

Annexure A: Proof of Site Notices/ Posters

PUBLIC NOTICE

ENVIRONMENTAL IMPACT ASSESSMENT

Stubenrauch Planning Consultants (SPC) hereby give notice to all potentially Interested and Affected Parties (I&APs) that an application will be made to the Environmental Commissioner in terms of the Environmental Management Act (No 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the following:

PROJECT DETAILS:

- **Municipal approval to purchase the extension area (street) located adjacent west of Erven 9 and 10 Vineta;**
- **Subdivision of the Remainder of Portion 4 (a Portion of Portio B) of Swakopmund Town & Townlands No 41 into Portion A and Remainder;**
- **Permanent Closure of Erf A/PTN 4 of Swakopmund Town and Townlands No 41 as a “Street”;**
- **Consolidation of Erven 9, 10 & A/PTN 4 into Consolidated Erf X;**
- **Rezoning of Consolidated Erf X from “Single Residential” to “General Business”.**

The proponent intends to purchase the extension area in front of erven 9 and 10 Vineta in order to subdivide and consolidate with erven 9, 10 Vineta and A/PTN 4 of Swakopmund Town and Townlands No 41. This will enable the proponent to rezone the consolidated property from “Residential” to “General Business” for the development of a Boutique hotel.

The Proponent: Mr. Joachim Stahler (Lumeris Investments Seventeen cc)

Environmental Assessment Practitioner (EAP): Stubenrauch Planning Consultants (SPC)

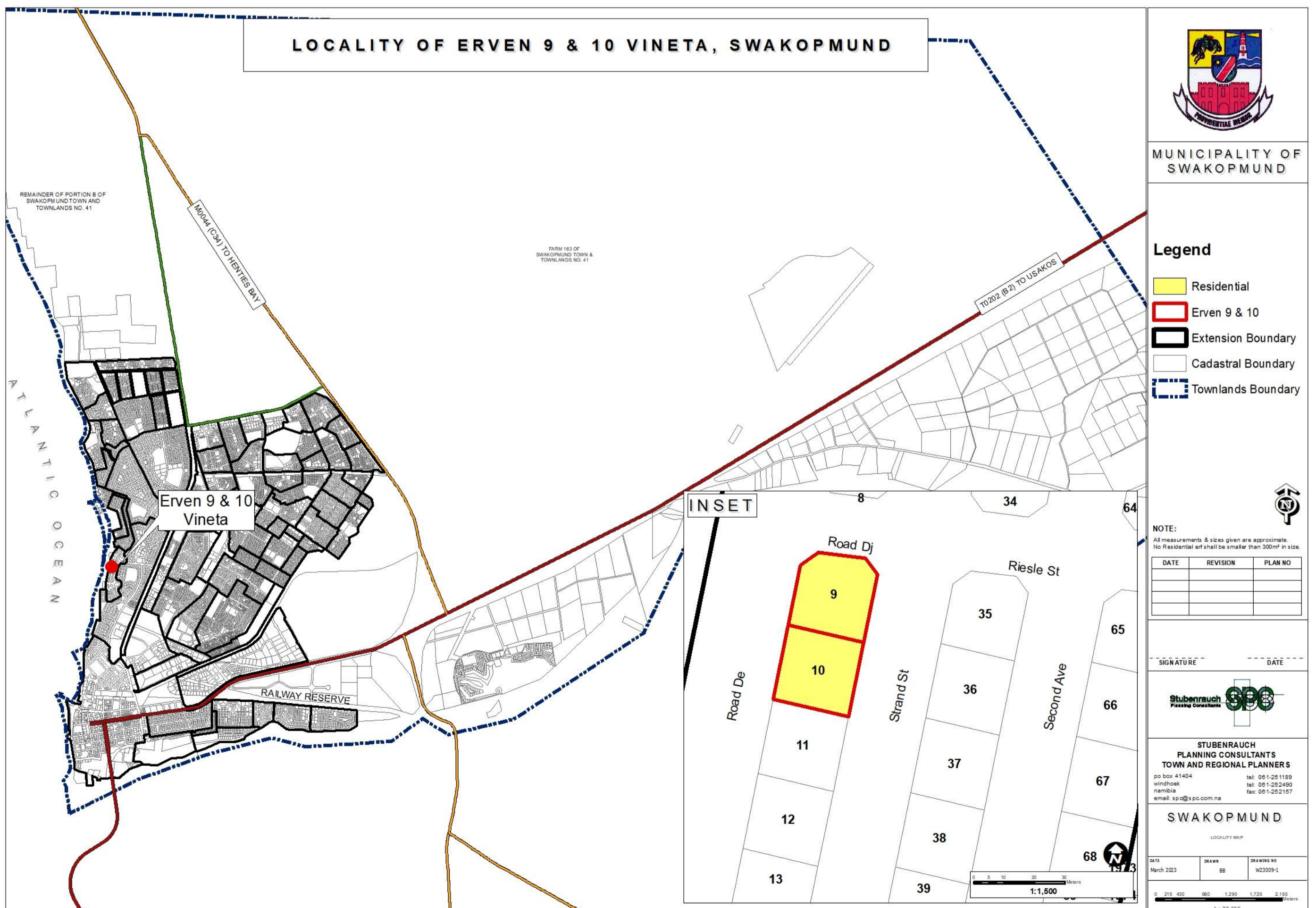
REGISTRATION OF I&APs AND SUBMISSION OF COMMENTS:

In line with Namibia’s Environmental Management Act (No. 7 of 2007) and EIA regulations (GN 30 of 6 February 2012), all I&APs are hereby invited to register and submit their comments, concerns or questions in writing on or before **Friday, 21 June 2024**.

Email: bronwynn@spc.com.na;

Tel: 061 251189

Our Ref: W/23009



Annexure B: Proof of Advertisements

CLASSIFIEDS

Tel: (061) 208 0800/44 / Fax: (061) 220 584 Email: classifieds@nepc.com.na

Notice

Legal Notice

FIRST AND FINAL LIQUIDATION AND DISTRIBUTION ACCOUNT IN DECEASED ESTATE LYING FOR INSPECTION

In terms of section 35(5) of Act 66 of 1965, notice is hereby given that copies of the Liquidation and Distribution Accounts (First and Final) in the estate specified below will be open for the inspection of all persons interested therein for a period of 21 days and at our offices of the Magistrate of Rundu. Should no objection thereto be lodged with the Master during the specified period, the executor will proceed to make payments in accordance with the accounts.

Registered number of estate: E 453/2022
Masters Office: Windhoek
Surname: **Mushongo**
First Names: Engelhard Shindimba
Date of Birth: 17 August 1962
Identity Number: 62081700395
Last Address: Rundu, Kavango Region
Date of Death: 26 April 2021
Name and (only one) address of executor or authorized agent: Isabella Tjatjara & Associates Inc, Legal Practitioners, Erf 1626, Unit 11, Dr Sam Nujoma Avenue, Tsumeb
Period allowed for objections if other than 21 days: 21 days
0837247001
Date: 31 May 2024
Notice for publication in the Government Gazette on: 31 May 2024

NOTICE TO CREDITORS AND DEBTORS IN DECEASED ESTATES

Estate of the Late: **Stephanus Niklaas Feris**
Estate Number: E 695/2024
Date of Birth: 9 July 1952
Date of Death: 9 October 2015
Last Address: Erf No. Rehoboth A 532
All persons having claims against the estate specified above, are called upon to lodge their claims with the Executor concerned within a period of 30 (thirty) days from the date of publication hereof.
Johanna Regina Feris
Agent for Executrix
V. T. Van Wyk Attorneys
Hebron House
Plot A 129
Rehoboth
Ref. V T Van Wyk
Tel. 062-523337
Cell. 0811270230

FIRST AND FINAL LIQUIDATION AND DISTRIBUTION ACCOUNT IN DECEASED ESTATE LYING FOR INSPECTION

In terms of section 35(5) of Act 66 of 1965, notice is hereby given that copies of the Liquidation and Distribution Accounts (First and Final) in the estate specified below will be open for the inspection of all persons interested therein for a period of 21 days and at our offices of the Magistrate of Rundu. Should no objection thereto be lodged with the Master during the specified period, the executor will proceed to make payments in accordance with the accounts.

Registered number of estate: E 3007/2021
Masters Office: Windhoek
Surname: **Mayira**
First Names: Eugenie
Date of Birth: 05 November 1966
Identity Number: 66110500275
Last Address: Rundu, Kavango Region
Date of Death: 14 February 2021
Name and (only one) address of executor or authorized agent: Isabella Tjatjara & Associates Inc, Legal Practitioners Erf 1626, Unit 11, Dr Sam Nujoma Avenue, Tsumeb
Period allowed for objections if other than 21 days: 21 days
0837247001
Date: 31 May 2024
Notice for publication in the Government Gazette on: 31 May 2024



Notice

Legal Notice

PUBLIC NOTICE ENVIRONMENTAL IMPACT ASSESSMENT

Take note that Stubenrauch Planning Consultants (Town and Regional Planners and Environmental Consultants) on behalf of Outapi Town Council (the proponent), the registered owner of Remainder of the Farm Outapi No. 1116 hereby gives notice to all potentially Interested and Affected Parties (I&AP's) that an application will be made to the Environmental Commissioner in terms of the Environmental Management Act (No 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the following:

PROJECT DETAILS:

- **Subdivision of the Remainder of the Farm Outapi No. 1116 into Portions A, B and Remainder;**
- **Reservation of Portions A and B of the Remainder of the Farm Outapi No. 1116 as "Street".**

PROJECT LOCATION: Outapi, Omusati Region

The Proponent: Outapi Town Council

Environmental Assessment Practitioner (EAP): Stubenrauch Planning Consultants (SPC)

REGISTRATION OF I&APs AND SUBMISSION OF COMMENTS:

In line with Namibia's Environmental Management Act (No. 7 of 2007) and EIA regulations (GN 30 of 6 February 2012), all I&APs are hereby invited to register with the applicant to obtain further information. Further take notice that any person having objections and/or comments to the proposed application as depicted above, may lodge such objection/ comment in writing with the Chief Executive Officer of the Outapi Town Council and with the applicant (SPC) in writing via Email: bronwynn@spc.com.na ; Tel: 061 25 11 89 on or before **14 June 2024**.



PUBLIC NOTICE

ALIGNMENT OF EXISTING LAND USE WITH THE APPROPRIATE LAND USE ZONING

Take note that **Stubenrauch Planning Consultants cc** herewith informs you in terms of the Urban and Regional Planning Act of 2018 and in terms of the City of Windhoek Public Consultation Policy for Proposed Development, that we have been appointed by the registered owners of Portion A of Erf 37, No. 165, Nelson Mandela Avenue, Windhoek to apply on their behalf to the Windhoek Municipal Council and to the Urban and Regional Planning Board for the **Rezoning of Portion A of**

Erf 37, No. 165 Nelson Mandela Avenue, Windhoek from "Residential" with a density of 1:900 to "Office" with a bulk of 0.4. Portion A of Erf 37, No. 165, is located along Nelson Mandela Avenue, within the Eros Suburb, Windhoek. Portion A of Erf 37, No. 165, Nelson Mandela Avenue Windhoek is zoned "Residential" with a density of 1:900 and measures approximately 785m² in extent.

The current zoning designation of Portion A of Erf 37, No. 165 Nelson Mandela Avenue, Windhoek as "Residential" does not align with the existing and desired long term office use. It is therefore the intention of our clients to comply with the regulations of the Windhoek Zoning Scheme, by aligning the existing land use activities on the property with the appropriate land use zoning. This will be achieved through rezoning Portion A of Erf 37, No. 165 Nelson Mandela Avenue Windhoek from "Residential" with a density of 1:900 to "Office" with a bulk of 0.4. Parking for the proposed development will be provided in line with City of Windhoek's Zoning Scheme parking requirements.

Please take note that the plan of the erf lies for inspection on the town planning notice board in the Customer Care Centre of the City of Windhoek while the application and its supporting documents also lie open for inspection during normal office hours at the City of Windhoek, Rev. Michael Scott Street, Windhoek (Town Planning Offices – 5th floor) and SPC Office, 45 Feld Street Windhoek.

Further take note that any person objecting to the proposed application as set out above may lodge such objection together with their grounds thereof, with the Chief Executive Officer of the City of Windhoek and the applicant (SPC) in writing within 14 days of the last publication of this notice. The last date for any objections is on or before **Friday, 21 June 2024**.

Applicant: Stubenrauch Planning Consultants
PO Box 41404, Windhoek, office5@spc.com.na
Tel.: (061) 251189, Ref: W/24024

The Chief Executive Officer
City of Windhoek, PO Box 59, Windhoek



SECTION 35 (5) NOTICE TO ADVERTISE THE SUPPLEMENTARY LIQUIDATION AND DISTRIBUTION ACCOUNT:

Notice is hereby given in terms of Supplementary First and Final Liquidation and distribution Account section 35 (5) of the Administration of Deceased Estates Act 66 of 1965 that the account shall lie open at the office of the Otjiwarongo Magistrate's Court for not less than 21 days, for inspection by any person interested in the estate.

REGISTERED NUMBER OF ESTATE: E1034/2021

SURNAME: KAHIMISE
FISRT NAME: DEO VOLENTE
IDENTITY NUMBER: 80021400091
LAST ADDRESS: ERF NO. 1232, ANDERSON STREET, OTJIWARONGO
DATE OF BIRTH: 14 FEBRUARY 1980
DATE OF DEATH: 15 MARCH 2021
NAME OF EXECUTOR: FELICIA MELISSA KAHIMISE
AGENT FOR THE EXECUTOR
PACK AND COMPANY INCORPORATED
87, HOSEA KUTAKO DRIVE
WINDHOEK NORTH, NAMIBIA

CHANGE OF SURNAME THE ALIENS ACT, 1937 NOTICE OF INTENTION OF CHANGE OF SURNAME

I, (1) **MOSES SHINDONGA RESIDING AT OKAKARARA ORUINDJUO ROMAKUJA** and carrying on business / employed a (2) **UNEMPLOYED** intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume **ESEGIËL** for the reasons that (3) **CHANGE OF SURNAME FROM SHINDONGA TO ESEGIËL, BECAUSE ALL MY ACADEMIC PORTFOLIO IS WRITTEN AS ESEGIËL. THAT'S WHY I WANT TO CHANGE MY SURNAME**. I previously bore the name(s) (4) **MOSES SHINDONGA**. I intend also applying for authority to change the surname of my wife **N/A** and minor child(ren) (5) **N/A**. Any person who objects to my/our assumption of the said surname of **ESEGIËL** should as soon as be lodge his/her objection, in writing, with a statement of his/her reasons therefore, with the magistrate of **WINDHOEK COURT, 31 JANUARY 2024**

Notice

Legal Notice

NOTICE

Take notice that **HARMONIC TOWN PLANNING CONSULTANTS CC**, TOWN AND REGIONAL PLANNERS, on behalf of the owners of the respective erf, intend to apply to the **Rehoboth Town Council and the Urban Regional Planning Board** for:

- **Rezoning of Erf Nr. Rehoboth A 11 from "Single Residential" with a density of 1:500 to "General Residential" with a density of 1:100; and**
- **Consent for an Accommodation Establishment: Guesthouse**
- **Consent to commence with the proposed development while the rezoning is in progress.**

Erf Rehoboth, A 11, measures ±1115 m² in extent and is zoned "Single Residential" with a density of 1:500. The proposed rezoning to "General Residential" with a density of 1:100 will enable the erf owners to operate an establishment, which will allow the owners to establish a guest house. Parking to the development will be provided in accordance with the requirements of the Rehoboth Zoning Scheme. Further take notice that the plan of the Erf lies for inspection on the town planning notice board at the **Rehoboth Town Council and at Harmonic Town Planning Offices, 76B Pasteur Street, Windhoek West**.

Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the **Rehoboth Town Council** and with the Applicant in writing within 14 days of the last publication of this notice (**final date for objections is Thursday, 20 June 2024**).



