hand in hand in any economy and the more "intense" use of properties to increase the aforesaid should be priority for Council

12. APPLICATION

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

- APPLICATION FOR REZONING OF THE REMAINING EXTENT OF ERF NO. 98, SWAKOPMUND, FROM "GENERAL RESIDENTIAL" WITH A DENSITY OF 1:100M² TO "GENERAL RESIDENTIAL" WITH A DENSITY OF 1:50M²

It is trusted that Council will find the above application for the rezoning of Remaining Extent of Erf No. 98, Swakopmund, from "General Residential" with a Density of 1:100m² to "General Residential" with a Density of 1:50m², in order.

Yours Faithfully,



A R VAN DER WESTHUIZEN

Prepared by me
 CONVEYANCER
 KOTZE W C

STAMPED AREA (crossed out)

REGISTRAR OF DEEDS

4/30/2012

2936/2012

W. J. S. D. S.

DEED OF TRANSFER

Be it hereby made known:

THAT ~~DEBTE KAREN LOCH~~ WILLEM CAREL KOTZE

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

EQIBE NAMASES
(Identity Number 530419 0013 0)



AND
ELIASA NAMASEB
(Identity Number 430110 0002 0)

MARRIED IN COMMUNITY OF PROPERTY TO EACH OTHER

dated the 23RD day of APRIL 2012 and signed at SWAKOPMUND

N

And the said Appearer declared that his/her Principal had truly and legally sold on the 28TH day of
MAY 2010

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

G V D M INVESTMENTS FORTY SIX CC
(Registration Number: CC:2012/1690)

Its Successors in Title or Assigns

CERTAIN: REMAINING EXTENT OF ERF NO. 98 SWAKOPMUND

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

MEASURING: 1 285 (ONE TWO EIGHT FIVE) SQUARE METRES

FIRST REGISTERED by Certificate of Registered Government Title No. T 478/1079 with Diagram
No. A 538/1977 relating thereto and held by Deed of Transfer No. T 4618/2011

SUBJECT to the following conditions imposed in terms of the Town Planning Ordinance, 1954
(Ordinance 18 of 1954), and created in Deed of Transfer No. T 4618/2011, namely

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 Town Planning Scheme prepared and approved in terms of the Town
Planning Ordinance, 1954 (Ordinance 18 of 1954) 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 municipal valuation of the erf

/s/  

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 acknowledging the purchase price to be the sum of NS1 200 000 00

Signed at WINDHOEK on

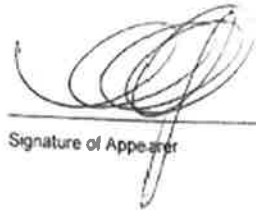
11 JUN 2012

together with the appearer and confirmed with my seal of office

in my presence





Registrar of Deeds




Signature of Appearer

Transfer Duty Receipt No.
OR Exemption Certificate: 303089731
Issued at Walvis Bay
On 2 DECEMBER 2011
for NS0.00

Drafted
1 
2 

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



CONVEYANCER

SPECIAL POWER OF ATTORNEY



I/We, the undersigned,

TOBIAS JOHANNES ADRIAN LOUW (ID: 560630 0059 3)

AND

JOHANNES GERHARDUS VAN DER MERWE (ID: 691004 0009 2)

In my/our capacity as:

100% MEMBERSHIP OF THE REMAINING EXTENT OF ERF NO. 98, 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:


THE REZONING OF THE REMAINING EXTENT OF ERF NO. 98, SWAKOPMUND, FROM "GENERAL RESIDENTIAL" WITH A DENSITY OF 1:100MP TO "GENERAL RESIDENTIAL" WITH A DENSITY OF 1:60MP

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 24th day of December 2025

In the presence of the undersigned witnesses.

WITNESSES:

1. 



TOBIAS JOHANNES ADRIAN LOUW

2. 



