

## **Johann Otto**

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**From:** Johann Otto  
**Sent:** 02 July 2024 10:26  
**To:** Johannes Heita; pengelbrecht@swkmun.com.na  
**Cc:** Ndinelago Kuwa; Hilaria Kevanhu; Bruce Stewart (bruce@sp.com.na); Mario; Melissa Otto; reiki@swkmun.com.na; Jennipher Batley; Johanna Angolo  
**Subject:** Portion 96: Olive Park: Background Information Document  
**Attachments:** 20240702\_Ptn 96\_Olive Park\_BID.V1.pdf

Good day John and Paulina,

I hope and trust you are well.

We have been appointed by Namibia Oysters (Pty) Ltd to establish a new township on Portion 96 – a retirement village called Olive Park. Attached is the background information document/planning application which we intend to use to consult the public in terms of the Urban and Regional Planning Act of 2018 and the Environmental Management Act of 2007.

We have commenced with public consultation and the deadline to register and submit written comments/input/suggestions/objections will be **17:00, Tuesday, 30 July 2024**. Your office has been registered as I&APs, therefore, you are welcome to submit your input as well.

Once we have completed the public consultation phase, then we will submit the complete application to the Swakopmund Municipality and the environmental application to the Environmental Commissioner for a decision.

I hope and trust you will find the attached BID helpful for your background purposes. Please do not hesitate to contact me if you need any additional information or if you wish to discuss the merits of the application.

Yours sincerely,  
Johann

**Johann Otto**  
*Town Planner*



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Ref: 17/1/4/2/1/14, 17/1/4/1/5

Enquiries: JT Heita

02 April 2025

Stewart Planning Town & Regional Planners  
P O Box 2095  
**WALVIS BAY**  
13013  
Namibia

✉️ [bruce@sp.com.na](mailto:bruce@sp.com.na)

Dear Sir/Madam,

**RESUBMISSION: TOWNSHIP ESTABLISHMENT ON PORTION 96 OF SWAKOPMUND  
TOWN AND TOWNLANDS NUMBER 41 AND LAYOUT APPROVAL**  
(C/M 2025/02/27 - 17/1/4/2/1/14, 17/1/4/1/5)

Kindly be informed that the Municipal Council of Swakopmund has on 27<sup>th</sup> February 2025 resolved as follows:

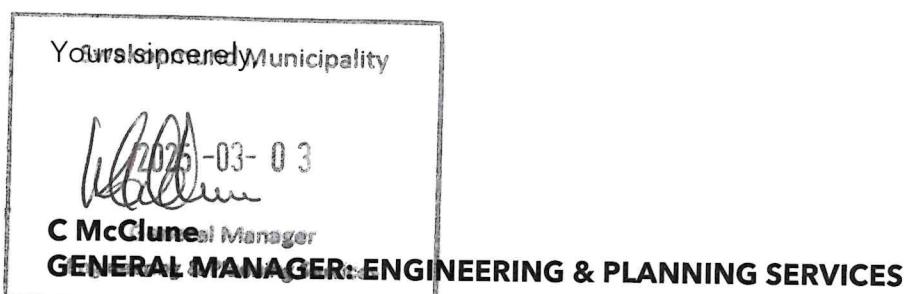
**RESOLVED:**

- (a) That the township establishment on Portion 96, of Swakopmund Town and Townlands Number 41 be approved.**
- (b) That the proposed township's name "Olive Park" be approved and be submitted to the Street Naming Advisory Committee for adoption.**
- (c) That the latest version of the subdivisional township layout plan on Portion 96, Swakopmund, dated 25 January 2025, be approved.**
- (d) That a density of 1:300m<sup>2</sup> be allocated to "Single Residential" erven.**
- (e) That a density zoning of 1:250m<sup>2</sup> be allocated for "General Residential" erven.**
- (f) That the general business erf be assigned a bulk zoning of 2.0.**



- (g) That the implementation plan and infrastructure design be to the satisfaction of the General Manager: Engineering and Planning Services.
- (h) That all public places, including streets, be transferred to Council without compensation and free of other costs.
- (i) That the conditions of Establishment be as follows:
  - (a) *The following conditions shall be registered against the title deeds of all erven except those that are zoned as "Public Open Space" and those that are zoned "Local Authority":*
    - (i) *The erf must only be used or occupied for purposes which are in accordance with, and the use or occupation of the erven shall at all times be subject to the provision of the Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).*
  - (b) *The following conditions shall be registered against the title deeds of "single residential, general residential and general business zoned erven":*
    - (i) *The erf must only be used or occupied for purposes which are in accordance with, and the use or occupation of the erven shall at all times be subject to the provision of the Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).*
    - (ii) *The building value of the main building, excluding the outbuilding to be erected on the erf, shall be at least four (4) times the municipal valuation of the erf.*
  - (c) *The following conditions shall be registered against the title deeds of "Institutional" zoned erven:*
    - (i) *The building value of the main building, excluding the outbuilding to be erected on the erf, shall be at least two (2) times the municipal valuation of the erf.*
- (j) That the 5-meter-wide underground electric cable be rerouted at the cost of the applicant.

Should you have any queries, please do not hesitate to contact the Manager: Town Planning, Mr. J Heita, at telephone number (064) 410 4403 or email at [jheita@swkmun.com.na](mailto:jheita@swkmun.com.na).



JB/jh