Contact: Harold Kisting
Harmonic Town Planning Consultants CC
Town and Regional Planners
P.O. Box 3216 Windhoek
Cell 081 127 5879, Fax 088646401
Email: hkisting@namibnet.com

PUBLIC NOTICE ENVIRONMENTAL IMPACT ASSESSMENT

Stubenrauch Planning Consultants (SPC) hereby give notice to all potentially Interested and Affected Parties (I&APs) that an application will be made to the Environmental Commissioner in terms of the Environmental Management Act (No 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the following:

PROJECT DETAILS:

- **Subdivision of Erf 4771, Ondangwa Extension 3 into Erven A/4771, B/4771, C/4771 & Remainder;**
- **Rezoning of Erf B/4771, Ondangwa Extension 3 from "Business" to "Public Open Space";**
- **Rezoning of Erf C/4771, Ondangwa Extension 3 from "Business" to "Civic";**
- **Consolidation of Erven A/4771 and Erf 1236, Ondangwa Extension 3 into Consolidated Erf Z;**
- **Consolidation of Erven RE/4771 and Erf 1235, Ondangwa Extension 3 into Consolidated Erf X;**
- **Subdivision of Erf 5782, Ondangwa Extension 3 into Erven A/5782, B/5782 & Remainder;**
- **Permanent Closure of Erven B/5782 and RE/5782, Ondangwa Extension 3 as "Public Open Space";**
- **Rezoning of Erf B/5782, Ondangwa Extension 3 from "Public Open Space" to "Civic";**
- **Rezoning of Erf B/5782, Ondangwa Extension 3 from "Public Open Space" to "Street";**
- **Subdivision of the Remainder of Portion 4 of the Farm Ondangwa Town and Townlands No. 882 into Portions A, B & Remainder;**
- **Permanent Closure of Portions A and B of the Remainder of Portion 4 of the Farm Ondangwa Town and Townlands No. 882 as "Street";**
- **Rezoning of Portion A/4 of the Farm Ondangwa Town and Townlands No. 882 from "Street" to "Public Open Space";**
- **Rezoning of Portion B/4 of the Farm Ondangwa Town and Townlands No. 882 from "Street" to "Civic";**
- **Subdivision of Erf 5783, Ondangwa Extension 3 into Erven A/5783, C/5783 and Remainder;**
- **Permanent Closure of Erven A/5783 and B/5783, Ondangwa Extension 3 as "Street";**
- **Rezoning of Erf A/5783, Ondangwa Extension 3 from "Street" to "Public Open Space";**
- **Rezoning of Erf B/5783, Ondangwa Extension 3 from "Street" to "Civic";**
- **Consolidation of Erven A/5782, A/5783, A/Ptn 4 and B/4771, Ondangwa Extension 3 into Consolidated Erf S;**
- **Alteration of Boundaries of Ondangwa Extension 3 to include Consolidated Erf V;**
- **Consolidation of Erven B/5782, B/5783, B/Ptn 4 and Consolidated Erf V, Ondangwa Extension 3 into Consolidated Erf T;**
- **Inclusion of the rezonings in the next Zoning Scheme to be prepared for Ondangwa.**

The Erven 1235, 1236, 4771, 5782, 5783 as well as the subject area on the Remainder of Portion 4 of the Farm Ondangwa Town and Townlands No. 882 are located south of the neighbourhood of Ondangwa Extension 3 around the Huhu City Shopping Complex. The subject area is fully built up and populated with mostly business structures that are essential in the day to day lives of the residents of Ondangwa. However, most of these buildings have not been erected within the demarcated erf boundaries. Similarly, the existing road that distributes the traffic from the B1 Road into the neighbourhood of Ondangwa Extension 3 does not align with the demarcated road reserve on the layout plan for Ondangwa Extension 3, which ought to run between Erf 1236, Ondangwa Extension 3 and Erven 6652 and 6653, Ondangwa Extension 28.

The Proponent intends to amend the layout plans for Ondangwa Extension 3 and Ondangwa Extension 28 in order to accommodate and reflect the existing situation on the ground.

The Proponent: Ondangwa Town Council
Environmental Assessment Practitioner (EAP): Stubenrauch Planning Consultants (SPC)

REGISTRATION OF I&APs AND SUBMISSION OF COMMENTS:

In line with Namibia's Environmental Management Act (No. 7 of 2007) and EIA regulations (GN 30 of 6 February 2012), all I&APs are hereby invited to register and submit their comments, concerns or questions in writing on or before **Friday, 21 June 2024**.

Email: bronwynn@spc.com.na
Tel: 061 25 11 89
Our Ref: OND/007-B



Notice

Legal Notice

PUBLIC NOTICE ENVIRONMENTAL IMPACT ASSESSMENT

Stubenrauch Planning Consultants (SPC) hereby give notice to all potentially Interested and Affected Parties (I&APs) that an application will be made to the Environmental Commissioner in terms of the Environmental Management Act (No 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the following:

PROJECT DETAILS:

- **Municipal approval to purchase the extension area (street) located adjacent west of Erven 9 and 10 Vineta;**
- **Subdivision of the Remainder of Portion 4 (a Portion of Portio B) of Swakopmund Town & Townlands No 41 into Portion A and Remainder;**
- **Permanent Closure of Erf A/PTN 4 of Swakopmund Town and Townlands No 41 as a "Street";**
- **Consolidation of Erven 9, 10 & A/PTN 4 into Consolidated Erf X;**
- **Rezoning of Consolidated Erf X from "Single Residential" to "General Business".**

The proponent intends to purchase the extension area in front of Erven 9 and 10 Vineta in order to subdivide and consolidate with Erven 9, 10 Vineta and A/PTN 4 of Swakopmund Town and Townlands No 41. This will enable the proponent to rezone the consolidated property from "Residential" to "General Business" for the development of a Boutique hotel.

The Proponent: Mr. Joachim Stahler (Lumeris Investments Seventeen cc)
Environmental Assessment Practitioner (EAP): Stubenrauch Planning Consultants (SPC)

REGISTRATION OF I&APs AND SUBMISSION OF COMMENTS:

In line with Namibia's Environmental Management Act (No. 7 of 2007) and EIA regulations (GN 30 of 6 February 2012), all I&APs are hereby invited to register and submit their comments, concerns or questions in writing on or before **Friday, 21 June 2024**.

Email: bronwynn@spc.com.na
Tel: 061 25 11 89
Our Ref: W/23009



PUBLIC NOTICE ENVIRONMENTAL IMPACT ASSESSMENT

Stubenrauch Planning Consultants (SPC) hereby give notice to all potentially Interested and Affected Parties (I&APs) that an application will be made to the Environmental Commissioner in terms of the Environmental Management Act (No 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the following:

PROJECT DETAILS:

- **Subdivision of Erf 6651, Ondangwa Extension 28 into Erven A, B & Remainder;**
- **Subdivision of Erf 6652, Ondangwa Extension 28 into Erven A, B & Remainder;**
- **Subdivision of Erf 6653, Ondangwa Extension 28 into Erven A, B & Remainder;**
- **Subdivision of Erf 6654, Ondangwa Extension 28 into Erven A & Remainder;**
- **Consolidation of Erven RE/6651, RE/6652, RE/6653 & RE/6654, Ondangwa Extension 28 into Consolidated Erf Y;**
- **Rezoning of Consolidated Erf Y, Ondangwa Extension 28 from "Business" to "Street";**
- **Consolidation of Erven B/6651, B/6652 & B/6653, Ondangwa Extension 28 into Consolidated Erf W;**
- **Rezoning of Consolidated Erf W, Ondangwa Extension 28 from "Business" to "Civic";**
- **Consolidation of Erven A/6651, A/6652 & A/663 Ondangwa Extension 28 into Consolidated Erf V;**
- **Rezoning of Consolidated Erf V from "Business" to "Civic";**
- **Alteration of Boundaries of Ondangwa Extension 3 to include Consolidated Erf V;**
- **Inclusion of the rezonings in the next Zoning Scheme to be prepared for Ondangwa.**

Erven 6651, 6652, 6653 and 6654 are located south west of the neighbourhood Ondangwa Extension 28. The subject areas are fully built up and populated with mostly business structures that are essential in the day to day lives of the residents of Ondangwa. However, most of these buildings have not been erected within the demarcated erf boundaries. Similarly, the existing road that distributes the traffic from the B1 Road into the neighbourhood of Ondangwa Extension 3 does not align with the demarcated road reserve on the layout plan for Ondangwa Extension 3, which ought to run between Erf 1236, Ondangwa Extension 3 and Erven 6652 and 6653, Ondangwa Extension 28.

The Proponent intends to amend the layout plans for Ondangwa Extension 3 and Ondangwa Extension 28 in order to accommodate and reflect the existing situation on the ground.

The Proponent: Ondangwa Town Council
Environmental Assessment Practitioner (EAP): Stubenrauch Planning Consultants (SPC)

REGISTRATION OF I&APs AND SUBMISSION OF COMMENTS:

In line with Namibia's Environmental Management Act (No. 7 of 2007) and EIA regulations (GN 30 of 6 February 2012), all I&APs are hereby invited to register and submit their comments, concerns or questions in writing on or before **Friday, 21 June 2024**.

Email: bronwynn@spc.com.na
Tel: 061 25 11 89
Our Ref: OND/007-A



Consent uses, erection of Buildings & use of land in terms of Town Planning Scheme Regulations

Notice is hereby given in terms of Clause 7 of the Katima Mulilo Town Planning Scheme Regulations that the Town Council considers the following consent use, erection of buildings and use of land, details of which are obtainable from the Manager: Town Planning Department.

1. ERF 1736, Katima Mulilo Ext 7:
Special Permission for Resident Occupation
(Administration Office).

Contact Person: Ms Riana Kandimba 066 261 500
(Acting Town Planning Manager)
Mr Bollen Mwilima 0816766849 (Applicant)

Any person having any objections to the proposed steps may lodge such objections, duly motivated in writing, with the Chief Executive Officer until 24 June 2024.

4110 Housing & Property • Wanted •

Twahafa Real Estate. Urgently looking for houses and flats for RENT and for SALE in Windhoek. 0816534437 info@twahafagroup.com

4210 Housing & Property • For Rent •

EHENYE, OSHAKATI SAR CAR SALES Independence Avenue opposite OK Food Bakkies on special!

2 BED TO LET FROM N\$ 3350 FIRST MONTH RENT FREE (T's & C's Apply Limited Offer) 081 664 2669

OKURYANGAWA: 4 bedroom house to rent, main bedroom en-suite, and all 3 bedrooms have built-in cupboards, lounge and kitchen. Shed net for up to 3 cars in a secure parking area.

Khomasdal: Self contained room with built in cupboards send own toilet and shower for N\$2900 / month, water, electricity and free wi-fi included.

Rocky Crest: 1 bedroom flat with kitchen & toilet for 2 people. No children & pets. Rent N\$4,400. Deposit N\$2,000. Water & electricity included.

Okahao: Flat with bedroom, BIC, sitting room, kitchen. Available immediately for rent. N\$2,000. N\$1000 deposit. Contact 0812606554/ 0812559201

KHOMASDAL: KWILELA COURT - 2 bedroom apartment available, N\$6400.00 per month. Deposit required. Contact: 0811774371

Okuryangawa: 1 Outside bedroom, shared kitchen, free wi-fi, price N\$2,800, water included, electricity pre-paid. Available 01 July 2024.

Okuryangawa near Monte Christo Service Station: 3 Bedroom house, single garage, price N\$7,500. Water included, free wi-fi, electricity pre-paid. Available 01 July 2024.

SOWETO LUXURY HILL ER 5698 Caesar street: One bedroom flat, showerteilet. Water included, pre-paid electricity, safe parking, interlocks. N\$3000 p/m, no deposit. Call 0811246844 / 0814344103

4310 Housing & Property • For Sale •

Okahandja Nau-Alb: Three (3) bedroom house with BIC, Erf Size: 318 sqm, 121 sqm, two bathrooms, garage, structure, wall fence, approved municipality plan available. N\$930,000. 00 including costs. Contact 0811486608 / 0812648111

RUNDU 7 Bedrooms Property N\$982,000, 6 Bathrooms, 6 Airconditioned, Bedrooms Bzrai Area. Erf Size 3615q/m/0812932229

Housing & Property • For Sale •

Cimbembas: URGENT SALE of a spacious 2 bedroom apartment with BIC and 1 bathroom, 83sqm, N\$950 000. Contact 0814362872

4310 Housing & Property • For Sale •

House For Sale: Golgata 14, Windhoek - Two Bedroom House - Lounge, Kitchen, Toilet, Garage, Three Bachelor Flats. Price: N\$ 1,250,000.00. Bond Costs Included. Transfer Fees Excluded. Contact: SAAC. 081 582 0872

5360 Motoring • Vehicles for Sale •

2013 Mitsubishi Triton, 2.5 double, cab with rails, 4x2, 22000km, price N\$145,000 in good condition. Contact 0812982885

SAR CAR SALES Independence Avenue opposite OK Food Bakkies on special! GDS

2022 GDS 2.8, D/C, 4X4, LEGEND, CANOPY N\$550,000. 2021 GDS 2.8, D/C, 4X4, WHITE RAILS N\$485,000. 2019 GDS 2.8, D/C, 4X4, DAKAR CANOPY N\$520,000.

2019 FORTUNER 2.4, WHITE, 4X4 N\$465,000. 2019 FORTUNER 2.4, WHITE, 4X4 N\$465,000. 2017 FORTUNER 2.8, MERCON N\$350,000.

2017 L/CRUIZER 4.5, V8, S/C, WHITE N\$485,000. 2011 4x0, V6, BEIGE, S/C RAILS N\$320,000. 2014 HILLUX, D4D, 3.0, 4X4, LEGEND 45, D/C N\$275,000.

2014 HILLUX, D4D, S/C, 2.5, 4X4, CANOPY N\$250,000. 2011 HILLUX, 3.0, S/C, 4X4, WHITE N\$205,000. NB: WE HAVE CHAMP BAKKIES IN STOCK

2010 LANDROVER DISCOVERY Body with gearbox N\$95,000.00. Call 08117706718

5380 Motoring • Vehicle Spares & Accessories •

On Special 3,6 metre N\$55,000 3 metre N\$50,000 roadworthy available. Call: 0812356016

MUNICIPALITY OF WALVIS BAY Notice is hereby given in terms of Section 63(2)(b) of the Local Authorities Act, 1992 (Act 23/1992), as amended, that the Council of the Municipality of Walvis Bay intends to sell, by private transaction, a 1,000m² portion of Portion 9 of Farm 42 [Langstrand] situated along the First Street servitude road leading to the Langstrand Resort, nearby to the Langstrand Resort and Erik's Cove Restaurant and the Langstrand Caravan Park, for general business/general residential purposes to The Sports Village Number 'Thirty Eight' Ck (Gunter Heimstadt/Ocean Key Development).

5610 Notices • Legal •

PUBLIC NOTICE ENVIRONMENTAL IMPACT ASSESSMENT Stubenrauch Planning Consultants (SPC) hereby give notice to all potentially interested and Affected Parties (I&APs) that an application will be made to the Environmental Commissioner in terms of the Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the following:

• Subdivision of Erf 4771, Ondangwa Extension 3 from "Business" to "Public Open Space"; • Rezoning of Erf B/4771, Ondangwa Extension 3 from "Business" to "Public Open Space"; • Rezoning of Erf A/4771, Ondangwa Extension 3 from "Business" to "Civic"; • Consolidation of Erf A/4771 and Erf 1236, Ondangwa Extension 3 into Consolidated Erf Z; • Consolidation of Erf. RE/4771 and Erf 1236, Ondangwa Extension 3 into Consolidated Erf W; • Subdivision of Erf 5782, Ondangwa Extension 3 from "Business" to "Public Open Space";

5610 Notices • Legal •

during normal office hours. Any person objection to the proposed sale as in, writing, lodge an objection together with the grounds/motivation thereof, to the Manager: Housing and Properties at the above address or to Private Bag 5017, Walvis Bay, before or on Friday 21 June 2024 at 12:00. JACK ROBERT MANALE Manager: Housing and Properties Municipality of Walvis Bay Centre Namgolo Mbumba Drive Private Bag 5017 Walvis Bay Fax: (064) 209 714 Telephone: (064) 201 3232 E-Mail: ssatchipia@walvisbayco.org.na

PUBLIC NOTICE ENVIRONMENTAL IMPACT ASSESSMENT Take note that Stubenrauch Planning Consultants (Town and Regional Planners and Environmental Consultants) on behalf of Outapi Town Council (the proponent), the registered owner of Remainder of the Farm Outapi No. 1116 hereby gives notice to all potentially interested and Affected Parties (I&APs) that an application will be made to the Environmental Commissioner in terms of the Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the following:

• Subdivision of the Remainder of the Farm Outapi No. 1116 into Portions A, B and Remainder; • Reservation of Portions A and B and the Remainder of the Farm Outapi No. 1116 as "Street"; PROJECT LOCATION: Outapi, Omusati Region The Proponent: Outapi Town Council Environmental Assessment Practitioner (SPC) Stubenrauch Planning Consultants (SPC) REGISTRATION OF I&APs AND SUBMISSION OF COMMENTS: In line with Namibia's Environmental Management Act (No. 7 of 2007) and EIA regulations (GN 30 of 6 February 2012), all I&APs are hereby invited to register with the applicant to obtain further information. Further take notice that any person having objections and/or comments to the proposed application should do so in writing, lodge such objection/comment in writing with the Chief Executive Officer of the Outapi Town Council and with the applicant (SPC) in writing via Email: brwnynn@spc.com.na. Tel: 061 25 11 89 or before 14 June 2024.

