

## Johann Otto

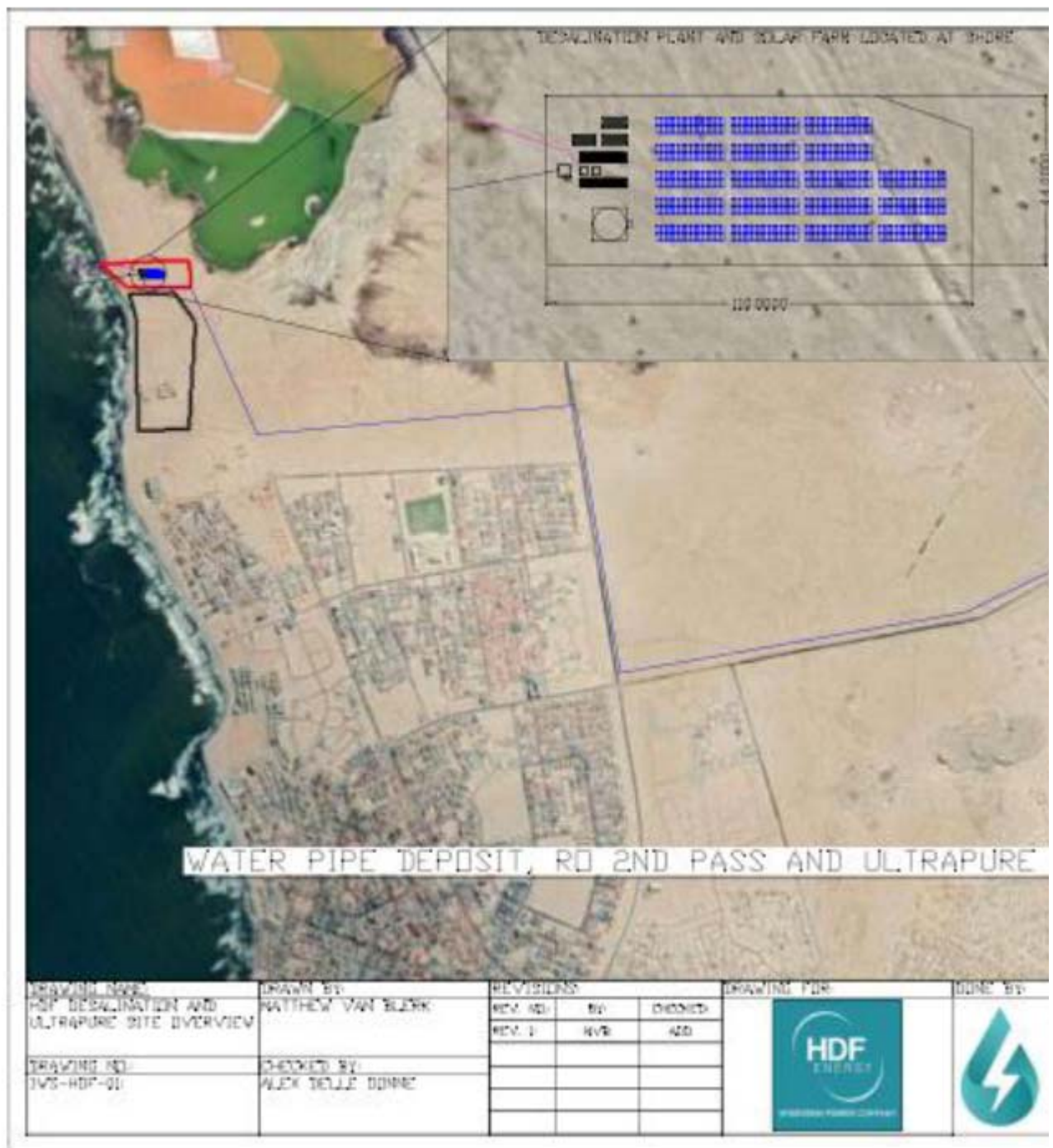
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**From:** Iyaloo Akuaake <iyaloo.akuaake@hdf-energy.com>  
**Sent:** 01 August 2024 12:20  
**To:** Johann Otto  
**Subject:** Re: Notice to Renewstable (Pty) Ltd (HDF Energy Namibia): Proposed township establishment on Portion 96, Swakopmund, Namibia (Olive Park Retirement Village)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Johann

Thank you for the information provided regarding your proposed development. We hope our EIA was able to give you some more detail on our project, particularly the desalination plant. Our Renewstable Project has explored various water sources with desalination being one of the them. The image below illustrates the location of the proposed desalination plant in relation to Portion 96.