JOHANNES GERHARDUS VAN DER MERWE

LIST OF REGISTERED ITEMS POSTED *Eif 95*



by *Van Der Westhuizen Town Planning & Equities CC*

nampost®

Sender's reference no.	Addressee's name and address	Registration no.
<i>1</i> Eif 2754 <i>Sachapaneur</i>	<i>Van der Westhuizen CC PO Box 70231 Kleinfontein, 12002</i>	 RR 015 205 195 NA
<i>2</i> Eif 815 <i>Excelsior</i>	<i>Dunsmuir 15 (Excelsior) PO Box 4520 Worcester, 12002</i>	 RR 015 205 204 NA
<i>3</i> Eif 2156 <i>Sachapaneur</i>	<i>Blaai Skulp PO Box 4416 Worcester, 12002</i>	 RR 015 205 218 NA
<i>4</i> Eif 2757 <i>Sachapaneur</i>	<i>The Black Mine Community PO Box 7177 Sachapaneur, 12002</i>	 RR 015 205 221 NA
<i>5</i> Eif 855 <i>Excelsior</i>	<i>Wolke Pops (Pop) Ltd PO Box 2014 Worcester, 12002</i>	 RR 015 205 235 NA
<i>6</i> Eif 855 <i>Sachapaneur</i>	<i>E Wijk PO Box 2565 Worcester, 12002</i>	 RR 015 205 249 NA

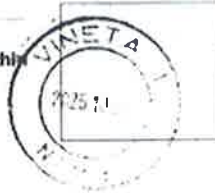
© 2020 P1/185

Number of items *6* Received by *[Signature]*

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



NOTICE OF INTENTION:

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018): REZONING OF REMAINING EXTENT OF ERF NO. 98, SWAKOPMUND, FROM "GENERAL RESIDENTIAL" WITH A DENSITY OF 1:100M² TO "GENERAL RESIDENTIAL" WITH A DENSITY OF 1:50M²

Please take note that Van Der Westhuizen Town Planning and Property CC, on behalf of our clients, intends to apply to the Swakopmund Municipal Council for the rezoning of the remaining extent of Erf No. 98, Swakopmund, from "General Residential" with a Density of 1:100M² to "General Residential" with a Density of 1:50.

The remaining extent of Erf No. 98, Swakopmund, currently measures approximately 1280m² in extent and is located along Dürren Weg Street. It is the intention to rezone the property to increase the bulk factor for residential purposes. The property currently accommodates an existing structure that is being used for residential 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 rezoning.

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 Rakotzke Street & Daniel Kameho 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:
Contact Person: Van Der Westhuizen Town Planning & Property cc
Cell: A van der Westhuizen
0011224661
Email: andrew@vtdalp.com
P.O. Box: 1596, 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 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 Property CC, on behalf of our clients, 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 1301m² 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 rezoning.

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 Rakotzke Street & Daniel Kameho 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.



No. 306

2026

REZONING OF REMAINING EXTENT OF ERF 98, 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 Remaining extent of Erf 98, 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 the Remaining extent of Erf 98, Swakopmund, from "general residential" with a density of 1:100 to "general residential" with a density of 1:50.

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Government Gazette 30 April 2026

891

Remaining extent of Erf 98, Swakopmund, currently measures approximately 1285m² in extent and is located along Dünen Weg Street. It is the intention to rezone the property to construct additional units. The property currently accommodates an existing structure that is being used for residential 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 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 19 May 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

11.1.14

PROPOSED PUBLIC PARKING AND SAFETY UPGRADE OPPOSITE ERF 931, SWAKOPMUND, EXTENSION 1

(C/M 2026/06/29 - 15/2/4/1, E 931)

Ordinary Management Committee Meeting of 16 June 2026, Addendum **8.10** page **249** refers.

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

The purpose of this submission is for Council to consider a proposal to construct public parking on a "Beach Area" opposite Erf 931, Swakopmund Extension 1, by INP Development Trust.

2. Introduction and Background

A development proposal has been received from INP Development Trust, proposing to construct about 53 public parking on a "Beach Area" opposite Erf 931, Swakopmund Extension 1, also known as OK Parking.

The developer clearly indicated that the intention is to upgrade a community-focused public safety improvement, and not to utilize the area for the private benefit of Erf 931, Swakopmund, or to create a development-linked facility associated with any private erf.

3. Zoning and Locality

The area in question is zoned "beach area" and located in the proximity of the braai facility known as Northern Beach Development. Only a portion of the "Beach Area" will be development into parking and greenery, as indicated in the aerial layout attached.