NOTICE OF LAST LAND TITLE : F 702 Notice is hereby given that I MARTHA MORINA BRITZ intend to apply for a certified copy of Certain: Erf No. Rehoboth F 702 which covers 697 square metres Situate: In the Town of Rehoboth dated : 9 October 1984 The property of : MARTIN HELLMAN BRITZ & MARTHA MORINA BRITZ All persons who object to the issue of such copy are hereby invited to lodge their objections in writing with the Registrar within three weeks from the last publication of this notice Dated 24 May 2024 Private Bag 2500 REHOBOTH TL. 062-524390

LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (Regulation 13) Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: Erongo Region 1.Name and postal address of applicant: Chantilly's Coffee Bar CC P.O. Box 90733 Klein Windhoek Windhoek Namibia 2.Name of business or proposed business to which application relates:Chantilly's Coffee Bar CC 3.A description of premises to which application relates:34 Rhoda Allee Street Swakopmund Namibia 4.Nature and details of application:Application for the granting of a Special Liquor Licence for all kinds of liquor in terms of the Liquor Act, No 6 of 1998 with all the privileges coupled thereto. 5. Clerk of the court with whom application will be lodged:Clerk of the Court, Swakopmund 6. Date on which application will be lodged:14 June 2024 7.Date of meeting of Committee at which application will be heard:14 August 2024 Any objection or written submission in terms of section 28 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

PUBLIC NOTICE ENVIRONMENTAL IMPACT ASSESSMENT Stubenrauch Planning Consultants (SPC) hereby give notice to all potentially interested and Affected Parties (I&APs) that an application will be made to the Environmental Commissioner in terms of the Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the following:

• Subdivision of Erf 4771, Ondangwa Extension 3 from "Business" to "Public Open Space"; • Rezoning of Erf B/4771, Ondangwa Extension 3 from "Business" to "Public Open Space"; • Rezoning of Erf A/4771, Ondangwa Extension 3 from "Business" to "Civic"; • Consolidation of Erf A/4771 and Erf 1236, Ondangwa Extension 3 into Consolidated Erf W; • Subdivision of Erf 5782, Ondangwa Extension 3 from "Business" to "Public Open Space";

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B/5782 & Remainder; • Permanent Closure of Erven B/5782 and RE/5782, Ondangwa Extension 3 as "Public Open Space"; • Rezoning of Erf B/5782, Ondangwa Extension 3 from "Public Open Space" to "Civic"; • Rezoning of Erf RE/5782, Ondangwa Extension 3 from "Public Open Space" to "Street"; • Subdivision of the Remainder of Portion 4 of the Farm Ondangwa Town and Townlands No. 882 into Portions A & Remainder; • Permanent Closure of Portions A and B of the Remainder of Portion 4 of the Farm Ondangwa Town and Townlands No. 882 as "Street"; • Rezoning of Portion A/4 of the Farm Ondangwa Town and Townlands No. 882 from "Street" to "Public Open Space"; • Permanent Closure of Erven A/5783 and B/5783, Ondangwa Extension 3 as "Street"; • Rezoning of Erf A/5783, Ondangwa Extension 3 from "Street" to "Public Open Space"; • Rezoning of Erf B/5783, Ondangwa Extension 3 from "Street" to "Civic"; • Consolidation of Erven A/5782, B/5783 and B/5783, Ondangwa Extension 3 into Consolidated Erf S; • Alteration of Boundaries of Ondangwa Extension 3 to include Consolidated Erf V; • Consolidation of Erven B/5782, B/5783, B/Ptn 4 and Consolidated Erf V, Ondangwa Extension 3 into Consolidated Erf T; • Inclusion of the rezonings in the next Zoning Scheme to be prepared for Ondangwa. The Erven 1235, 1236, 4771, 5782, 5783 as well as the subject area on the Remainder of Portion 4 of the Farm Ondangwa Town and Townlands No. 882 are located south of the neighbourhood of Ondangwa Extension 3 around the Huhu City Shopping Complex. The subject area is fully built up and populated with mostly business structures that are essential in the day to day lives of the residents of Ondangwa. However, most of these buildings have not been erected within the demarcated erf boundaries. Similarly, the existing road that distributes the traffic from the B1 Road into the neighbourhood of Ondangwa Extension 3 does not align with the demarcated road reserve on the layout plan for Ondangwa Extension 3, which will run between Erf 1236, Ondangwa Extension 3 and Erven 6652 and 6653, Ondangwa Extension 28. The Proponent intends to amend the layout plans for Ondangwa Extension 3 and Ondangwa Extension 28 in order to accommodate and reflect the existing situation on the ground.

amend the layout plans for Ondangwa Extension 3 and Ondangwa Extension 28 in order to accommodate and reflect the existing situation on the ground. The Proponent: Stubenrauch Planning Consultants (SPC) REGISTRATION OF I&APs AND SUBMISSION OF COMMENTS: In line with Namibia's Environmental Management Act (No. 7 of 2007) and EIA regulations (GN 30 of 6 February 2012), all I&APs are hereby invited to register and submit their comments, concerns or questions in writing on or before Friday, 21 June 2024. Email: brwnynn@spc.com.na Tel: 061 25 11 89 Our Ref: OND/007-A

PUBLIC NOTICE ENVIRONMENTAL IMPACT ASSESSMENT Stubenrauch Planning Consultants (SPC) hereby give notice to all potentially interested and Affected Parties (I&APs) that an application will be made to the Environmental Commissioner in terms of the Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the following:

• Municipal approval to purchase the extension area (street) located adjacent west of Erven 9 and 10 into consolidated Erf X; • Subdivision of the Remainder of Portion 4 (a Portion of Portio B) of Swakopmund Town and Townlands No 41 into Portion A and Remainder; • Permanent Closure of Erf. A/P TN 4 of Swakopmund Town and Townlands No 41 as "Street"; • Permanent Closure of Erf. A/P TN 4 into Consolidated Erf T & A/PTN 4 into Consolidated Erf X; • Rezoning of Consolidated Erf X from "Single Residential" to "General Business". The proponent intends to purchase the extension area in front of erven 9 and 10 Vineta in order to subdivide and consolidate with erven 10 into Erf X. The extension area is situated between A/P TN 4 of Swakopmund Town and Townlands No 41. This will enable the proponent to rezone the consolidated property from "Residential" to "General Business" for the development of a Boutique Hotel. The Proponent: Mr Joachim Stahler (Lumeris Investments Sevenco Environmental Assessment Practitioner (SPC) Stubenrauch Planning Consultants (SPC) REGISTRATION OF I&APs AND SUBMISSION OF COMMENTS: In line with Namibia's Environmental Management Act (No. 7 of 2007) and EIA regulations (GN 30 of 6 February 2012), all I&APs are hereby invited to register and submit their comments or questions in writing on or before Friday, 21 June 2024. Email: brwnynn@spc.com.na Tel: 061 25 11 89 Our Ref: W/2009

SECOND AND FINAL LIQUIDATION AND DISTRIBUTION ACCOUNT IN DECEASED ESTATE LYING FOR INSPECTION In terms of section 35(5) of Act 66 of 1965, notice is hereby given that copies of the liquidation and distribution accounts (Second Account) in the estate specified below will be open for the inspection of all persons interested therein for a period of 21 days at the offices of the Master of the High Court and at the Masters Office of Namibia. Should no objection thereto be lodged with the Master during the specified period, the executor will proceed to make payments in accordance with the accounts. Registered number of estate: 2546-2021 Surname: Ihemba First Names: Lukas Nekoro Date of Birth: 05 March 1962 Identity Number: 620305 0018 6 Last Address: Erf 1939, Extension No. 7, Rundu, Kavango Region Date of Death: 20 July 2021 Name and (only one) address of executor or authorized agent: Shikongo Law Chambers No. 4, Banting Street Windhoek - West Windhoek. Period allowed for objection: 21 days from 21 days: 21 days only Advertiser, and address: Ms. Josefina Angala Shikongo Law Chambers No. 4, Banting Street, Windhoek-West Date: 20 May 2023 Notice for publication in the Government Gazette on: 31 May 2023

LIQUIDATION AND DISTRIBUTION ACCOUNTS IN DECEASED ESTATE LYING FOR INSPECTION In terms of section 35(5) of Act 66 1965 notice is given that copies of the liquidation and distribution accounts (first and final, unless otherwise stated) in the estates specified below will be open for the inspection of all persons concerned with the estate (or longer if specifically stated) from the date specified or from the date of publication hereof, whichever may be later and at the offices of the Masters and Magistrate as stated. Should no objection thereto be lodged with the Masters concerned during the period, the executor will proceed to make payments in accordance with the accounts. Registration number of estate: E2037/2022 Surname: NANGOLO Christian Names: MANGENA SHATINDI Identity Number: DOB 63010202458 Region/Last address: OSHIFO RUCACANA (MUSATI REGION Date of Death: 2021.05.31 First Name: Name and Surname: Surviving Spouse: Identity number: NUN Description of account other than First and Final First and Final Period of inspection other than 21 days: 21 days Masters Office: Windhoek Name and (only one) agent: executor or authorized agent: IWONGE MAINGA ATTORNEYS

LIQUIDATION AND DISTRIBUTION ACCOUNTS IN DECEASED ESTATE LYING FOR INSPECTION In terms of section 35(5) of Act 66 1965 notice is given that copies of the liquidation and distribution accounts (first and final, unless otherwise stated) in the estates specified below will be open for the inspection of all persons concerned with the estate (or longer if specifically stated) from the date specified or from the date of publication hereof, whichever may be later and at the offices of the Masters and Magistrate as stated. Should no objection thereto be lodged with the Masters concerned during the period, the executor will proceed to make payments in accordance with the accounts. Registration number of estate: E2037/2022 Surname: NANGOLO Christian Names: MANGENA SHATINDI Identity Number: DOB 63010202458 Region/Last address: OSHIFO RUCACANA (MUSATI REGION Date of Death: 2021.05.31 First Name: Name and Surname: Surviving Spouse: Identity number: NUN Description of account other than First and Final First and Final Period of inspection other than 21 days: 21 days Masters Office: Windhoek Name and (only one) agent: executor or authorized agent: IWONGE MAINGA ATTORNEYS

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PUBLIC NOTICE ALIGNMENT OF EXISTING LAND USE WITH THE APPROPRIATE LAND USE ZONING Take note that Stubenrauch Planning Consultants cc herewith informs you in terms of the Urban and Regional Planning Act (No. 16 of 1995) and the terms of the City of Windhoek Public Consultation Policy for Proposed Development that we have been appointed by the registered owners of Portion A of Erf 37, No. 165 Nelson Mandela Avenue, Windhoek, to apply on their behalf to the Windhoek Municipal Council and to the Urban and Regional Planning Board for the Rezoning of Portion A of Erf 37, No. 165 Nelson Mandela Avenue, Windhoek, from "Residential" with a density of 1:900 to "Office" with a bulk of 0.4. Portion A of Erf 37, No. 165, is located along Nelson Mandela Avenue, within the Erven Suburb, Windhoek. Portion A of Erf 37, No. 165, is zoned as "Residential" with a density of 1:900 and measures approximately 785m² in extent. The current zoning designation of Portion A of Erf 37, No. 165 Nelson Mandela Avenue, Windhoek, as "Residential" does not align with the existing and desired long term office use. It is therefore the intention of our clients to comply with the regulations of the Windhoek Zoning Scheme, by aligning the existing land use activities on the property with the appropriate land use zoning. This will be achieved through rezoning Portion A of Erf 37, No. 165 Nelson Mandela Avenue, Windhoek, with a density of 1:900 to "Office" with a bulk of 0.4. Parking for the proposed development will be provided in line with City of Windhoek's Zoning Scheme parking requirements. Please Note that the duration of the notice for inspection on the town planning notice board in the Customer Care Centre of the City of Windhoek while the application and its supporting documents also lie open for inspection during normal office hours at the City of Windhoek, Rev. Michael Scott Street, Windhoek (Town Planning Offices - 5th floor) and SPC Office, 45 Feld Street Windhoek. Further take note that any person objecting to the application should do so in writing, lodge such objection together with their grounds thereof, with the Chief Executive Officer of the City of Windhoek and the applicant (SPC) in writing within 14 days of the last publication of this notice. The last date for any objections is on or before Friday, 21 June 2024. Applicant: Stubenrauch Planning Consultants PO Box 41404 City of Windhoek Offices: SIGNED: DAVID ATUHENI, DAVID ATUHENI PLAINTIFF AND DAVID ATUHENI DEFENDANT NOTICE OF SALE IN EXECUTION IN EXECUTION OF A JUDGMENT OF THE HIGH COURT OF NAMIBIA, given on the 4TH day of February 2022, a Judicial Sale by PUBLIC AUCTION will be held of the undermentioned immovable property to the conditions set out in the conditions of sale to be read out at the office of the Deputy Sheriff of Windhoek and at the office of the execution creditor's attorneys, SIGNED: DAVID ATUHENI on this 28TH day of MAY 2024. SHIKONGO LAW CHAMBERS LEGAL PRACTITIONERS FOR THE PLAINTIFF NO. 4 BANTING STREET WINDHOEK (REF: STA/1443/FF/e) TO THE DEPUTY SHERIFF WINDHOEK REPUBLIC OF NAMIBIA

LIQUIDATION AND DISTRIBUTION ACCOUNTS IN DECEASED ESTATE LYING FOR INSPECTION In terms of section 35(5) of Act 66 1965 notice is given that copies of the liquidation and distribution accounts (first and final, unless otherwise stated) in the estates specified below will be open for the inspection of all persons interested therein for a period of 21 days (or longer if specifically stated) from the date specified or from the date of publication hereof, whichever may be later, and at the offices of the Masters and Magistrates stated. Should no objection thereto be lodged with the Masters concerned during the period, the executors will proceed to make payments in accordance with the accounts. 1. Registered number of estate: E 167/2024 Surname: Matengu Christian names: Sagarage, Matengu Identity number: 6706 0080 10 Last address: Khomas Region Christian names and surname of surviving spouse: Completely only if Deceased was married in community of property Identity number: Description of account other than First and Final: N/A Period of inspection other than 21 days: N/A Magistrate's Office: N/A. Masters Office: Windhoek. Name and (only one) agent of executor or authorized agent: Jauch Incorporated Unit 4, 32 Schanzan Road, Erven, Windhoek Date: 22nd May 2024 Tel No: 081 456 3863 Notice for publication in the Newspaper on: 31st May 2024

PUBLIC NOTICE ALIGNMENT OF EXISTING LAND USE WITH THE APPROPRIATE LAND USE ZONING Take note that Stubenrauch Planning Consultants cc herewith informs you in terms of the Urban and Regional Planning Act (No. 16 of 1995) and the terms of the City of Windhoek Public Consultation Policy for Proposed Development that we have been appointed by the registered owners of Portion A of Erf 37, No. 165 Nelson Mandela Avenue, Windhoek, to apply on their behalf to the Windhoek Municipal Council and to the Urban and Regional Planning Board for the Rezoning of Portion A of Erf 37, No. 165 Nelson Mandela Avenue, Windhoek, from "Residential" with a density of 1:900 to "Office" with a bulk of 0.4. Portion A of Erf 37, No. 165, is located along Nelson Mandela Avenue, within the Erven Suburb, Windhoek. Portion A of Erf 37, No. 165, is zoned as "Residential" with a density of 1:900 and measures approximately 785m² in extent. The current zoning designation of Portion A of Erf 37, No. 165 Nelson Mandela Avenue, Windhoek, as "Residential" does not align with the existing and desired long term office use. It is therefore the intention of our clients to comply with the regulations of the Windhoek Zoning Scheme, by aligning the existing land use activities on the property with the appropriate land use zoning. This will be achieved through rezoning Portion A of Erf 37, No. 165 Nelson Mandela Avenue, Windhoek, with a density of 1:900 to "Office" with a bulk of 0.4. Parking for the proposed development will be provided in line with City of Windhoek's Zoning Scheme parking requirements. Please Note that the duration of the notice for inspection on the town planning notice board in the Customer Care Centre of the City of Windhoek while the application and its supporting documents also lie open for inspection during normal office hours at the City of Windhoek, Rev. Michael Scott Street, Windhoek (Town Planning Offices - 5th floor) and SPC Office, 45 Feld Street Windhoek. Further take note that any person objecting to the application should do so in writing, lodge such objection together with their grounds thereof, with the Chief Executive Officer of the City of Windhoek and the applicant (SPC) in writing within 14 days of the last publication of this notice. The last date for any objections is on or before Friday, 21 June 2024. Applicant: Stubenrauch Planning Consultants PO Box 41404 City of Windhoek Offices: SIGNED: DAVID ATUHENI, DAVID ATUHENI PLAINTIFF AND DAVID ATUHENI DEFENDANT NOTICE OF SALE IN EXECUTION IN EXECUTION OF A JUDGMENT OF THE HIGH COURT OF NAMIBIA, given on the 4TH day of February 2022, a Judicial Sale by PUBLIC AUCTION will be held of the undermentioned immovable property to the conditions set out in the conditions of sale to be read out at the office of the Deputy Sheriff of Windhoek and at the office of the execution creditor's attorneys, SIGNED: DAVID ATUHENI on this 28TH day of MAY 2024. SHIKONGO LAW CHAMBERS LEGAL PRACTITIONERS FOR THE PLAINTIFF NO. 4 BANTING STREET WINDHOEK (REF: STA/1443/FF/e) TO THE DEPUTY SHERIFF WINDHOEK REPUBLIC OF NAMIBIA

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PUBLIC NOTICE
INVITATION TO AN ENVIRONMENTAL AND TOWN PLANNING PUBLIC MEETING
NOTICE TO APPLY FOR THE LAYOUT APPROVAL AND TOWNSHIP ESTABLISHMENT OF VAN RHYN PROPER AND VAN RHYN EXTENSION 1

Take note that **Stubenrauch Planning Consultants (SPC)**, (Town and Regional Planners and Environmental Consultants) on behalf of the Keetmanshoop Municipality (the proponent), the registered owner of the Remainder of Keetmanshoop Town and Townlands No. 150 has applied to the Keetmanshoop Municipality and intends on applying to the Urban and Regional Planning Board and the Environmental Commissioner for the following:

a) Subdivision of the Remainder of Keetmanshoop Town and Townlands No. 150 into Portions A, B and Remainder;
b) Township establishment and Layout Approval on the newly created Portions A and B of the Keetmanshoop Town and Townlands No. 150 to be known as Van Rhyh Proper and Van Rhyh Extension 1; and
c) Inclusion of Van Rhyh Proper and Extension 1 in the next Zoning Scheme to be prepared for Keetmanshoop.

The Remainder of the Keetmanshoop Town and Townlands No. 150 is located east of the B1 road to Mariental and west of the C17 road to Koës, in close proximity to the Keetmanshoop hospital and is currently zoned for "Undetermined" purposes in terms of the Keetmanshoop Zoning Scheme, making it suitable for the proposed development.

In terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) the Environmental Management Act (No 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012), SPC herewith gives public notification of the above application as submitted to the Keetmanshoop Municipality.

The general public as well as any interested parties are hereby invited to attend the town planning and environmental scoping meetings during which the draft layout design prepared, and potential environmental and social impacts of the new township will be presented for comments and inputs from the public. The meeting is scheduled to take place as follows:
Date: Wednesday, 19 June 2024
Time: 17h30
Venue: Schultzenhaus Kassie Hall

A copy of the application, maps and its accompanying documents are available for inspection during normal office hours at the Keetmanshoop Municipality Office and SPC Office, 45 Feld Street, Windhoek.

REGISTRATION OF INTERESTED AND AFFECTED PARTIES (I&APs) AND SUBMISSION OF COMMENTS: All I&APs are hereby invited to register with the applicant to obtain further information. Further take notice that any person having objections and/or comments to the proposed development as depicted above, may lodge such objection/comment in writing with the Chief Executive Officer of the Keetmanshoop Municipality and with the applicant (SPC) before **05 July 2024** (14 days after the last publication of this notice)

Applicant:
Stubenrauch Planning Consultants (SPC)
PO Box 41404, Windhoek
Tel.: (061) 251189
Our Ref: W/24010
Email: bronwynn@spc.com.na



PUBLIC NOTICE
ENVIRONMENTAL IMPACT ASSESSMENT

Stubenrauch Planning Consultants (SPC) hereby give notice to all potentially Interested and Affected Parties (I&APs) that an application will be made to the Environmental Commissioner in terms of the Environmental Management Act (No 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the following:

PROJECT DETAILS:

- Municipal approval to purchase the extension area (street) located adjacent west of Erven 9 and 10 Vineta;
- Subdivision of the Remainder of Portion 4 (a Portion of Portio B) of Swakopmund Town & Townlands No 41 into Portion A and Remainder;
- Permanent Closure of Erf A/PTN 4 of Swakopmund Town and Townlands No 41 as a "Street";
- Consolidation of Erven 9, 10 & A/PTN 4 into Consolidated Erf X;
- Rezoning of Consolidated Erf X from "Single Residential" to "General Business".

The proponent intends to purchase the extension area in front of erven 9 and 10 Vineta in order to subdivide and consolidate with erven 9, 10 Vineta and A/PTN 4 of Swakopmund Town and Townlands No 41. This will enable the proponent to rezone the consolidated property from "Residential" to "General Business" for the development of a Boutique hotel.

The Proponent: Mr. Joachim Stahler (Lumeris Investments Seventeen cc)
Environmental Assessment Practitioner (EAP): Stubenrauch Planning Consultants (SPC)

REGISTRATION OF I&APs AND SUBMISSION OF COMMENTS:

In line with Namibia's Environmental Management Act (No. 7 of 2007) and EIA regulations (GN 30 of 6 February 2012), all I&APs are hereby invited to register and submit their comments, concerns or questions in writing on or before **Friday, 21 June 2024**.

Email: bronwynn@spc.com.na
Tel: 061 25 11 89
Our Ref: W/23009



PUBLIC NOTICE
ENVIRONMENTAL IMPACT ASSESSMENT

Stubenrauch Planning Consultants (SPC) hereby give notice to all potentially Interested and Affected Parties (I&APs) that an application will be made to the Environmental Commissioner in terms of the Environmental Management Act (No 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the following:

PROJECT DETAILS:

- Subdivision of Erf 6651, Ondangwa Extension 28 into Erven A, B & Remainder;
- Subdivision of Erf 6652, Ondangwa Extension 28 into Erven A, B & Remainder;
- Subdivision of Erf 6653, Ondangwa Extension 28 into Erven A, B & Remainder;
- Subdivision of Erf 6654, Ondangwa Extension 28 into Erven A & Remainder;
- Consolidation of Erven RE/6651, RE/6652, RE/6653 & RE/6654, Ondangwa Extension 28 into Consolidated Erf Y;
- Rezoning of Consolidated Erf Y, Ondangwa Extension 28 from "Business" to "Street";
- Consolidation of Erven B/6651, B6652 & B6653, Ondangwa Extension 28 into Consolidated Erf W;
- Rezoning of Consolidated Erf W, Ondangwa Extension 28 from "Business" to "Civic";
- Consolidation of Erven A/6651, A/6652 & A/663 Ondangwa Extension 28 into Consolidated Erf V;
- Rezoning of Consolidated Erf V from "Business" to "Civic";
- Alteration of Boundaries of Ondangwa Extension 3 to include Consolidated Erf V;
- Inclusion of the rezonings in the next Zoning Scheme to be prepared for Ondangwa.

Erven 6651, 6652, 6653 and 6654 are located south west of the neighbourhood Ondangwa Extension 28. The subject area is fully built up and populated with mostly business structures that are essential in the day to day lives of the residents of Ondangwa. However, most of these buildings have not been erected within the demarcated erf boundaries. Similarly, the existing road that distributes the traffic from the B1 Road into the neighbourhood of Ondangwa Extension 3 does not align with the demarcated road reserve on the layout plan for Ondangwa Extension 3, which ought to run between Erf 1236, Ondangwa Extension 3 and Erven 6652 and 6653, Ondangwa Extension 28.

The Proponent intends to amend the layout plans for Ondangwa Extension 3 and Ondangwa Extension 28 in order to accommodate and reflect the existing situation on the ground.

The Proponent: Ondangwa Town Council
Environmental Assessment Practitioner (EAP): Stubenrauch Planning Consultants (SPC)

REGISTRATION OF I&APs AND SUBMISSION OF COMMENTS:

In line with Namibia's Environmental Management Act (No. 7 of 2007) and EIA regulations (GN 30 of 6 February 2012), all I&APs are hereby invited to register and submit their comments, concerns or questions in writing on or before **Friday, 21 June 2024**.

Email: bronwynn@spc.com.na
Tel: 061 25 11 89
Our Ref: OND/007-A

NOTICE TO CREDITORS

ESTATE LATE CATHERINE IUZE MUKENDWA
With identity number: 62101002132
Who died at: KATIMA MULILO
On 11 APRIL 2019
ESTATE NO: E 583/2024

Creditors in the above estate are hereby called upon to lodge their claims to the undersigned within 30 (thirty) days from date hereof.

DATED AT WINDHOEK ON THIS 07TH DAY OF JUNE 2024

S. NEWAKA & COMPANY INCORPORATED
ESTATE ADMINISTRATOR, P.O. BOX: 26215,
WINDHOEK NAMIBIA
snewaka@snewakaco.com



SUBDIVISION AND REZONING OF PORTION 111 (APORTION OF PORTION 39) OF THE CONSOLIDATED FARM TSUMORE NO. 761

DU TOIT TOWN PLANNING CONSULTANTS, has submitted an application on behalf of the owner of the property, Rainy Day Investments Thirty Seven (Pty) Ltd, in terms of Section 105 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) to the Tsumeb Municipality for the:

- subdivision of Portion 111 (a Portion of Portion 39) of the Consolidated Farm Tsumore No. 761 into Portions 1 to 46 and Remainder
- rezoning of newly created Portion 8 (a Portion of Portion 111 (a Portion of Portion 39) of the Consolidated Farm Tsumore No 761) from 'undetermined' to 'nature reserve'
- rezoning of newly created Portions 23 to 26 (Portions of Portion 111 (a Portion of Portion 39) of the Consolidated Farm Tsumore No. 761 from 'undetermined' to 'hospitality' to be used for accommodation establishments and tourist facilities
- consent to use the newly created Portions 10 to 22, and Portions 27 to 46 (Portions of Portion 111 (a Portion of Portion 39) of the Consolidated Farm Tsumore No. 761) for a 'residential estate (nature estate)'
- consent to use the newly created Portion 9 (a Portion of Portion 111 (a Portion of Portion 39) of the Consolidated Farm Tsumore No. 761 as an Infrastructure Maintenance site and Estate Management and Security office. Portion 111 (a Portion of Portion 39) of the Consolidated Farm Tsumore No. 761 is located to the south-west of the town of Tsumeb, along the southwestern side of the Trunk Road 1/10 and south from the Otavi-Tsumeb railway line. This area is located in the Local Authority Area of Tsumeb. It is • 500.00ha in extent and zoned 'undetermined'.

It is the intention to develop the area and to subdivide and rezone the land into:


- Plots for a 'residential estate (nature estate)' (Portions 8 to 46) and
- Blocks on which township establishments will take place in future phases (Portions 1 to 7 and Remainder of Portion 111) to provide for the growing need in housing and other urban facilities such as schools, sports fields, commercial uses, tourist facilities and urban agriculture uses.

As a first phase Portion 111 (a Portion of Portion 39) of the Consolidated Farm Tsumore No. 761 will be subdivided into Portions 1 to 46 and Remainder, where the western part will be used as a 'residential estate (nature estate)' and the remaining portions will be used for future Township Establishments. To be able to achieve the above intention, application first needs to be made for the mentioned subdivision, rezoning and consent approvals from the relevant authorities.

A copy of the application together with the relevant plans lies for inspection at the Tsumeb Municipal Offices, Moses J|Garoëb Street, Tsumeb. Take notice that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the Tsumeb Municipality and the applicant in writing within 14 days of the last publication of this notice (final date for objections is 4 July 2024).

Should you require additional information you are welcome to contact our office.

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANPLATZ
WINDHOEK
Tel: 061-248010
Email: planner1@dutoitplan.com



CHANGE OF SURNAME - THE ALIENS ACT, 1937
NOTICE OF INTENTION OF CHANGE OF SURNAME

I, (1) RISTO INAMUTILA SAKEUS residing at CHRYSLER ROAD NO. 3993 KHOMASDAL and carrying on business / employed a (2) UNEMPLOYED intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume SHAANIKA for the reasons that (3) SAKEUS IS MY FATHER'S FIRST NAME (CHRISTIAN NAME), ALL MY SIBLINGS ARE CARRYING THE SURNAME OF SHAANIKA, WHICH IS OUR FAMILY CORRECT SURNAME AND MY SON HAVE TO CARRY IT FORWARD TOO. I previously bore the name(s) (4) RISTO INAMUTILA SAKEUS. I intend also applying for authority to change the surname of my wife CAROLINE RAULIKILIA and minor child(ren) (5) RISTO INAMUTILA NDILINANYE to SHAANIKA. Any person who objects to my/our assumption of the said surname of SHAANIKA should as soon as my be lodge his/her objection, in writing, with a statement of his/her reasons therefore, with the magistrate of WINDHOEK MAGISTRATE COURT, 16 MAY 2024.

STANDARD NOTICE
• THREE STOREY DWELLING ERF 855 AUASBLICK.

This notice is with regards to the above mentioned, Mr Martin D. Shaanika owner of Erf 855 Auasblick intends to apply to the Windhoek Municipal Council to commence with the construction of his three storey dwelling on his Erf 855. The use of the dwelling will be that of a residential home for the owner and family.

The plan of the ERF lies for inspection at the Town Planning Notice Board at the Customer Care Center, Main Municipal Offices, the address being Rev. Michael Scott Street, Windhoek.

Any party who have any objections to the above-mentioned or purpose for the Erf or land may lodge their grounds of objection to the City of Windhoek and with the applicant/ consultant within fourteen (14) days of the last publication notice. The last date of objections is on the **1st of July 2024**.

Moses Designing Services
PO BOX 23260
Windhoek
mosseess@yahoo.co
0817551470

CHANGE OF SURNAME - THE ALIENS ACT, 1937
NOTICE OF INTENTION OF CHANGE OF SURNAME

I, (1) RISTO INAMUTILA SAKEUS residing at CHRYSLER ROAD NO. 3993 KHOMASDAL and carrying on business / employed a (2) UNEMPLOYED intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume SHAANIKA for the reasons that (3) SAKEUS IS MY FATHER'S FIRST NAME (CHRISTIAN NAME), ALL MY SIBLINGS ARE CARRYING THE SURNAME OF SHAANIKA, WHICH IS OUR FAMILY CORRECT SURNAME AND MY SON HAVE TO CARRY IT FORWARD TOO. I previously bore the name(s) (4) RISTO INAMUTILA SAKEUS. I intend also applying for authority to change the surname of my wife CAROLINE RAULIKILIA and minor child(ren) (5) RISTO INAMUTILA NDILINANYE to SHAANIKA. Any person who objects to my/our assumption of the said surname of SHAANIKA should as soon as my be lodge his/her objection, in writing, with a statement of his/her reasons therefore, with the magistrate of WINDHOEK MAGISTRATE COURT, 16 MAY 2024.


S. Newaka & Co. Inc
ATTORNEYS | ESTATE ADMINISTRATORS

"LIQUIDATION AND DISTRIBUTION ACCOUNT IN DECEASED ESTATE LYING FOR INSPECTION

Intems of section 35(5) of Act 66 of 1965, notice is hereby given that copies of the liquidation and distribution in the estate below will be open for inspection for all persons interested therein for a period of 21 days from date of publication hereof at the Master of the High Court (Windhoek) and Magistrates Court as stated below (where applicable).

Should no objection thereto be lodged with the Master concerned during the period, the executor shall proceed to make payments in accordance with the account.

Registered number of Estate: E 395/2024
Surname: NDJULUWA
First Name: PAULUS SILVANUS
Identity No: 63060900728
Last Address: OUTAPI
Full Name of the Surviving Spouse: N/A
ID Number: N/A
Account Description: FIRST & FINAL
Magistrate's Court: OUTAPI
Authorized Agent: S. NEWAKA & COMPANY INC NO. 8, KOCH STREET, KLEIN WINDHOEK, WINDHOEK
=snewaka@snewakaco.com
Advertiser and Address: S. Newaka & Company Inc PO Box 26215
Email address: snewaka@snewakaco.com
Tel: +264 81 2310193 (Sabianus Newaka)




S. Newaka & Co. Inc
ATTORNEYS | ESTATE ADMINISTRATORS

"LIQUIDATION AND DISTRIBUTION ACCOUNT IN DECEASED ESTATE LYING FOR INSPECTION

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Should no objection thereto be lodged with the Master concerned during the period, the executor shall proceed to make payments in accordance with the account.

Registered number of Estate: E 295/2024
Surname: NANDJAA
First Name: PETRA
Identity No: 65063000487
Last Address: OSHIKUKU
Full Name of the Surviving Spouse: N/A
ID Number: N/A
Account Description: FIRST & FINAL
Magistrate's Court: OSHAKATI
Authorized Agent: S. NEWAKA & COMPANY INC NO. 8, KOCH STREET, KLEIN WINDHOEK, WINDHOEK
snewaka@snewakaco.com
Advertiser and Address: S. Newaka & Company Inc PO Box 26215
Email address: snewaka@snewakaco.com
Tel: +264 81 2310193 (Sabianus Newaka)



S. Newaka & Co. Inc
ATTORNEYS | ESTATE ADMINISTRATORS


"LIQUIDATION AND DISTRIBUTION ACCOUNT IN DECEASED ESTATE LYING FOR INSPECTION

Intems of section 35(5) of Act 66 of 1965, notice is hereby given that copies of the liquidation and distribution in the estate below will be open for inspection for all persons interested therein for a period of 21 days from date of publication hereof at the Master of the High Court (Windhoek) and Magistrates Court as stated below (where applicable).

Should no objection thereto be lodged with the Master concerned during the period, the executor shall proceed to make payments in accordance with the account.

Registered number of Estate: E 933/2022
Surname: SHIMBULU
First Name: THERESIA AGNES
Identity No: b55091500316
Last Address: WALVIS BAY
Full Name of the Surviving Spouse: N/A

ID Number: N/A
Account Description: FIRST & FINAL
Magistrate's Court: WALVIS BAY
Authorized Agent: S. NEWAKA & COMPANY INC NO. 8, KOCH STREET, KLEIN WINDHOEK, WINDHOEK
Tel: snewaka@snewakaco.com
Advertiser and Address: S. Newaka & Company Inc PO Box 26215
Email address: snewaka@snewakaco.com
Tel: +264 81 2310193 (Sabianus Newaka)



NOTICE

Notice is hereby given in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) that Stubenrauch Planning Consultants cc has applied to the Nkurenkuru Town Council and intends on applying to the Urban and Regional Planning Board (URPB) for the following:

(a) Subdivision of Erf 3373, Nkurenkuru Extension 10 into Erf A and Remainder;
(b) Rezoning of Erf A/3373, Nkurenkuru Extension 10 from "Institutional" to "General Residential" with a density of 1:600;
(c) Inclusion of the rezoning of Erf A/3373, Nkurenkuru Extension 10 in the next zoning scheme to be prepared for Nkurenkuru.

Erf 3373 is situated in the newly established neighbourhood of Nkurenkuru Extension 10, and it is zoned "Institutional" in accordance with the Nkurenkuru Zoning Scheme. The erf measures approximately 80,923m² and it currently accommodates a traditional homestead.

The purpose of this application is to enable the Nkurenkuru Town Council to create a separate erf for the existing traditional homestead, whose owner is not willing to be relocated nor get compensated in terms of the Compensation Policy. Hence, the Council has provisionally approved for the subject homestead to be integrated into the urban fabric of Nkurenkuru Extension 10.

Take notice that the application, locality map and its supporting documents lie open for inspection during normal office hours at the Nkurenkuru Town Council (Town Planning office) and SPC Office, 45 Feld Street, Windhoek.

