



STEWART PLANNING
TOWN & REGIONAL PLANNERS

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

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

Reference: Ptn19F37

Date: 28 January 2025

**PORTION 19 OF FARM NO.37
PROOF OF CONSULTATION**



Figure 1: Notice at the Walvis Bay Municipal Office (Civic Centre) on display from 22 April to 23 May 2024.



Figure 2: Notice at the Kuisebmond Municipal Offices (Sam Nujoma Avenue) on display from 22 April to 23 May 2024.

Note: A notice was not placed on site as the location was isolated and not visible to the public.

Stewart Town Planning CC (CC No. 2020/00365)
Member: Bruce Stewart B.Sc. TRP (Wits)

later than 14 days of the last publication of this notice.

**L. D. UYEPA
CHAIRPERSON
URBAN AND REGIONAL PLANNING BOARD**

No. 186

2024

**ESTABLISHMENT OF TOWNSHIP ON PORTIONS A TO F OF THE REMAINDER OF
FARM REHOBOTH DORPSGRONDE NO. 302**

Winplan Town and Regional Planners, in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) intends applying to the Rehoboth Town Council and Urban and Regional Planning Board, on behalf of the Rehoboth Town Council, for the following:

- Withdrawal of SG Diagram No. A609/86 for Portion 25 of the Farm Rehoboth Dorpsgronde No. 302;
- Withdrawal of SG Diagram No. A877/2005 for Portion 18 of the Farm Rehoboth Dorpsgronde No. 302;
- The subdivision of the remainder of the Farm Rehoboth Dorpsgronde No. 302 into Portions A, B, C, D, E, F and Remainder;
- Need and desirability for township establishment on Portions A to F;
- Township establishment on Portions A to F;
- Approval of the Subdivision Plan to create Portions A to F; and
- Approval of the Layout Plans on Portions A to F.

The layout plans are open for inspection at the Rehoboth Town Council Notice Board.

Should any person wish to comment on the proposed layout plans, such comments together with the grounds thereof, may be lodged with Freddy Shihepo (shihepo@rtc.org.na) and with the applicant in writing within 14 days of the last publication of this notice. The last day for comments is **24 May 2024**.

Winplan Town and Regional Planners
P. O. Box 90761, Klein Windhoek
Tel: 061-246761
E-mail: winplan@winplan.com.na and louis@winplan.com.na

No. 187

2024

**ESTABLISHMENT OF TOWNSHIP AND LAYOUT APPROVAL ON PORTION 19 OF THE
FARM NO. 37 TO BE KNOWN AS GREEN VALLEY EXTENSION 6**

Stewart Planning Town & Regional Planners intends to apply to the Walvis Bay Municipality and/or Ministry of Urban and Rural Development, and/or the Ministry of Environment, Forestry, and Tourism for the following statutory approvals:

- (1) Township establishment and layout approval on Portion 19 of Farm No. 37, to be

known as Green Valley Extension 6 in terms of the Urban and Regional Planning Act, 2018.

- (2) Minister's approval of the sale of Portion 19 of Farm No. 37 from the Municipal Council of Walvis Bay to Backyard Tenants Investments CC, by private transaction, in terms of the Local Authorities Act, 1992, as amended.
- (3) Minister's exemption to create erf sizes less than 300m² in terms of the National Housing Policy of 2009.
- (4) Application for an Environmental Clearance Certificate for the proposed township on Portion 19 of Farm No. 37 in terms of the Environmental Management Act, 2007.

Backyard Tenants Investments CC aim to secure land for the servicing of erven for its community saving scheme members. To meet this objective, they have applied to purchase Portion 19 of Farm No. 37 (Green Valley) from the Municipal Council of Walvis Bay to establish a new residential township for its members.

Portion 19 is a 464,754m² surveyed but unserviced portion of land situated about 10 km east of Walvis Bay and 2500 metres west of the D1983 Road, at coordinates -23.010228, 14.573895. The land is currently zoned "Undermining" and has been earmarked to become a future township extension that will form part of the new Green Valley township.