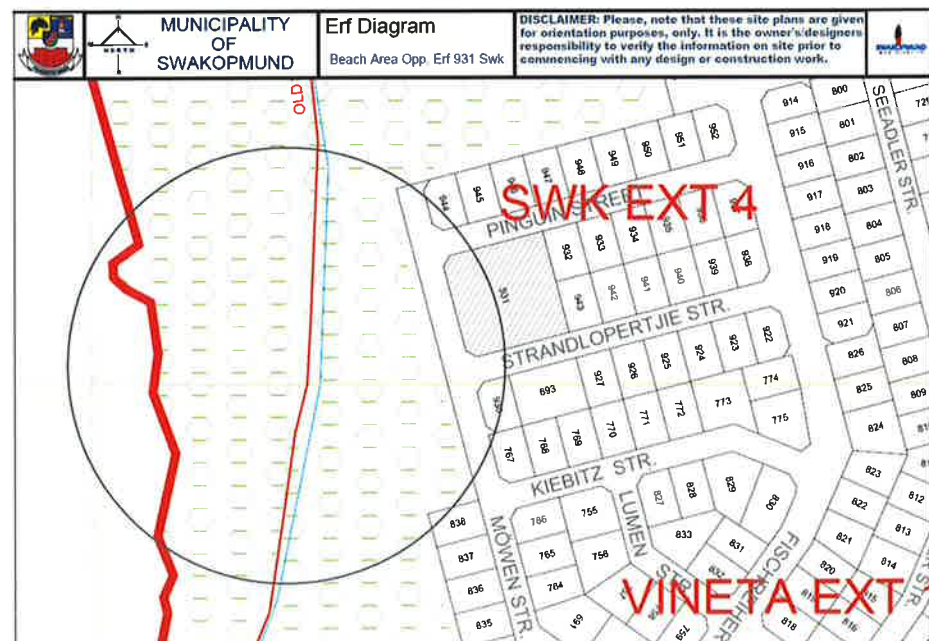


Figure 1: Beach Area locality and zoning map

4. Evaluation

The intended development constitutes a private contribution toward public infrastructure. The town, in general, is experiencing increased pressure on parking and such initiatives are welcome and encouraged. This initiative is classified as a form of donation to Council, given that the land in question remains Council's property

Beach Area is defined in the Swakopmund Zoning Scheme as: "any land which has been reserved in terms of this scheme for use by the public for beach activities. Any building erected here may only be carried out with the consent of the Council." The proposed upgrading of the public parking falls within the definition above, as the proposed improvements are intended for public use and benefit and not for private gain.

The developer indicated that the primary purpose is to enhance the safety of the pedestrians and nearby residents as some drivers make doughnuts there by spinning their cars and endangers other people's lives. He believes that the structured parking will curb the existing safety hazards.



Furthermore, the developer wants to beautify the area between Paddocks Garden and the gate leading to the shore, as shown in the picture below. He intended to plant some grass and trees. This is not foreseen to be a problem as there are greywater lines in the vicinity.



Considering the above intentions and expressions, the proposed improvements are for the good cause and done in good faith of contributing positively to the safety, sustainability and adding value to the surrounding community and public environment. However, the following conditions must be set.

1. *The land remains a property of Council, and no claim of private benefits,*
2. *The utilization of the facility should be exclusively public and no claim of entitlement by the developer.*
3. *The developer undertakes the consent procedures, in accordance with the provisions of Clause 6 of the Swakopmund Zoning Scheme.*
4. *The design, implementation, and operation of the proposed parking facility should be to the satisfaction of the General Manager: Engineering, Urban Development and Environment Management, who should also be the responsible for the management and maintenance of the proposed parking facility.*

5. Conclusion

The proposal for an improved parking facility on the Beach Area and beautifying of the surrounding is not deemed to have any negative detrimental effects to the surrounding community and the town in general, in fact it enhances the quality of life of the surrounding neighbourhood. It can therefore be supported provided that the affected parties are consulted as stipulated in Clause 6 (Consent Use) of the Swakopmund Zoning Scheme.