Further take notice that any person objecting to the proposed application as set out above may lodge such objection together with the grounds thereof, with the Chief Executive Officer of the Nkurenkuru Town Council and with the applicant (SPC) in writing on or before **Monday, 08 July 2024**.

Applicant:
Stubenrauch Planning Consultants
office3@spc.com.na
P O Box 41404
Windhoek
Our Ref: NKU/036



The Chief Executive Officer
Nkurenkuru Town Council
P O Box 6004, Nkurenkuru, Namibia

CHANGE OF SURNAME - THE ALIENS ACT, 1937
NOTICE OF INTENTION OF CHANGE OF SURNAME

I, (1) MASIALIZI KACIMINWA CYNTHIA residing at CHOI VILLAGE and carrying on business / employed a (2) UNEMPLOYED intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume THE SURNAME OF KALYANGA for the reasons that (3) I WOULD LIKE TO CHANGE MY SURNAME MASIALIZI TO KALYANGA AS A FAMILY NAME ON MY BIRTH CERTIFICATE AS IT APPEARS ON MY SENIOR SECONDARY CERTIFICATE AND ON MY FATHER'S ID. I previously bore the name(s) (4) N/A. I intend also applying for authority to change the surname of my wife N/A and minor child(ren) (5) N/A. Any person who objects to my/our assumption of the said surname of KALYANGA should as soon as my be lodge his/her objection, in writing, with a statement of his/her reasons therefore, with the magistrate of KATUTURA COURT, 23 MAY 2024

ESTATE LATE FULL NAMES: FRANS TAATI MATHEUS
IDENTITY NUMBER: 610515 0110 5
OCCUPATION: PENSIONER
LAST ADDRESS: ONDANGWA SURVIVING SPOUSE:
(Only if married in community of property)
ESTATE NUMBER: E 1687/2018

Notice is hereby served that the First and Final Liquidation and Distribution Account in the above estate is lying for inspection at the office of the Master of the High Court and the office of the **MAGISTRATE ONDANGWA**, for a period of twenty-one days from the date of publication of this notice.
MR. WT. CHRISTIANS ESTATE PRACTITIONER
P O BOX 4499, REHOBOTH
081 1274222

Annexure C: Public Participation process

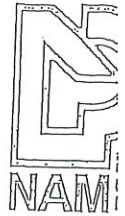
I&AP Database & Registered List

Notification Letters and Emails sent of
BID

Notification Letters and Emails Sent of
DESR

Comments (if any comments received)

LIST OF REGISTERED ITEMS POSTED



by Stubenrauch Planning Consultants cc

Sender's reference no.	Addressee's name and address	Registratic no.
W/23009	The owner of Erf 8 Vineta Swakopmund Gierber T. J P.O. Box 6116 Vineta	BA 002 962 562 NA
	The owner of Erf 11 Vineta Swakopmund Hopkins J. E & S. M P.O. Box 6166 Swakopmund	BA 002 962 559 NA
	The owner of Erf 34 Vineta Swakopmund Hamfer. M J P.O. Box 11295 Klein Windhoek	BA 002 962 545 NA
	The owner of Erf 35. Vineta Swakopmund Redman J P.O. Box 3242 Vineta	BA 002 962 531 NA
	The owner of Erf 36 Vineta, Swakopmund Heij. G P.O. Box 4029 Vineta	BA 002 962 528 NA
	The owner of Erf 37 Vineta Swakopmund Prinsloo E P.O. Box 1468 Swakopmund	BA 002 962 514 NA

NAMPOST
 VAT Reg No: 0024451015
 Branch: Ausspannplatz
 Date: 30/05/24
 Counter: 3 LUZINTASW
 Time: 13:22:39
 STOCKUNIT04
 Qty Product Price VAT
 6 Letter \$109.20
 Registered Mail \$250.20
 (Registered Item No)
 (P1 185 Form No:BA002962562NA BA00296251
 (Recipient Name)
 (Address Line 1)
 (Address Line 2)
 (Address Line 3)
 (Address Line 4)
 PrePaid -\$359.40
 Net -\$32.63
 Tax Code Amount Total Tax
 VAT A (0%)
 VAT B (15%) \$217.57 \$32.63
 Total \$0.00
 Name:
 Address:

Receipt No: 264-10002-3-1963100-2
 THANK YOU FOR USING YOUR POST OFFICE
 DANKIE DAT U DIE POSKANTOOR BEBRUIK
 TANGI ESHI HOLONGIFA OPOOSA YOYE

Number of items 6 Received by Luizinta
 Compensation will be considered unless enquiry regarding this postal article is made within one year after the date of posting.



POTENTIAL I&APs AND STAKEHOLDERS INVITATION LIST

	STAKEHOLDERS NAME	ORGANIZATION
PRE-IDENTIFIED		
1	Mbeuta Ua-Ndjarakana	Ministry of Information and Communication Technology
2	P Misika	Ministry of Agriculture, Water and Land Reform -Executive Director
3	M. Amakali	Ministry of Agriculture, Water and Land Reform - Director Water Resource Management
4	B Swartz	Ministry of Agriculture, Water and Land Reform- Deputy Director of Geohydrology
5	P Mufeti	Ministry of Agriculture, Water and Land Reform Deputy Director- Hydrology
6	C Orthman	Ministry of Agriculture, Water and Land Reform Deputy Director Water Environment
7	B. Shinguadja	Ministry of Labour Industrial Relations and employment creation- Executive Director
8	B Namgombe	Ministry of Health and Social Services- Executive Director
9	E. Shivolo	Ministry of Mines and Energy - Mining Commissioner
10	Ndamona Elias	Ministry of Mines and Energy - Inspector
11	W Goeieman	Ministry of Works and Transport- Executive Director
12	T. Nghitila	Ministry of Environment Forestry and Tourism - Executive Director
13	Timoteus Mofeti	Ministry of Environment Forestry and Tourism- Environmental Comissioner
14	Tobias Newaya	Ministry of Urban and Rural Development
15	N. P Du Plessis	NamWater Senior Environmentalist
16	Jolanda Murangi	Namwater Environmentalist In Training
17	C. Sisamu	Nampower Senior Enviromentalist
18	Gert Fourie	Nampower - Engineering, Planning and Design
19	B. Korhs	Earth life Namibia
20	F Kreitz	Namibian Environment and Wildlife Society - Media, website and newsletter
21	Sonja Loots	Manager: Threatened Plants Programme, National Botanical Research Institute
22	Conrad Lutombi	Roads Authority - Chief Executive Officer
23	Elina Lumbu	Roads Authority - Specialised road Legislation, Advise & Compliance
24	Alpheus Benjamin	Swakopmund Municipality:CEO
25	Clarence McClune	Swakopmund Municipality: Technical Services
26	Paulina Engelbrecht	Swakopmund Municipality: Environmental Officer
	Ndinelago Kuwa	Swakopmund Municipality: Town Planner
27	Ndelimona lipinge	EIA Tracker & Monitoring: Namibian Environment & Wildlife Society
28	Gerber TJ	Owner of Erf 8 Vineta, Swakopmund
29	Hopkins JE&SM	Owner of Erf 11 Vineta, Swakopmund
30	Kamfer MI	Owner of Erf 34 Vineta, Swakopmund
31	Redman J	Owner of Erf 35 Vineta, Swakopmund
32	Heij G	Owner of Erf 36 Vineta, Swakopmund
33	Prinsloo E	Owner of Erf 37 Vineta, Swakopmund
34	Johann Otto	Stewart Planning

POTENTIAL I&APs AND STAKEHOLDERS INVITATION LIST

	STAKEHOLDERS NAME	ORGANIZATION
35	Bennie Zietsman	Element Consulting Engineers
36	Jaco Redman	Owner of Erf 35 Vineta, Swakopmund
37	Charlotte Heydenrych	
38	Diana Sass	Van Rensburg Associates
39	Moira Ruziecki	Owner of Erf 3 Vineta, Swakopmund
40	JM Visser Trust	Owner of Erf 6 Vineta, Swakopmund
41	Dr. Nils Koch	Owner of Erf 7 Vineta, Swakopmund
42	John Gerber	Owner of Erf 8 Vineta, Swakopmund
43	John & Sonja Hopkins	Owner of Erf 11 Vineta, Swakopmund
44	Koos & Riana Brandt	Owner of Erf 13 Vineta, Swakopmund
45	Wolfgang Reith	Owner of Erf 14 Vineta, Swakopmund
46	Graswereld Trust	Owner of Erf 15 Vineta, Swakopmund
47	T Erlank & L Roets	Owner of Erf 16 & 18 Vineta, Swakopmund
48	H Erlank Family Trust	Owner of Erf 17 Vineta, Swakopmund
49	Karin da Silva	Owner of Erf 32 Vineta, Swakopmund
50	Nelle Redman	Owner of Erf 35 Vineta, Swakopmund
51	Ellen Prinsloo	Owner of Erf 37 Vineta, Swakopmund
52	AF Noelle	Owner of Erf 39 Vineta, Swakopmund
53	Vera Leech	Owner of Erf 44 Vineta, Swakopmund
54	E Kotze	Owner of Erf 64 Vineta, Swakopmund
55	Caroline Pajewski	Owner of Erf 65 Vineta, Swakopmund
56	Pieter Koep	Owner of Erf 963 Vineta, Swakopmund
57	Thomas Raith	Owner of Erf 1537 Vineta, Swakopmund

Elina Vakuwile

From: Bronwyn Basson <bronwyn@spc.com.na>
Sent: Friday, 31 May 2024 10:35 am
Subject: Environmental Impact Assessment for the Proposed Subdivision, Permanent Closure, Consolidation, and Rezoning of Erven 9, 10 & A/PTN 4, Vineta, Swakopmund for the development of a hotel.
Attachments: 23-0254 BID_Vineta Swakopmund.pdf

Dear Potential Interested and Affected Party

Stubenrauch Planning Consultants (SPC) hereby give notice to all potentially Interested and Affected Parties (I&APs) that an application will be made to the Environmental Commissioner in terms of the Environmental Management Act (No 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the following:

- **Municipal approval to purchase the extension area (street) located adjacent west of Erven 9 and 10 Vineta;**
- **Subdivision of the Remainder of Portion 4 (a Portion of Portio B) of Swakopmund Town & Townlands No 41 into Portion A and Remainder;**
- **Permanent Closure of Erf A/PTN 4 of Swakopmund Town and Townlands No 41 as a “Street”;**
- **Consolidation of Erven 9, 10 & A/PTN 4 into Consolidated Erf X;**
- **Rezoning of Consolidated Erf X from “Single Residential” to “General Business”.**

The rezoning of land from residential use to industrial or commercial use and the construction of resorts, lodges, hotels or other tourism and hospitality facilities are listed activities as per the List of Activities requiring Environmental Clearance (Government Notice 29 of 6 February 2012) and accordingly require an Environmental Impact Assessment (EIA) to be conducted.

In line with Regulation 21(2) of the mentioned EIA Regulations, a Background Information Document (BID) is distributed to pre-identified Interested and Affected Parties as part of the public consultation process for this EIA. An Environmental Assessment will be undertaken to determine the potential impact of the development on the environment and to determine all environmental, and social impacts associated with the proposed development activities. A background information document is attached detailing the activity and the intended environmental assessment process.










The proponent intends to purchase the extension area in front of erven 9 and 10 Vineta in order to subdivide and consolidate with erven 9, 10 Vineta and A/PTN 4 of Swakopmund Town and Townlands No 41. This will enable the proponent to rezone the consolidated property from “Residential” to “General Business” for the development of a Boutique hotel.

In line with Namibia’s Environmental Management Act (No. 7 of 2007) and EIA regulations (GN 30 of 6 February 2012), all I&APs are hereby invited to register and submit their comments, concerns, or questions in writing via Email: bronwyn@spc.com.na; Tel: 061 25 11 89 on or before 21 June 2024.

LIST OF REGISTERED ITEMS POSTED



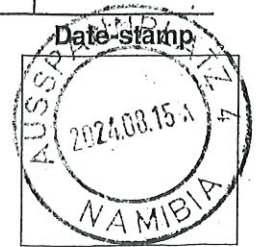
Stybenrauch Planning Consultant cc

Sender's reference no.	Addressee's name and address	Registration no.
N/23009	Stewart Planning, Johann Otto P.O. Box 9050 Walvis Bay	 BA 002 963 829 NA
	The owner of Erf 37 Vineta Swakopmund Prinsloo E P.O. Box 1468 Swakopmund	 BA 002 963 832 NA
	The owner of Erf 34 Vineta Swakopmund Kamfer M. I P.O. Box 11295 Klein Windhoek	 BA 002 963 846 NA
	Element Consulting Engineers, Bennie Zietsman P.O. Box 671 Swakopmund	 BA 002 963 850 NA
	Van Rensburg Associates Diana Sass P.O. Box 61 Swakopmund	 BA 002 963 863 NA
	The owner of Erf 36 Vineta Swakopmund Heij G P.O. Box 4029 Vineta	 BA 002 963 877 NA
	The owner of Erf 11 Vineta, Swakopmund Hopkins J. E. & S. M P.O. Box 6166 Swakopmund	 BA 002 963 885 NA
	The owner of Erf 8 Vineta Swakopmund Giesber T. J P.O. Box 6116 Vineta	 BA 002 963 894 NA
	The owner of Erf 35 Vineta Swakopmund Redman J P.O. Box 3242 Vineta	 BA 002 963 903 NA

udio print 13647

Number of items 9 Received by Urentzi Swartz

No compensation will be considered unless enquiry regarding this postal article is made within one year after the date of posting.



Elina Vakuwile

From: Bronwyn Basson <bronwyn@spc.com.na>
Sent: Friday, 16 August 2024 7:40 am
Subject: AVAILABILITY OF DRAFT ENVIRONMENTAL ASSESSMENT REPORT FOR COMMENT: Proposed Subdivision, Permanent Closure, Consolidation, and Rezoning of Erven 9, 10 and A/PTN 4, Vineta, Swakopmund, for the development of a 5 Star exclusive boutique hotel
Attachments: Executive Summary.pdf

Dear Potential Interested and Affected Party

Stubenrauch Planning Consultants cc (SPC) hereby give notice to all Registered Interested and Affected Parties (I&APs) that the Draft Environmental Scoping Report (DESR) is now available for the above proposed project for public comment from **16 August 2024 until the 03rd of September 2024** at the following venues:

Stubenrauch Planning Consultants
45 Feld Street
Windhoek

Swakopmund Municipality
Corner of Rakutoka & Daniel Kamho Street
Swakopmund

An electronic copy of the report is available for download for your review at the below Dropbox link:

<https://www.dropbox.com/scl/fi/jp4wxc9dk99s2599vuzf/23-0254-DESR-Swakop-Vineta-for-L.pdf?rlkey=c2zmbmizzamcuogkbygi8noe8&st=q8ziyqI5&dl=0>

Should you wish to comment on the proposed project, kindly do so in writing on or before **3rd of September 2024** by one of the following means:

Addressed to: Stubenrauch Planning Consultants (SPC)
Address: PO Box 41404, Windhoek
Email: Bronwyn@spc.com.na
Tel No.: +264 61 25 11 89

The DESR will be finalised in light of feedback from I&APs and Stakeholders and will then be submitted to Ministry of Environment Forestry and Tourism (MEFT): Department of Environmental Affairs and Forestry (DEAF) for consideration and decision making. If MEFT: DEAF approves or requests additional information/ studies, all registered I&APs and Stakeholders will be kept informed of progress throughout the assessment process. Please feel free to contact our office should you need any additional information.

Kind Regards

8 REGISTRATION AND COMMENTS

Participant Name: Johann Otto	Organization/Affiliations: Stewart Planning
Position: Town Planner	Telephone: 085 754 4740
Fax: Not available	E-Mail: otto@sp.com.na riven.otto@yahoo.com

Postal Address: PO Box 9050 Walvis Bay

Comments/Suggestions and Questions:

The proposed development of a hotel including the proposed subdivision and closure of the "street" situated west of Erven 9 and 10 Vineta is supported in-principle due to the following reasons:

1. The beachfront location is suitable for any type of accommodation establishment such as a licensed hotel.
2. The proposed consolidation will be helpful to assemble a larger site size to ensure secured guest parking and loading bays/deliveries can be provided on-site.
3. First Avenue is a collector with a road reserve of 25m and is likely to cope with the potential increase in traffic.
4. Access to the beach will remain open to the neighbourhood via Riesle Street.
5. The "street" closure will result in a partial loss of a garden. The remaining garden is huge and will be left open for the enjoyment of the general public. The existing pedestrian/cycle route will remain untouched.
6. The proposal is in line with the *Swakopmund Structure Plan of 2020-2040*.

The following suggestions are recommended for consideration:

1. To design and scale of the proposed hotel should retain a residential character and style in order to maintain the architectural harmony of the area.
2. The EAP and proponent should consider the recently Council approved *Noise and Nuisance Policy and Regulations* to mitigate noise related impacts.
3. The EAP/Town Planner/Proponent should consider an alternative zoning such as "General Residential 1" with consent for a hotel or the "Special" zone. The proposed "General Business" zoning will introduce other primary uses such as a shop or office building which will not integrate well in a residential neighbourhood.

Please fill in particulars and return completed document to be registered as an Interested & Affected Parties (I&AP) to:

Stubenrauch Planning Consultants (SPC)

Tel: 061 25 11 89

E-Mail: bronwynn@spc.com.na

Stubenrauch Planning Consultants

Dear Sir/Madam,

Re: Objection to the Proposed Boutique Hotel Development (Reference: W/23009)

I am writing to formally object to the proposed development of a boutique hotel (Reference: W/23009) in our community, in accordance with Namibia's Environmental Management Act. As a resident who deeply values the environmental integrity and community welfare of our area, I have several concerns regarding the potential adverse impacts of this project.