To support the applicant and members of the community-saving schemes, the Council intends to sell Portion 19 at a purchase price of N\$5/m² or N\$2,323,770.00 plus a 10% landscaping fee of N\$232,377.00.

The Council has granted conditional approval to the sale and proposed township development which are subject to public consultation and statutory approvals as listed above. The particulars of the sale of land are as follows:

Description:	Portion 19 (a portion of Portion 3) of the Farm No. 37
Area:	464,754 m ² (or 46,4754 hectares)
Zoning:	Undetermined
Purchase price:	N\$2,323,770.00 (N\$5/m ²)

All erven not zoned "Single Residential" will revert to the Council which will be reimbursed to the applicant at the actual development cost.

Take note that –

- (a) the planning application, township layout plan, and full particulars of the sale are open for inspection during normal office hours by interested and/or affected parties at Room 101 of the Town Planning Section of the Walvis Bay Municipality, Civic Centre and Room 29 at the Kuisebmond Municipal Offices. An electronic copy can also be requested from J. Otto: otto@sp.com.na
- (b) interested and/or affected parties are encouraged to register with Stewart Planning and to submit their written comments, representations, input and/or objections to the planning, sale, and/or environmental application.
- (c) the deadline to register with Stewart Planning and to submit written comments, representations, input and/or objections will be on or before **Thursday, 23 May 2024**.

Stewart Planning
Town & Regional Planners
P. O. Box 2095, Walvis Bay
+264 64 280 773, +264 85 754 4740
otto@sp.com.na

No. 188

2024

REZONING OF ERF 2267, GOBABIS EXTENSION 13

Dunamis Consulting (Pty) Ltd on behalf of the owner of Erf 2267, Gobabis Extension 13 intends to apply to the Gobabis Municipality for the following:

- **Rezoning Erf 2267, Gobabis Extension 13 from General Business with a Bulk of 0.75 to Residential with a density of 1:600; and**
- **Subdivision of Erf 2267, Gobabis Extension 13 into Portion 1 and Remainder.**

Erf 2267 is located in Gobabis Extension 13 is. This property is currently zoned "General Business" with a bulk of 0.75 and measures 1215.35m² in extent. The new proposed residential density of 1:600 will allow the owner to subdivide the erf into two residential portions of equal erf sizes.

Enough onsite parking as required in terms of the Gobabis Zoning Scheme will be provided onsite.

That the locality plan of these erven lies for inspection at the Municipal Head Offices, Church Street No. 35 Epako Nossobville Town, Gobabis.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof at the Gobabis Municipal Office in Writing within 14 days of the last publication of this notice (final date for objections is **15 May 2024**).

Contact: P. N. Sem
Dunamis Consulting (Pty) Ltd
P. O. Box 81108, Olympia
Cell: 085 551 2173
Email: ndimuhona@dunamisplan.com

No. 189

2024

REZONING OF ERF 5390, WINDHOEK

Winplan Town and Regional Planning Consultants, on behalf of the registered owner, LEMA GYM CC intends applying to the Windhoek Municipal Council and Urban and Regional Planning Board for:

- **Rezoning of Erf 5390, Windhoek (Acacia Street) from "Residential " with a density of 1:250 to "Office" with a bulk of 0.4;**
-
- **Consent to operate a business building to be used for sport related medical consulting and rehabilitation services; and**
- **Consent for free residential bulk on Erf 5390, Windhoek.**

Erf 5390, Windhoek is situated at 14 Acacia Street, the erf measures 955m². Erf 5390, Windhoek is zoned Residential with a density of 1:250m².

Classifieds

Tel: +264-81-279 632 / 279 646 • Fax: +264-81-22 9206 • email: classifieds@namibian.com.na

DEADLINE: 12HSE - 2 WORKING DAYS PRIOR TO PLACEMENT

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