Some of the comments we have regarding our proposed development, are as follows:

- Most of the components for the desalination plant will be containerised.
- The operations are expected to have a certain level of noise, this will be worth your consideration since you will be developing a residential area and the quietness of the area was an attraction to your development. The noise as per our consultant will be somewhat minimised due to the containerised nature of the components.
- Operations are expected to occur over a 24 hour period.
- The pipeline from the desalination plant to project site does not at any point cross over the boundaries of Portion 96.
- There will be an abstraction pipeline from the ocean to the desalination plant however the visual impact of this will be minimised. The best route with the least impact has been selected based on alternatives explored during the EIA study.

- Desalination remains our last option as we consider other **reliable** and **secure** water options for the Renewable Power Plant.
- Construction of the desalination plant, if selected, would be expected around Q4 2025.

Based on the comments above, we advise that you do consider the noise that will occur during the construction and operation phase of our project.

We do not foresee a negative impact of your proposed development on the proposed desalination plant.

Best regards

Iyaloo Akuaake

Développeur de projets - Project Developer

Phone: [+264812463337](tel:+264812463337)



HDF ENERGY

4<sup>th</sup> Floor, HTTPS Building, c/o Brahms and Beethoven, Windhoek West  
WINDHOEK - NAMIBIA

Website: [www.hdf-energy.com](http://www.hdf-energy.com) ; <https://www.renewstable-swakopmund.com/>

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**From:** Johann Otto <otto@sp.com.na>

**Date:** Wednesday, 17 July 2024 at 3:08 PM

**To:** Tashiya Walenga <tashiya.walenga@hdf-energy.com>, Iyaloo Akuaake <iyaloo.akuaake@hdf-energy.com>

**Cc:** Nicolas Lecomte <nicolas.lecomte@hdf-energy.com>

**Subject:** RE: Notice to Renewable (Pty) Ltd (HDF Energy Namibia): Proposed township establishment on Portion 96, Swakopmund, Namibia (Olive Park Retirement Village)

Dear Mrs Walenga,

I presume you are looking for the scoping report/draft EIA for proposed township on Portion 96. The scoping report/draft EIA has not been prepared yet – only the background information document is available for your review which is attached. Hopefully there is sufficient information in the BID to evaluate whether the project affects your parcel and/or routes.

I have also been informed by the developer that the previous township layout on Portion 96 was granted an ECC as well.

Kind regards,  
Johann

Johann Otto

## Johann Otto

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**From:** Vorster Janine <VorsterJ@namwater.com.na>  
**Sent:** 05 July 2024 15:54  
**To:** Johann Otto  
**Cc:** Mashina Rachel; Ihuhua Frans  
**Subject:** RE: Request for input on Portion 96 and Portion 27 Planning Applications

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Johann

1. Portion 96 Olive park will have no impact on NamWater infrastructure.
2. Just consult HDF Energy. They were looking to build a small Desalination plant here for the Green Energy plant of Swakopmund. **Charnelle Fortuin-Ndlovu**, Business Developer, Phone: +264 81 7942766
3. For Portion 27. I will visit the site and get back to you on our assessment.

Regards  
Janine Vorster

Operations Manager: BU Coastal

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**From:** Johann Otto <otto@sp.com.na>  
**Sent:** Friday, 5 July 2024 3:35 pm  
**To:** Vorster Janine <VorsterJ@namwater.com.na>  
**Cc:** Mashina Rachel <MashinaR@namwater.com.na>; Ihuhua Frans <IhuhuaF@namwater.com.na>  
**Subject:** RE: Request for input on Portion 96 and Portion 27 Planning Applications

Hi Janine,

Thank you for the prompt response and advice.

Please find attached the BIDs for **Portion 96 Olive Park** and **Portion 27 Subdivision** – it will help explain the location of the properties.