Traffic Congestion

While the boutique hotel may not result in a large increase in traffic, any additional traffic can still strain our existing infrastructure. The increased number of visitors and staff will contribute to congestion, potentially leading to delays and minor accidents. It is essential to consider how even a moderate rise in traffic could affect the safety and efficiency of our local roads.

Noise Pollution

Tourism-related noise is a significant concern. The influx of guests and the hotel's operations, including functions, parties, and other events, will inevitably lead to increased noise levels. This noise pollution can severely disrupt the peace and quiet of our residential area, impacting the quality of life for residents. Constant noise can also have negative effects on local wildlife, disturbing their natural habitats and behaviors.

Use of Public Parkland

The proposed development includes using an area of the public park for the hotel's purposes. This park is a crucial recreational space for our community, providing residents with a place to relax and enjoy outdoor activities. Allowing the hotel to use part of the park as their own would deprive the community of this valuable resource, potentially limiting access and enjoyment of the park for local residents. The park's environmental and social benefits should be preserved for public use.

The potential negative impacts on traffic, noise levels, and the use of public parkland far outweigh the benefits of having a boutique hotel in our area. It is crucial that we prioritize the long-term environmental and social well-being of our community over short-term economic gains.

Thank you for considering my objections. I trust that the consultancy will take these concerns seriously and act in the best interest of the community and the environment.

Yours sincerely,

Charlotte Heydenrych

19 June 2024

Stubenrauch Planning Consultants

PO Box 41404

Windhoek

10005

Tel : 061 251189

Attention : Bronwyn@spc.com.na

Ref : W/2300A DENSITY OF 9

Dear Sir/Madam

Business


OBJECTION TO THE PURCHASE OF ERF A/PTN 4, CONSOLIDATION AND REZONING OF ERF 9 & 10 AND A/PTN 4 VINETA, SWAKOPMUND FROM SINGLE RESIDENTIAL " WITH A DENSITY OF 1.600 M2, TO GENERAL BUSINESS"

I, the undersigned Property owner, strongly object to the purchase of portion A/PTN 4, proposed of consolidation and rezoning of A/PTN 4, erf 9 & 10 Vineta to General Business for the following reasons:

- The single Residential erven along the beach front are prime upmarket single residential properties, the owners of which have developed and maintained their properties, generating good rateable income for the Municipality. The owners of the properties purchased in this area with the understanding that they will be living in an upmarket residential area. Any change to the town planning land use infringes on the property owners constitutional rights.
- The creation of a business on the above mentioned property, will have a great negative impact on the peaceful nature, traffic congestion and parking in the area.
- Should the above property be approved for Business activities, this will create a precedent for other properties in the area to do likewise, changing the nature of the residential suburb.
- An environmental impact assessment would first need to be undertaken before a rezoning application can even be considered.
- Changing the OPEN SPACE Area of Riesel street is a popular way to the Beach and gardens from the area, a parking lot in this space will only benefit the proposed Hotel, as currently the area is closed for traffic, only pedestrians allowed. If made into a car park, the guests and delivery vehicles in and out will cause a major inconvenience.
- On behalf of all the objecting residents, as well as those who are unaware of the possible change of the zoning of this area, we place on record that we object to any alteration of the

zoning in the area from single dwelling and we shall take any legal action, which we deem necessary to enforce our objection.

Yours faithfully.

ERF	CELL	NAME/OWNER	SIGNATURE
35	081127117	JACO	Redman 



VAN RENSBURG ASSOCIATES

ATTORNEYS | NOTARY | VALUATOR

Authorised and regulated by the Law Society of Namibia

Our reference/Ons Verwysing: VR/diana/Ho0090

14 June 2024

Stubenrauch Planning Consultants
WINDHOEK

BY EMAIL

Dear Sir / Madam

RE: ENVIRONMENTAL IMPACT ASSESSMENT – ERVEN 9 & 10 VINETA, SWAKOPMUND

1. We refer to the advertisement placed by yourselves on the premises of Erf 9 / 10 Vineta, Swakopmund informing all Interested and Affected Parties that an application will be made to the Environmental Commissioner for the following:
 - 1.1 Municipal approval to purchase the extension area (street) located adjacent west of Erven 9 and 10 Vineta;
 - 1.2 Subdivision of the Remainder of Portion 4 (a Portion of Portion B) of Swakopmund Town and Townlands No 41 into Portion A and Remainder;
 - 1.3 Permanent Closure of Erf A/PTN 4 of Swakopmund Town and Townlands No 41 as a "Street";
 - 1.4 Consolidation of Erven 9, 10 & A/PTN 4 into Consolidated Erf X; and
 - 1.5 Rezoning of Consolidated Erf X from "Single Residential" to "General Business".
2. We confirm acting on behalf of the following persons who are either direct owners or representatives of the registered owners of the properties indicated next to their names:
 - 2.1 Moira Ruziecki Erf 3
 - 2.2 JM Visser Trust - Erf 6
 - 2.3 Dr Nils Koch - Erf 7
 - 2.4 John Gerber - Erf 8
 - 2.5 John & Sonja Hopkins - Erf 11
 - 2.6 Koos & Riana Brandt - Erf 13

Hermanus Christoffel Jansen Van Rensburg (B.A. LL.B - Stellenbosch)
assisted by Jennith Elzahn Greeff (B.A. LL.B - NWU)

Email: admin@vanrensburgassociates.com

Tel: +264 - 64 - 405 343 / 405 133 | Fax: +264 - 64 - 404 727 / 088 650 9933

1st Floor, Am Strand Building | Tobias Hainyeko Street
P.O. Box 61, Swakopmund, Namibia

2.7	Wolfgang Reith -	Erf 14
2.8	Graswereld Trust -	Erf 15
2.9	T Erlank & L Roets -	Erf 16
2.10	H Erlank Family Trust -	Erf 17
2.11	T Erlank & L Roets -	Erf 18
2.12	Karin da Silva -	Erf 32
2.13	Nelle Redman -	Erf 35
2.14	Ellen Prinsloo -	Erf 37
2.15	AF Noelle -	Erf 39
2.16	Vera Leech -	Erf 44
2.17	E Kotze -	Erf 64
2.18	Caroline Pajewski -	Erf 65
2.19	Pieter Koep -	Erf 963
2.20	Thomas Raith -	Erf 1537

3. You are requested to register our abovenamed clients as Interested and Affected Parties in terms of Regulation 22 promulgated in terms of the Environmental Management Act 7 of 2007 (hereinafter referred to as "the Act").
4. At which stage is the process currently? Has a Scoping Report been compiled in terms of Regulation 8?
5. For exactly which of the intended actions listed in 1 above do you intend seeking an Environmental Clearance Certificate?
6. Please provide our office with all documentation in your possession regarding the abovementioned application to enable us to peruse the same and revert to you.
7. Your attention is pointed to the fact that you have not, as is required by Regulation 21(2)(b), given written notice our clients that are owners and occupiers of land adjacent to the erven in question of your intention to bring this application who has co-incidentally noticed your notice placed on the site.
8. You are already at this stage informed that our clients intend lodging objections against the proposed project.

Please acknowledge receipt of the contents of this letter and revert to us at your earliest convenience.

Yours faithfully

VAN RENSBURG ASSOCIATES



Per: C van Rensburg

Stubenrauch Planning Consultants

02 September 2024

PO Box 41404

Windhoek

10005

Tel : 061 251189

Attention : Bronwynn@spc.com.na

Ref : W/23009 PLOT NUMBER 35

Dear Sir/Madam

OBJECTION TO THE PURCHASE OF ERF A/PTN 4, CONSOLIDATION AND REZONING OF ERF 9 & 10 AND A/PTN 4 VINETA, SWAKOPMUND FROM SINGLE RESIDENTIAL " WITH A DENSITY OF 1.600 M2, TO GENERAL BUSINESS" ALSO THE AVAILABILITY OF DESR FOR COMMENT

Referral to your letter dated 13 August 2024. We received it only a few days ago.

As per previous correspondence in this regard, we strongly oppose the planned changes.

- The single Residential erven along the beach front are prime upmarket single residential properties, the owners of which have developed and maintained their properties, generating good rateable income for the Municipality. The owners of the properties purchased in this area with the understanding that they will be living in an upmarket residential area. Any change to the town planning land use infringes on the property owners constitutional rights.
- The creation of a business on the above mentioned property, will have a great negative impact on the peaceful nature, traffic congestion and parking in the area.
- Should the above property be approved for Business activities, this will create a precedent for other properties in the area to do likewise, changing the nature of the residential suburb.
- Changing the OPEN SPACE Area of Riesel street as a popular way to the Beach and gardens from the area, a parking lot in this space will only benefit the proposed Hotel, as currently the area is closed for traffic, only pedestrians allowed. If made into a car park, the guests and delivery vehicles in and out will cause a major inconvenience.
- On behalf of all the objecting residents, as well as those who are unaware of the possible change of the zoning of this area, we place on record that we object to any alteration of the zoning in the area necessary to enforce our objection.

Yours faithfully,


JACO REDMAN

OWNER

ERF 35 FIRST AVEUE VINETA SWAKOPMUND



**VAN RENSBURG
ASSOCIATES**

ATTORNEYS | NOTARY | VALUATOR

Authorised and regulated by the Law Society of Namibia

Our reference/Ons Verwysing: VR/diana/HO0090

13 September 2024

Stubenrauch Planning Consultants

WINDHOEK

BY EMAIL

Dear Sir / Madam

RE: APPLICATION BY YOURSELVES (hereinafter referred to as “the application”) ON BEHALF OF LUMERIS INVESTMENTS SEVENTEEN CC, REGISTERED OWNER OF ERVEN 9 AND 10 VINETA (“the Applicant”) FOR AN ENVIRONMENTAL CLEARANCE CERTIFICATE (“ECC”) FOR THE FOLLOWING INTENDED ACTIONS IN TERMS OF THE ENVIRONMENTAL MANAGEMENT ACT 7 OF 2007 (“the Act”):

- SUBDIVISION OF THE REMAINDER OF PORTION 4 (A PORTION OF PORTION B) SWAKOPMUND TOWN & TOWNLANDS NO 41 INTO PORTION A/PTN 4 AND REMAINDER**
- PERMANENT CLOSURE OF PORTION A/PTN 4 OF THE SWAKOPMUND TOWN AND TOWNLANDS NO 41 AS A STREET**
- CONSOLIDATION OF ERVEN 9,10 & A/PTN 4 VINETA SWAKOPMUND INTO CONSOLIDATED ERF X**
- REZONING OF CONSOLIDATED ERF X VINETA SWAKOPMUND FROM “SINGLE RESIDENTIAL” TO “GENERAL BUSINESS” WITH A BULK OF 1.2**

We refer to the above matter and confirm that we act on behalf of our clients listed in our letter to you dated 14 June 2024 who have subsequently been registered as Interested and Affected Parties in terms of Regulation 22 of the Regulations to the Act.

Hermanus Christoffel Jansen Van Rensburg (B.A. LL.B -Stellenbosch)
assisted by Jennith Elzahn Greeff (B.A. LL.B - NWU)

Email: admin@vanrensburgassociates.com

Tel: +264 - 64 - 405 343 / 405 133 | Fax: +264 - 64 - 404 727 / 088 650 9933

1st Floor, Am Strand Building | Tobias Haiyeko Street
P.O. Box 61, Swakopmund, Namibia

This letter has as its purpose to comment to the Background Information Document (the “**BID**”) as well as the Draft Environmental Assessment Scoping Report (the **DSC**”).

During the course of our reply we will make reference to the objection filed by us on the 22nd July 2024 to the application for the intended abovementioned actions by yourselves to the Swakopmund Municipality, which document is in your possession. This objection should be regarded as being incorporated with, and forming part of, the comment delivered by us to the BID and the DSC.

The portions of the BID and the DSC to which our clients wish to comment will be quoted, with our comment to appear underneath the quoted sections.

1. Re the BID:

1.1 Page 1:

“List of triggered activities identified in the EIA Regulations which apply to the proposed project.”

In our view an Environmental Clearance Certificate (“**ECC**”) should also be sought by yourselves in respect of the activity listed in point 2.1 of the list of activities that may not be undertaken without an environmental clearance certificate (“Waste management, treatment, handling and disposal activities”) as the construction of the intended hotel would necessarily imply the removal of the existing sewage line and the construction of a new line with an increased capacity in the undeveloped beach area located to the west of the intended site. The ecological implications hereof will have to be addressed.

1.2 Ad paragraph 3.2:

“The street section is however not developed nor used as a street and currently forms part of some landscaped area which prevents the area from being used as “Street”

This statement is factually incorrect. The “street section” was in the past utilised as a street but fell into disuse after the construction of Strand Street/1st Avenue to the east thereof. The park was developed on the area which includes the portion of the “street” (which the Applicant seeks to purchase and have subdivided) long after the use of the street was discontinued, and all remains of the street were removed.

1.3 Ad paragraph 3.4:

“..... a low key but upmarket Boutique hotel”

What is meant with “low key”? The Applicant states the following in its application to the Swakopmund Municipality for permission to perform the actions listed under 1 - 4 in the heading of this letter on page 4 thereof:

“Although the proposed Boutique Hotel will only accommodate approximately 15 suites, the size of the proposed “Consolidated Erf X” has the capacity to accommodate more than 20 bedrooms. As such, this leaves room for expansion of the proposed Boutique

Hotel in the future”.

It seems as if the Applicant intends creating the impression that a relatively small accommodation enterprise will be established, only to be expanded at a later stage after an Environmental Clearance Certificate has been obtained. It is important to note that, in terms of the Regulations relating to the registration of Accommodation Establishment promulgated in terms of the Namibia Tourism Board Act (21 of 2000) and more specifically Regulation 18 read with paragraph 1.1 of Annexure 7 to said Regulations a hotel must comprise of at least 20 on-suite bedrooms with prescribed minimum floor areas.

1.4 **Ad paragraph 3.4:**

“Following further research, it was realised that the Swakopmund Structure Plan 2020-2040, as approved by the Ministry of Urban and Rural Development (MURD) and as gazetted in the Government Gazette No 7869 on 01 August 2022, encourages owners of Erven 5 to 18 Vineta to obtain ownership of the space in front of the sea-facing side (west of the properties) up to the “proclaimed town boundary if used for tourism accommodation / mixed use purpose.”

Our clients are unable to locate this statement in the Swakopmund Structure Plan 2020-2040 (“the SSP”) and would be pleased to be enlightened as to where this is mentioned. In fact, the SSP proposes the opposite where it is stated:

1.4.1 4.3.1.2 Shoreline/Coastline¹:

Coastal towns, especially coastal holiday resorts, have the responsibility to develop the town in such manner that public access to the beach is maximized while activity nodes are put in place which provide public facilities such as restaurants, bars and smaller line shops as well as public amenities at regular intervals along the beach while the areas in between are to be reserved as public beaches. These public nodes, which can be built close to the highwater mark, are to be linked to the existing beach walk, parking areas to be provided at regular intervals. While some public nodes are to permit the development of permanent structures which can include restaurants, fast food outlets and public squares as well as public amenities others are to of a more temporary nature where kiosks in support of leisure parks and activity areas are to be permitted. The development of new erven aimed for the development private residencies closer to the shoreline within open areas where opportunities could be identified for residential infill should not be supported by the local authority. As such the existing urban edge from the Swakop confluence up to the salt pan area should be fixed and not compromised on.” (my emphasis)

1.4.2 Strategies for public open spaces²:

Swakopmund’s coastline, being a public open space, is a fundamental asset

¹ Municipality of Swakopmund Structure Plan 2020 – 2040 par. 6.8.4 pg. 99.

² Municipality of Swakopmund Structure Plan 2020 – 2040 par. 6.8.1 pg. 98

of the town and one of the reasons why the town is a place of choice for its residents and a destination of choice for its visitors. Being zoned as a public open space, the coastline is vital in balancing social demands with protection needs. The potential of the coastline as a public open space will thus be fully optimized by means of creating activity nodes, recreational areas with supporting facilities (open air gyms, sport areas, toilets and change rooms, kiosks, trading stands, coffee shops, parking lots, walkways, cycle paths etc.) and public gardens.

Both the river and the coastline serve as important corridors of connectivity and provides important directives for the development of a system of public open spaces over the entire townscape. The river and the coastline are finite resources, and it is the right of people of Swakopmund to have equal and continuous access to these resources. It is thus important that privatization of either one of these areas be strictly prohibited. (my emphasis) Moreover, the utilising of the coastline and the Swakop River as two important multipurpose public open spaces of Swakopmund creates essential opportunities to protect the ecological importance of both areas, including hotspots such as the bird areas. Both serve also as important spines to which a system of public open spaces can be connected.”

1.4.3 Strategies relating to the shoreline, shoreline precinct³:

A copy of a diagram attached hereto as **ANNEXURE “A”** contains, according to the SSP, the “strategies relating to the shoreline”⁴. It will be clear from this diagram that no developments are recommended for the area between Erven 1 - 18 and the ocean. A “hotel or mixed-use building max build height 15m including roof” could be constructed north of Erf 1 and a “Restaurant/Entertainment area, including public ablutions/showers/change rooms” well towards the south of Erf 18. The applicant on this point seeks to obtain permission for actions which are not recommended in the SSP.