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

RESOLVED: (For Condonation By Council)

That the proposal to develop and enhance public parking and gardens on the "Beach Area" for the site identified situated opposite Erf 391, Vineta be approved subject to the following conditions:

- (vi) *The land and improvements remain property of Council, and that the applicant has no claim of private use benefits, be considered.***
 - (vii) *The utilization of the facility be exclusively public.***
 - (viii) *The developer complies with provisions of Clause 6 of the Swakopmund Zoning Scheme prior to the development of the proposed parking facility.***
 - (ix) *The design, implementation, and operation of the proposed parking facility should be to the satisfaction of the General Manager: Engineering, Urban Development and Environment Management, who should be the responsible for the management and maintenance of the proposed parking facility.***
 - (x) *The maintenance of the garden be done in collaboration with the Economic Development Services Department, Parks and Garden Section.***
-

ANNEXURE A - APPLICATION

INP

DEVELOPMENT
TRUST

INP DEVELOPMENT TRUST

Robert van Wyk
robbie@inpdevelopment.com
Kola Burger
kola@inpdevelopment.com
Administrator:
Xanthe Wittmann
admin@inpdevelopment.com

TO: MUNICIPALITY OF SWAKOPMUND
ATTENTION: TOWN PLANNING DEPARTMENT
FROM: MR. R. VAN WYK & MR. K. BURGER (INP DEVELOPMENT TRUST)
DATE: 2 APRIL 2026
RE: CLARIFICATION AND ZONING COMPLIANCE -
PROPOSED PUBLIC SAFETY UPGRADE OPPOSITE ERF 931, SWAKOPMUND

Dear Ms. Simpson,

We refer to your correspondence dated **26 February 2026** regarding the proposed parking and public area upgrade opposite **Erf 931, Swakopmund**, and we thank you for the guidance provided relating to the zoning classification of the identified area as a designated "beach area" reserved for public use.

We respectfully wish to place on record that the intention of the proposal is **not to utilise the identified area for the private benefit of Erf 931, nor to create a development-linked facility associated with any private erf.**

The proposal is **submitted solely with the intention to**

- Improve public safety within the identified area
- Address existing safety hazards affecting pedestrians and nearby residents
- Enhance structured public use of the area
- Support the long-term safety and sustainability of the surrounding community

The proposed upgrade is therefore **intended as a community-focused public safety improvement, and not as an extension of any private development.**

We acknowledge and respect the Municipality's confirmation that the identified land is zoned as a **"beach area", reserved for public use and beach-related activities**, and that any development within such area is subject to the approval and consent of Council.

In this regard, we **expressly confirm the following:**

- The proposal does not seek to alter the zoning classification of the land.
- The proposal does not intend to restrict public access to the area
- The proposal remains aligned with the principle of public use, consistent with the applicable zoning scheme
- Any future implementation will be undertaken strictly subject to Municipal approval, regulatory compliance, and any conditions imposed by Council.

It remains our intention to ensure that any **improvements undertaken are fully compliant with applicable zoning provisions, municipal regulations, and planning requirements.**

INP

DEVELOPMENT
TRUST

INP DEVELOPMENT TRUST

Robert van Wyk
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The proposed upgrade is intended to support:

- Improved pedestrian and public safety
- Reduction of identified safety hazards
- Safer utilisation of public space
- Enhanced visual quality of the surrounding area
- Improved public usability for residents and visitors
- Contribution to the tourism appeal and general aesthetic value of Swakopmund
- Increased long-term sustainability and value of the surrounding residential environment

The proposal therefore seeks to provide a practical safety solution that benefits:

- Residents in the immediate vicinity
- Members of the public
- Visitors and tourists
- The broader Swakopmund community

We hereby confirm that:

- The identified area will remain public in nature
- No exclusive or private rights are sought
- The proposal supports continued public use
- The intention is to enhance public convenience and safety, rather than to privatise or reserve the land

We respectfully request the Municipality's further guidance regarding:

- The feasibility of implementing public safety improvements within the framework of the current zoning
- Any procedural steps required to formalise such improvements
- Applicable studies or assessments that may be required
- The possibility of arranging a consultative meeting with the relevant Municipal officials

We believe that a collaborative engagement will assist in identifying a sustainable and compliant solution that aligns with the Municipality's long-term planning vision.

This submission is made in good faith with the intention of contributing positively to the safety, sustainability, and long-term value of the surrounding community and public environment.

We trust that the Municipality will consider this clarification favourably and we remain available to assist in any further consultations or discussions required.

Yours sincerely,
INP Development Trust

2 April 2026