Is Wesley Anderson's office located in Swakopmund or Windhoek? I will ask my client to first meet with Wesley and then we can arrange a site visit.

Kind regards,  
Johann

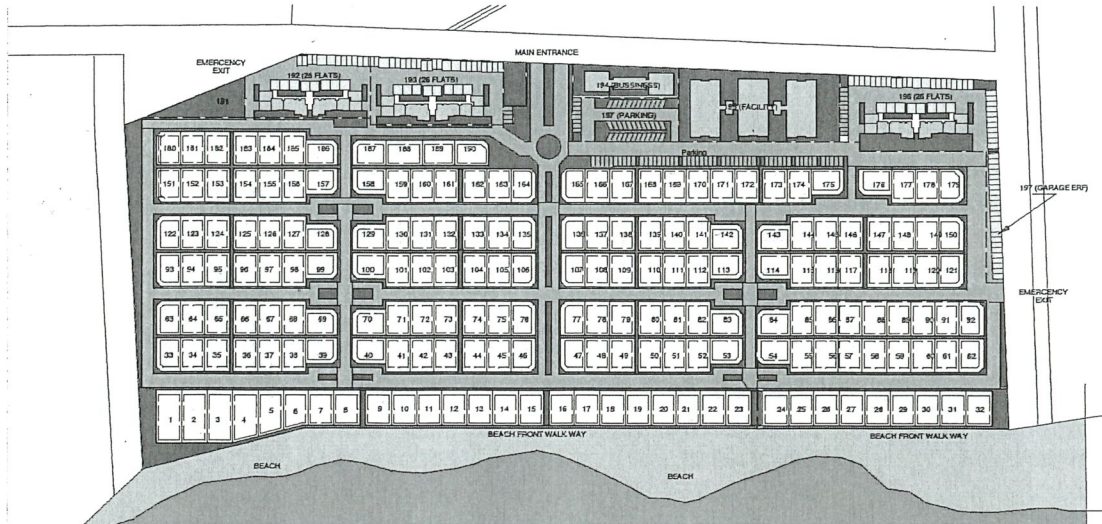
**Johann Otto**  
*Town Planner*

122 Sam Nujoma Avenue | First Floor, 122 On Main | PO Box 2095 Walvis Bay  
Tel: (064) 280 773 | Email: [otto@sp.com.na](mailto:otto@sp.com.na) | Website: [www.sp.com.na](http://www.sp.com.na)

## PLANNING APPLICATION

### OLIVE PARK – RETIREMENT VILLAGE - SWAKOPMUND

- PORTION 96 OF SWAKOPMUND TOWN AND TOWNLANDS NO.41:  
TOWNSHIP ESTABLISHMENT AND LAYOUT APPROVAL ON PORTION 96  
COMPRISING OF 215 LAND PORTIONS AND THE REMAINDER (STREETS).



**Date:**

30 August 2024

**Prepared by:**

Stewart Planning  
PO Box 2095  
Walvis Bay, 13013

**Prepared for:**

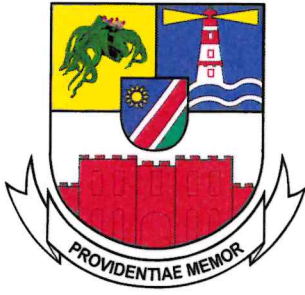
Namibia Oysters (Pty) Ltd  
PO Box 2921  
Swakopmund, 13001

**Submission to:**

Municipality of Swakopmund  
PO Box 53  
Swakopmund, 13001







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

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

Enquiries: J. Heita

15 January 2025

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

Dear Mr. B Stewart

**TOWNSHIP ESTABLISHMENT ON PORTION 96 OF SWAKOPMUND TOWN AND TOWNLANDS NUMBER 41 AND LAYOUT APPROVAL (17/1/4/2/1/14 & 17/1/4/1/5)**

Your application dated 30<sup>th</sup> August 2024 and served at the Management Committee meeting on the 14<sup>th</sup> of November 2024 bears reference.

The layout accompanied the application had been scrutinized and the following aspects need to be attended to, to ensure compliance with the Town Planning Standard and Urban Design Guidelines and Council Standards and Guidelines, before the resubmission of the application to the Management Committee.