1.5 Ad paragraph 3.5:

“The intended purchase of the extension area for consolidation with Erven 9 and 10 Vineta to form a consolidated property on which the hotel is to be developed is in line with the proposals made by the Structure Plan.”

This statement is denied, and reference is made to the comment made in paragraph 1.4 above.

1.6 Ad paragraph 3.5:

“Furthermore, the proponent intends to rezone consolidated Erf X from

³ Municipality of Swakopmund Structure Plan 2020 – 2040 fig. 85 pg. 100.

⁴ Municipality of Swakopmund Structure Plan 2020 – 2040 pg. 99.

“Residential” to “General Business” for the development of a low key but upmarket Boutique hotel. Rezoning the consolidated Erf to “General Business” is imperative to align the property’s use with its intended purpose”

See the comment to paragraph 1.3 above. It is important to note that the Namibia Planning and Advisory Board has, on 26 March 2020, upheld an appeal against a decision of the Swakopmund Municipality to consent to the rezoning of Erf 5 Vineta from “Single Residential” to “General Business” based on similar objections filed by residents of the neighbourhood. Erf 5 is located in the immediate proximity of Erven 9 and 10.

1.7 Ad paragraph 3.5:

“The creation of the larger property through the purchase of the extension area will not have the aim to increase the development potential of the consolidated property but rather will have the purpose to permit an architectural design which will be able to make use of a less dense building form interwoven with smaller gardens in front of the spacious rooms and a landscaped area to the sea facing area which can be used for open space leisure by the guests of the hotel. It should furthermore be noted that the building design and height will be sensitive to the surrounding properties.”

Our clients do not agree with this statement. Please refer to the comment to paragraph 1.3 above. In addition hereto the “landscaped area to the sea facing area which can be used for open space leisure by the guests of the hotel “will necessarily be used to the exclusion of our clients and the general public who, to date, has the right to utilise the particular area which forms part of the Swakopmund’ coastline which is a public open space. In addition hereto a public park has also been established over this area in cooperation with the Swakopmund Municipality.

1.8 Ad paragraph 3.5:

“Public access onto the beach will not be taken away but will rather be enhanced as it is the intent to develop a public parking area on the Riesle Street portion which is abutting Erf 9 Vineta. This street section is also to serve as the public entrance to the hotel development and as such the access to the hotel development will not be in conflict with vehicle movement along Strand Street.”

The Swakopmund Town Planning Amendment Scheme stipulates that on-site parking has to be provided, in the case for properties zoned General Business where a hotel is to be constructed it is required that one parking bay per 50 square meter of floor area should be provided. The Applicant apparently wishes to make use of a street to wit Riesle Street which is adjacent to Erf 9 for parking purposes which is not permitted by the Town Planning Amendment Scheme. The Riesle Street area currently enables the general public to have free access to the park/green belt, the open-air fitness facilities and the beach area which access may not be interfered with. If the proposed hotel has at least 20 bedrooms this implies that parking space for at least 20 vehicles might regularly be required, as well as for vehicles belonging to personnel. Even should the Applicant obtain permission from the Swakopmund Municipality to utilise this area as parking, in respect of which a formal application will have to be brought and which will

be opposed by our clients, the Riesle Street area will be inadequate to accommodate the amount of vehicles. In addition hereto public access to the beach area will necessarily be restricted. The following is stipulated by the SSP:

4.3.1.3 A) Beach⁵:

The beach area in general belongs to everyone and is and should remain a public open space without any restrictions. It should not be reserved and accessible only for exclusive use by some elite persons or organisations. (my emphasis).

In order to vitalize and encourage greater use of the remaining beach areas, the introduction of seasonal or semi-permanent facilities should be allowed. Facilities such as international standard beach volleyball areas or permanent public fitness installations could be provided. Possible semi-permanent structures similar to the Tiger Reef restaurant could also be placed at intervals along the beach and where sufficient parking areas are available. The existing walking path and additional bicycle ways could be installed and extended towards the north”

The development intended by the Applicant will have the opposite practical effect as prescribed by the SSP namely the fact that it will privatise a portion of the beach area/public open space. It will also necessitate the reconstruction of the existing public walkway as a portion thereof runs over the property which the Applicant intends purchasing.

1.9 Ad paragraph 3.5:

“This ambitious expansion aligns with the growing demand for quality hospitality and tourism services in the coastal town. The proposed development will also enable the Municipality of Swakopmund to generate additional revenue through rates and taxes. These funds can then be directed towards upgrading municipal service delivery and social facilities.”

Our clients dispute the alleged “growing demand for quality hospitality and tourism services in the coastal town” and puts the Applicant to proof thereof. Our clients further contend that they do not have a problem should the Applicant wish to invest in Swakopmund in the form of a hotel but are of the view that there are many properties with the correct zoning, and in the correct area, available to serve the purpose intended by it. The development intended by the Applicant is not suitable to the area where the Applicant intends establishing the same, nor is it in line with the recommendations contained in the SSP.

1.10 Ad paragraph 3.5:

“The intended development and the purchase of the extension land meets with all requirements of the Structure Plan while largely contributing towards the development of the Swakopmund Beach area as supported by the Council. The

⁵ Municipality of Swakopmund Structure Plan 2020 – 2040 par. 6.8.4 pg. 99.

hotel development will also create increased public surveillance onto the beach area and as such the development will contribute to creating a safer beachfront area.”

It is denied that “*the intended development and the purchase of the extension land meets with all requirements of the Structure Plan...*”. Please refer to the comment to paragraph 1.4 above.

It is further denied that a hotel development will be “... largely contributing towards the development of the Swakopmund Beach area as supported by the Council.” Nowhere in the SSP is a hotel development recommended for the specific area. The SSP in fact states that “... the potential of the coastline as a public open space will thus be fully optimized by means of creating activity nodes, recreational areas with supporting facilities (open air gyms, sport areas, toilets and change rooms, kiosks, trading stands, coffee shops, parking lots, walkways, cycle paths etc.) and public gardens”.

Having accepted the SSP the Swakopmund Municipality endorses what the SSP contains, and therefore the fact that a hotel development is not recommended for the specific area.

The statement that “*The hotel development will also create increased public surveillance onto the beach area and as such the development will contribute to creating a safer beachfront area*” is not correct. The security related problems currently experienced in the area is not of such intensity that a hotel development with its security personnel, who are tasked to ensure the safety of guests, and not to patrol the beach, would make a difference. In fact, it is envisaged that security problems will increase due to unwanted elements would be drawn to the area in the hope of being able to steal from affluent guests of the establishment.

1.11 **Ad paragraph 4.2.3:**

“There are no significant fauna and flora found to be located within the development area.

It is not clear what is meant by the term “...no significant fauna and flora...”. Does it mean that animal life and plants are not abundant, or that the animal life and plants occurring in the area are not important in terms of the scarcity or rarity of the species? To our clients, and the general public, the animal life and plants present in the green belt that was created by private initiative, which is now maintained by the Swakopmund Municipality, is significant. It creates a small but unique ecosystem adjacent to the beach area that is treasured and enjoyed by all. In fact, our attention has been pointed to the fact that, since the establishment of the green belt/park in 2016, there has been a significant increase in insect and bird life in the area, for example Kestrels, Egrets, Herons and in particular the Whimbrel. The latter is a relatively large wading and migratory bird which overwinters on African coastlines, also the particular location in Vineta. Since March 2019 the numbers of this species have increased from two to twenty five or thirty birds in early 2024. The species feeds by probing soft mud for small invertebrates and crabs and the park/green belt has become a favoured source of food for them. This habitat will be partially destroyed by the development intended by the developer.

1.12 **Ad paragraph 4.2.4:**

“The proposed hotel development is to be connected to the municipal infrastructure of the Swakopmund Municipality which consists of water, electricity, and sewer connections.”

This sounds easier than it will practically transpire to be. Both the existing electricity and sewer lines will have to be upgraded (to satisfy the increased demand) and re-routed as both lines are running across the area that the Applicant seeks to purchase. Practically the only place where said supply lines could be re-routed to is across the public open space/ beach area to the western side of the area which the Applicant seeks to purchase. The question also arises as to whether the Applicant would be prepared to bear the expense attached to the above. It is also suspected that a fibre optics cable might be running across the portion of “street” that the Applicants intends purchasing. If this is the case this cable will also have to be relocated.

1.13 **Ad paragraph 4.2.5:**

“Public parking area on the Riesle Street portion which is abutting Erf 9 Vineta is also to serve as the public entrance to the hotel development and as such the access to the hotel development will not be in conflict with the vehicle movement along Strand Street.”

See the comment to paragraph 1.8 above. The Applicant is not permitted to use this area for parking.

1.14 **Ad paragraph 5:**

“During construction the movement of construction material to and from site may cause additional traffic. Traffic may also be increased in the area once the areas are fully developed.”

The increased traffic associated with the development, both by commercial vehicles doing deliveries, as well as trucks and vehicles transporting guests, will create a permanent unsolvable problem in the form of noise pollution. A business such as the intended business, being a hotel, has much more noise associated with it than for example an office block complex. Guests arriving late and departing early, and the availability of alcohol, exacerbates the problem. It has also to be borne in mind that a zoning of General Business, which is what the Applicant applies for, will entitle the Applicant to legally erect shops, restaurants etc on the premises. Our clients have made considerable investment in respect of their properties with the aim of experiencing exactly the opposite of what will be created by the Applicant,

1.17 **Ad paragraph 5:**

“Visual Impact: The area is currently mostly undeveloped as such there may thus be a change in visual characteristics of the site once it becomes developed.”

It is not clear what is meant by the statement that “the area is currently mostly

undeveloped...

Which area is the Applicant referring to? The portion of a "street" which it intends purchasing, or Erven 9 and 10, which it intends consolidating with the area to be purchased, or the whole to be consolidated portion? And what is meant by "undeveloped"? The portion of "street" that the Applicant wish to purchase forms part of the green belt created by the residents of the area. The adjacent beach area is undeveloped in conformance with the SSP.

2. RE THE DRAFT DSC:

EXECUTIVE SUMMARY

2.1 Page iv:

".... currently forms part of some landscaped area which prevents the area from being used as "Street"."

See the comment under paragraph 1.2 of the comments to the BID.

2.2 Ad page v:

"The creation of the larger property through the purchase of the extension area will not have the aim to increase the development potential of the consolidated property but rather will have the purpose to permit an architectural design which will be able to make use of a less dense building form interwoven with smaller gardens in front of the spacious rooms and a landscaped area to the sea facing area which can be used for open space leisure by the guests of the hotel. It should furthermore be noted that the building design and height will be sensitive to the surrounding properties."

See the comment under paragraph 1.7 of the comments to the BID.

2.3 Ad page v:

"Public access onto the beach will not be taken away but will rather be enhanced as it is the intent to develop a public parking area on the Riesele Street portion which is abutting Erf 9 Vineta. This street section is also to serve as the public entrance to the hotel development and as such the access to the hotel development will not be in conflict with vehicle movement along Strand Street."

See the comment under paragraph 1.8 of the comments to the BID.

2.4 Ad page v:

"This ambitious expansion aligns with the growing demand for quality hospitality and tourism services in the coastal town. The proposed development will also enable the Municipality of Swakopmund to generate additional revenue through rates and taxes. These funds can then be directed towards upgrading municipal service delivery and social facilities."

See the comment under paragraph 1.9 of the comments to the BID.

2.5 Ad page v:

“The intended development and the purchase of the extension land meets with all requirements of the Structure Plan while largely contributing towards the development of the Swakopmund Beach area as supported by the Council. The hotel development will also create increased public surveillance onto the beach area and as such the development will contribute to creating a safer beachfront area.”

See the comment under paragraph 1.10 of the comments to the BID.

2.6 Ad page v:

“The proposed activity encourages investment, economic diversity and promote employment opportunities for the Swakopmund community.”

Yes, but not in the specific location. The establishment of a hotel in the particular location is not only contrary to the recommendations contained in the SSP but creates only disadvantages to residents of the area and the general public.

2.7 Ad page vi:

“With reference to Table 8, none of the negative construction phase impacts were deemed to have a high significant impact on the environment”

A portion of the established green belt/park with the existing fauna and flora will be destroyed.

2.8 Ad page vi:

“With reference to Table 8, none of the negative operational phase impacts were deemed to have a high significance impact on the environment. The operational impacts were assessed to a Medium (negative) significance, without mitigation measures. With the implementation of the recommended mitigation measures in Chapter 7 as well as in the EMP, the significance of the construction phase impacts is likely to be reduced to a Low (negative).”

This is denied. Reference is made to the comment to paragraph 1.14 of the comments to the BID.

2.9 Ad page vi:

“It is recommended that this project be authorised because should the development not proceed the subject area will remain in its current state and underutilised. The local community is expected to benefit from the development as a result of the potential job opportunities during construction and operational phase as well as the increased development within the area. Furthermore, the community of Swakopmund is further expected to benefit from the new hotel

development which will provide accommodation for visitors and travellers. The significance of the social impact was therefore deemed to be Medium (positive)."

Whilst agreeing that, should the project not proceed, the area will remain in its current state, it is denied that it is underutilised. If regard is had to the SSP it will be observed that this particular area is earmarked to remain a low density single residential area, with mostly semi-permanent development permitted in the beach area aimed at leisure related activities. A hotel is not envisaged for the area in the SSP at all. The extension of properties onto the public open space, such as the Applicant seeks to do, is prohibited. The fact that it is undeveloped, in the sense that there are large open spaces, is exactly what is envisaged in the SSP and which makes the area so attractive to persons seeking to live there and enjoy the public open spaces. Once permission is granted to the Applicant a precedent will be created that will irreversibly change the nature of the neighbourhood and gradually diminish the value of the properties of our clients. The Applicant only mentions that the "local community" and the "community of Swakopmund" will benefit by the project but nowhere considers the fact that our clients, the proprietors of properties in the neighbourhood, have invested substantial amounts of money in their properties which have created high valued properties in respect of which the Municipality of Swakopmund receives a substantial income in the form of rates and taxes.

As stated above there are areas in Swakopmund earmarked for developments such as is envisaged by the Applicant, that are much more suitable in all respects.

It is for amongst others the reasons above that our clients are opposed to the authorisation of the project.

2.10 Ad page vii:

"The significance of negative impacts can be reduced with effective and appropriate mitigation provided in this report and the EMP. If authorised, the implementation of the EMP should be included as a condition of approval."

The negativities associated with the proposed project overshadow the positives by far.

INTRODUCTION

2.11 Ad page 1:

"Following further research it was realised that the Swakopmund Structure Plan 2020-2040, as approved by the Ministry of Urban and Rural Development (MURD) and as gazetted in the Government Gazette No 7869 on 01 August 2022, encourages owners of Erven 5 to 18 Vineta to obtain ownership of the space in front of the sea-facing side (west of the properties) up to the "proclaimed town boundary if used for tourism accommodation / mixed use purpose."

See the comment to paragraph 1.4 of the comments to the BID.

2.12 Ad page 2:

“Table 1: List of triggered activities identified in the EIA Regulations which apply to the proposed project.”

See the comment to paragraph 1.1 of the comments to the BID.

2.13 Ad page 2:

“The above activities will be discussed in more detail in Chapter 4. The proponent appointed Stubenrauch Planning Consultants (SPC) to undertake an independent Environmental Assessment (EA) in order to obtain an Environmental Clearance Certificate (ECC) for the above activities. The competent authority is the Ministry of Environment, Forestry and Tourism: Department of Environmental Affairs and Forestry (MEFT: DEAF).”

SPC is in no position to conduct an “independent” Environmental Assessment as they are totally prejudiced, acting on behalf of the Applicant in respect of all processes necessary to eventually obtain permission proceed with the envisaged project. The positive outcome of the various applications made on behalf of the Applicant by SPC is imperative to the latter.

2.14 Ad page 3:

“The street section is however not developed nor used as a street and currently forms part of some landscaped area which prevents the area from being used as “Street”.

See the comment to paragraph 1.2 of the comments to the BID.

2.15 Ad page 5:

“The unique character and appeal of Swakopmund were however taken into consideration with the design perspective.”

Irrespective of the design of the intended building the negative factors associated with the proposed project by far outweigh the positive.

ENVIRONMENTAL BASELINE DESCRIPTION

2.16 Ad page 18 and paragraph 3.2.3

“Groundwater in this Region is available throughout the year and the quality is generally good.”

It is unsure to which Region reference is made. Groundwater in the Erongo Region is neither always available throughout the year nor generally of good quality.

2.17 Ad page 19 and paragraph 3.3.1

“There are no significant fauna and flora found to be located within the

development area. The site is presently mostly developed and is situated within an urban area, as such no significant flora or fauna are expected to be found on the proposed site.”

See the comment to paragraph 1.11 of the comments to the BID.

PROJECT DESCRIPTION

2.18 Ad page 20 and paragraph 4.2.1

“The no-go alternative is the baseline against which all alternatives are assessed. The no-go alternative would essentially entail maintaining the current situation, whereby the subject erven will remain zoned for Residential purposes. As such, the proposed site would not be rezoned to be used for General Business purposes. Thus, the residents will not benefit or be impacted by the Business activities proposed for the site. Thus, the no-go alternative is not considered to be the preferred option.”

Our clients totally disagree with this statement. All factors taken into account the no-go alternative is the only option that could be exercised in this case. To proceed with the project at the specific location would not only be acting in total disregard of the SSP but will severely prejudice the established rights of our clients, the residents of the area, and the general public at large. Should the project be proceeded with, and the investment be made, at an alternative location in Swakopmund which is properly zoned for said activity, all the benefits mentioned by the Applicant to the residents of Swakopmund in terms of employment opportunities, income to the Swakopmund Municipality etc will ensue. In such a case it will also not be necessary for the Applicant to attempt to bend the SSP in order to justify its alleged compliance with said document.

2.19 Ad page 20 and paragraph 4.3

“The intended purchase of the extension area for consolidation with Erven 9 and 10 Vineta to form a consolidated property on which the hotel is to be developed is in line with the proposals made by the Structure Plan.”

This is denied and reference is made to the comment made under paragraph 1.4 of the comments to the BID.

2.20 Ad page 21 and paragraph 4.3

“..... currently forms part of some landscaped area which prevents the area from being used as “Street”.

Our clients disagree with this statement and reference is made to the comment delivered under paragraph 1.2 of the comments to the BID.

2.21 Ad page 21 and paragraph 4.3

“The creation of the larger property through the purchase of the extension area will not have the aim to increase the development potential of the consolidated property but rather will have the purpose to permit an architectural design which will be able to make use of a less dense building form interwoven with smaller gardens in front of the spacious rooms and a landscaped area to the sea facing area which can be used for open space leisure by the guests of the hotel.”

See the comment to paragraph 1.3 and 1.7 of the comments to the BID.

2.22 Ad page 21 and paragraph 4.3

“Public access onto the beach will not be taken away but will rather be enhanced as it is the intent to develop a public parking area on the Riessle Street portion which is abutting Erf 9 Vineta. This street section is also to serve as the public entrance to the hotel development and as such the access to the hotel development will not be in conflict with vehicle movement along Strand Street.”

See the comment to paragraph 1.8 of the comments to the BID.

2.23 Ad page 21 and paragraph 4.3

“This ambitious expansion aligns with the growing demand for quality hospitality and tourism services in the coastal town. The proposed development will also enable the Municipality of Swakopmund to generate additional revenue through rates and taxes. These funds can then be directed towards upgrading municipal service delivery and social facilities.”

See the comment to paragraph 1.9 of the comments to the BID.

2.24 Ad page 22 and paragraph 4.3

“The intended development and the purchase of the extension land meets with all requirements of the Structure Plan while largely contributing towards the development of the Swakopmund Beach area as supported by the Council. The hotel development will also create increased public surveillance onto the beach area and as such the development will contribute to creating a safer beachfront area.”

See the comment to paragraph 1.10 of the comments to the BID.

2.25 Ad page 27 and paragraph 4.3.1.1

“The proposed hotel development is to be connected to the municipal infrastructure of the Swakopmund Municipality which consists of water, electricity, and sewer connections.”

See the comment to paragraph 1.12 of the comments to the BID.

2.26 Ad page 27 and paragraph 4.3.1.2

“Public parking area on the Riesele Street portion which is abutting Erf 9 Vineta is also to serve as the public entrance to the hotel development and as such the access to the hotel development will not be in conflict with the vehicle movement along Strand Street.”

See the comment under paragraph 1.8 of the comments to the BID.

ASSESSMENT METHODOLOGY

2.27 Ad page 31 and paragraph 6.1

“Impact avoidance: This step is most effective when applied at an early stage of project planning. It can be achieved by: • not undertaking certain projects or elements that could result in adverse impacts; • avoiding areas that are environmentally sensitive; and • putting in place preventative measures to stop adverse impacts from occurring.”

It is the contention of our clients that the “impact” should be avoided by not undertaking the project intended by the Applicant. The negative aspects associated with the project, which has been spelt out throughout in the comments, by far outweigh the possible positive aspects achievable by proceeding therewith. No preventative measures could be implemented in order to stop adverse impacts, which are diverse and multiple, from taking place. The Applicant is also not in the position to avoid an area that is ecologically sensitive as it is attempting to purchase property that is adjacent to, and forms part of a public open space and the beach area, and which is currently utilised as a park. This area is pivotal to achieve its aim, to wit to create a consolidated property large enough for the intended project.

ASSESSMENT OF POTENTIAL IMPACTS AND POSSIBLE MITIGATION MEASURES

2.28 Ad page 33 and paragraph 7.2.1

“The street width is sufficient to accommodate additional traffic resulting from the proposed rezoning. Thus, there are no negative impacts anticipated from the proposed development on the surrounding areas.”

Our clients do not agree with this statement which oversimplifies the matter. It is not only the width of the street, which is a determining factor, but also the fact that the properties adjacent to such street are constructed fairly close to the street which will be negatively affected by noise emanating from street users. See also the comment to paragraph 1.14 of the comments to the BID.

2.29 Ad page 33 and paragraph 7.2.2

“The proposed hotel development is to be connected to the municipal infrastructure of the Swakopmund Municipality which consists of water, electricity, and sewer connections.”

See the comment in paragraph 1.12 of the comments to the BID.

2.30 Ad page 34 and paragraph 7.3

“The construction phase impacts are those impacts on the biophysical and socio-economic environment that would occur during the construction phase. These impacts are inherently temporary in duration but may have longer lasting effects.”

All of the construction phase impacts will have a lasting impact that cannot be undone at a later stage. Some of these include the fact that a portion of the existing park/green belt will be permanently removed (in the process destroying the existing fauna and flora) , public access to the specific area will be suspended and the fact that the sewer and electricity lines will have to be removed, upgraded and relocated to the current beach area.

2.31 Ad page 34 and paragraph 7.3.1

“It is anticipated that the proposed development area and associated infrastructure (e.g. water, sewage, access route, etc.) would have localized negative implications on the environment and associated fauna and flora should the proposed mitigation measures as outlined in the EMP be enforced.”

Our clients do not agree with this statement and reference is made to the comments made to paragraph 2.30 above.

2.32 Ad page 25 and paragraph 7.4.3

“Not only will the increase in traffic result in associated noise impacts, but it will also impact on the roads in the area.”

Our clients agree with this statement, with the increased traffic and the problems associated therewith which will become a permanent problem to our clients, as is also emphasized in our comment in paragraph 1.14 of the comments to the BID.

2.33 Ad page 35 and paragraph 7.4.4

“Construction may result in associated noise impacts. These noise impacts will mainly be associated with construction machinery and construction vehicles. The impact is however limited mainly to the construction period only.”

The noise impact associated with the project will be permanent in nature, for the reasons stated in our comment to paragraph 1.14 of the comments to the BID. It is exactly the peace and quiet (with little traffic) prevailing in this neighbourhood which makes it a highly sought after residential area, in which our clients have elected to invest.

2.34 Ad page 36 and paragraph 7.5.1

“The extent of this disturbance will depend on how highly the interested and affected parties valued the initial aesthetic quality of the site. The intended activities for the proposed site may alter the sense of place for the existing community and property owners situated in close proximity to the site, as well as the residents of Swakopmund who frequent the site.”

What is meant by “...alter the sense of place...”? If it is that the intended activities associated with the proposed site would make the site less attractive to our clients then they agree with this statement. They place a very high value on the aesthetic quality of the site, as it blends in perfectly with the general ambiance of the neighbourhood. Not only has the park been created through private neighbourly initiative and is currently being maintained by the Swakopmund Municipality but it also has commenced to serve a special purpose, namely to be utilised as a location where people, upon application to the Municipality and payment of a prescribed fee, can have a plaque erected in remembrance of a loved one on a park bench to be erected.

2.35 Ad page 36 and paragraph 7.5.2

“The operational activities may result in associated noise impacts, depending on the exact type of activities taking place on the properties. However due to the nature of the land uses proposed for the subject erven it is not expected that the noise levels will be significant if managed well.”

Our clients do not agree with this statement and reference is made to what is commented elsewhere in this document regarding the anticipated noise levels, and the negative effect thereof on the current character of the neighbourhood.

2.36 Ad page 37 and paragraph 7.5.5

“The proposed activity encourages investment, economic diversity and promote employment opportunities for the Swakopmund community. Accommodation establishments have positive socio economic impacts as it sustains both the owners of the property, and the people employed there. It forms an important part of the tourism sector of the town of Swakopmund and contributes to the local economy, by providing temporary accommodation to the holiday goers that visit this town or travel in this town.”

It is not disputed that accommodation establishments have positive impacts on the towns where they are established and a project such as is envisaged by the Applicant will undoubtedly have the same impact, but then only if it is established in a suitable location in Swakopmund. The location intended by the Applicant for this project is simply not suitable, and has more negativities associated with it than positive aspects. The mere fact that most of the neighbours with established rights object thereto speaks for itself. It is simply unjust to disregard the established rights of numerous residents of a specific neighbourhood in favour of a single entity who seeks to obtain rights by requesting permission for an indulgence, namely the rezoning of properties in order to conduct a hotel which is not recommended in the SSP. The reasons advanced by the Applicant does unfortunately not justify the indulgence of rezoning the properties on which it intends conducting a hotel.

2.37 Ad page 37 and paragraph 7.6

“If all proposed mitigation measures are however in place to minimise the overall impacts then the cumulative impact can be expected to be rated as Medium-Low (negative) for the proposed developments.”

Our clients do not agree with this statement for the reasons already stated. No mitigation measure can be taken that will lessen the permanent devastating impact that a development such as is envisaged by the Applicant will have on the neighbourhood. Such a development simply does not belong in this particular neighbourhood.

CONCLUSION

2.38 Ad page 49 and paragraph 8.1

“With reference to Table 8, none of the negative construction phase impacts were deemed to have a high significance impact on the environment.”

It has already been shown that the construction phase impacts will effect permanent irreversible changes to the immediate environment which will negatively influence the established rights of our clients and the public at large.

2.39 Ad page 49 and paragraph 8.2

“The most significant operational phase impact medium (positive) is the social impact. This is as a result of the potential job opportunities during operational phase as well the increased development within the area. Furthermore, the community of Swakopmund is further expected to benefit from the new hotel development which will provide accommodation for visitors and travellers. The significance of the social impact was therefore deemed to be Medium (positive).”

It is significant that the Applicant does not deal with the negative effect of the proposed project on the established rights of our clients. The neighbourhood into which they have purchased will change its character irreversibly for the worse, with the proposed project which will definitely not increase their quality of living. This has nowhere been mentioned by the Applicant as the development will not have such an effect. In what respect will the community of Swakopmund benefit by the project, save for limited employment opportunities? The Applicant will benefit by far the most, due to an income from upmarket tourists. The community of Swakopmund will benefit as much by this project if it is located in a part of Swakopmund which is suited and correctly zoned for the activity which the Applicant intends doing, with no negative implications for residents and the general public.

2.40 Ad page 50 and paragraph 8.5

“It is recommended that this project be authorised because should the development not proceed the subject area will remain in its current state and underutilised.”

How can the Applicant state that the subject area is underutilised? This statement is

made with total disregard for the recommendations contained in the SSP and the nature of the neighbourhood which the Applicant seeks to have amended. The presence of large open spaces in this area is exactly what is recommended in the SSP and cherished by our clients, both in their capacity as property owners and as members of the public.

2.41 Ad page 50 and paragraph 8.5

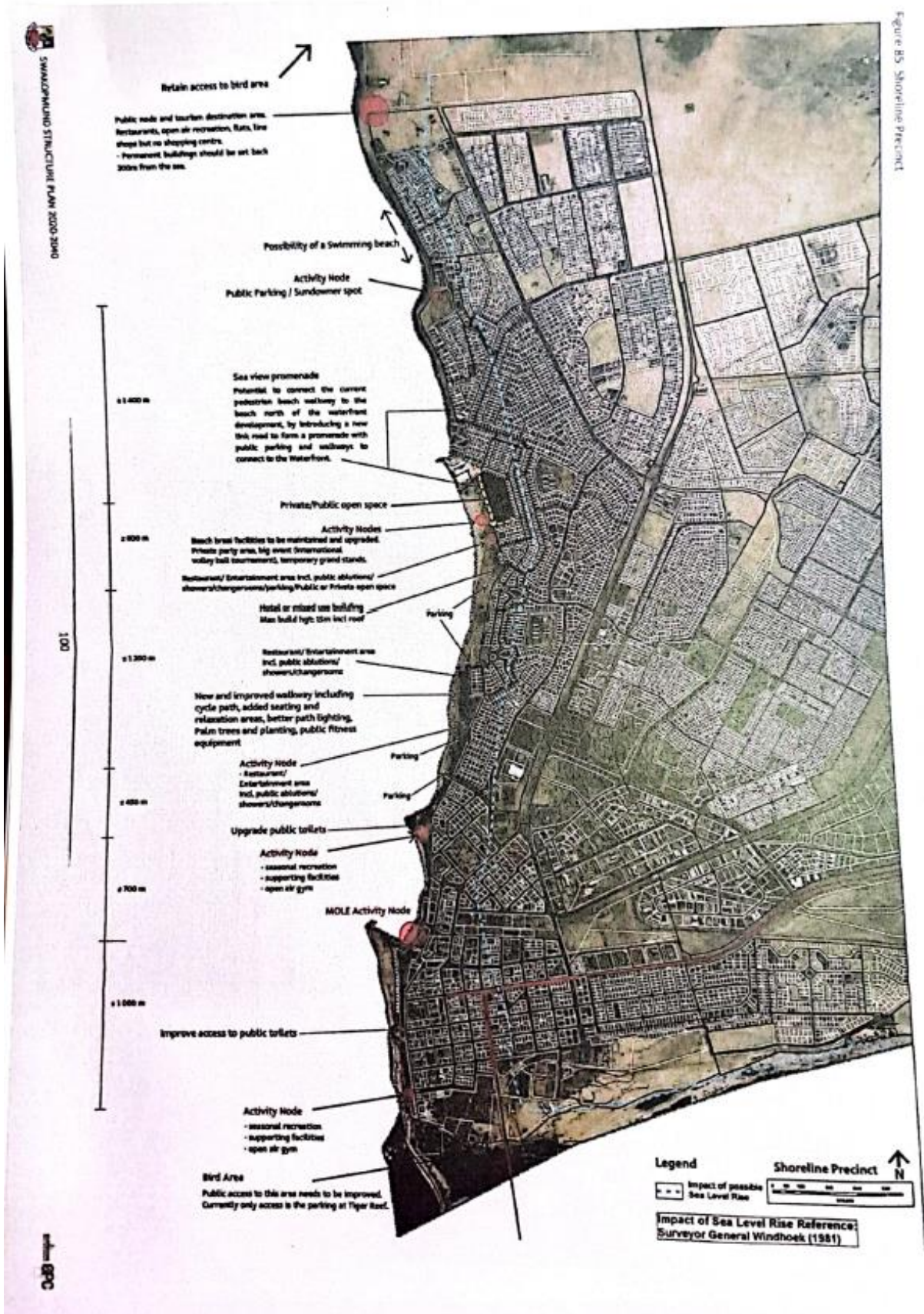
The “no go” alternative on the other hand was deemed to have a High (negative) impact, as all the social benefits resulting from the development would not be realised.”

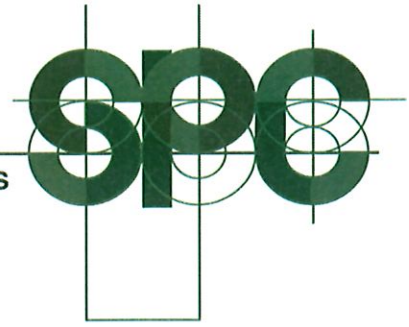
Our clients are of the opinion that the “no go” alternative is the only viable alternative for the project in question. To allege that the “no go” alternative will have a high negative impact will be to place undue emphasis on so called “social benefits” and to totally ignore the existing rights of our clients, and the fact that the intended development would go directly against what is recommended in the SSP.

Yours faithfully
VAN RENSBURG ASSOCIATES


Per: C van Rensburg

Annexure "A"





Our Ref: W/23009
Enquiries: B. Basson

10 October 2024

Van Rensburg Associates
P.O Box 61
Swakopmund
Email: admin@vanrensbουργassociates.com

Dear Hermanus Christoffel Jansen Van Rensburg,

Response to the Objections of the Environmental Impact Assessment for the Proposed Subdivision, Permanent Closure, Consolidation, and Rezoning of Erven 9, 10 & A/PTN 4, Vineta, Swakopmund for the development of a hotel.

This letter serves to formally acknowledge receipt of your correspondence dated 13 September 2024. This letter addresses comments related to the impacts that this proposed development will have on the Natural and Urban Environment of Swakopmund. Please take note that all Town Planning related comments in this letter have been seen as a duplication of the initial letter dated 14 June 2024 that was sent to our office and that the period to provide comments relating to the Town Planning procedures has lapsed on the 22nd of July 2024.

Further take note that all the Town Planning related comments have been addressed in a formal correspondence that was submitted to the Swakopmund Municipality by our office. This was done in accordance with the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018). As such, this letter will solemnly serve to respond to the critical aspects of the environment and that an in-depth response to the Environmental related comments will be addressed in the Final Environmental Scoping Report that will be submitted to the Ministry of Environment, Forestry and Tourism for evaluation and approval by the Environmental Commissioner.

Please note that in order to accommodate the proposed hotel, the bulk services will be rerouted and upgraded to meet Swakopmund Municipality's engineering standards, at the proponent's expense.

Your comment stating that SPC is in no position to conduct an independent Environmental Impact Assessment is noted and therefor our office has outsourced GCS Water Environmental Engineering (Pty) Ltd as a review consultant.

I would like to thank you for bringing this matter to our attention. If you have any further questions or concerns, please do not hesitate to reach out to me directly.

Thank you for your understanding and cooperation.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Bronwyn Basson', written over a horizontal line.

Bronwyn Basson