**(a) Access to the development from the existing road network be clearly defined and indicated.**

The current layout plan does not indicate direct access from the existing road network, clarification is needed on whether access roads will be constructed concurrently with the municipal services on the erf.

Council has maintained a standard of not less 12m street width. This is evident in the new townships such as Matutura, Swakopmund Extensions 14, 32, 33 and 36 and Myl 4 Extension 1 and 2. Therefore, the width of 10m for the internal streets cannot be considered for the proposed development.



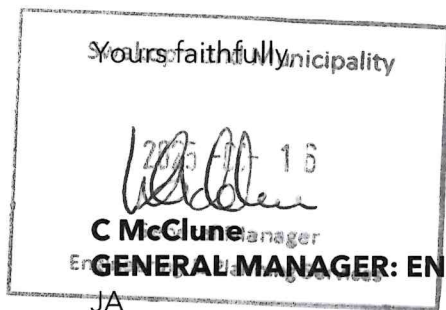
**(b) That the public open spaces be provided for as per the Town Planning Standards and Urban Design Guidelines.**

According to the Town Planning Standard and Urban Design Guidelines, public open spaces should not only be provided for meeting the required percentage but should be developed and maintained in such a way to be multi-functional and promote social interaction and accessibility.

The provision of the public open space for developable land for high density areas is 10-15% and 5-10% for medium and low-density areas. The current layout made provision just for 6.73%, however this is a high-density area, given the sizes of erven.

**(c) That the 5-meter-wide underground electric cable be rerouted at the cost of the applicant**

I trust that you will find the contents of this letter in order. Should you require clarification, please do not hesitate to contact the Manager: Town Planning at telephone number (064) 4104403 or email: [jheita@swkmun.com.na](mailto:jheita@swkmun.com.na)



**GENERAL MANAGER: ENGINEERING AND PLANNING SERVICES**

JA







# 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

Date: 27 January 2025

Our reference: Ptn96  
Your reference: 17/1/4/2/1/14 & 17/1/4/1/5

**Mr C McClune**  
**General Manager: Engineering and Planning Services**  
**PO Box 53**  
**Swakopmund**



## RE: TOWNSHIP ESTABLISHMENT ON PORTION 96 OF SWAKOPMUND TOWN AND TOWNLANDS NUMBER 41 AND LAYOUT APPROVAL

Dear Mr C. McClune,

Your letter dated 15 January 2025 and our meeting with Mr G. Rogers and Mr J. Heita on 23 January bears reference.

The suggestions from the Management Committee meeting of 14 November 2024 were discussed with Mr G. Rogers of Namibia Oysters (Pty) Ltd (the applicant) on 18 January 2025. All of the suggestions have been accepted and consequently, the town planning layout has been updated to V17 dated 25 January 2025 (attached).

We hold instruction from the applicant to respond to each comment as follows:

- (a) **Access to the development from the existing road network be clearly defined and indicated.**

The current layout plan does not indicate direct access from the existing road network, clarification is needed on whether access roads will be constructed concurrently with the municipal services on the erf.

*The new access road is indicated in red below:*



Figure 1: Proposed access road (in red) between Portion 96 and Dr Schwietering Street.



*The new access road will link the main entrance of Portion 96 with the existing traffic circle at Dr Schwietering Street. It will be constructed concurrently with municipal services in accordance with a development agreement between the applicant and the Council which will be drawn up once the General Plan has been approved. Note that Portion 96 is surrounded by legally created road reserves, at least 20 metres wide (known as Farm No.270) which will contain the new access road.*

Council has maintained a standard of not less than 12m street width. This is evident in the new townships such as Matutura, Swakopmund Extensions 14, 32, 33 and 36 and Myl 4 Extension 1 and 2. Therefore, the width of 10m for the internal streets cannot be considered for the proposed development.

*Street widths increased from 10m to 12m to meet Council Standards and Guidelines.*

**(b) That the public open spaces be provided for as per the Town Planning Standards and Urban Design Guidelines.**

According to the Town Planning Standard and Urban Design Guidelines, public open spaces should not only be provided for meeting the required percentage but should be developed and maintained in such a way to be multi-functional and promote social interaction and accessibility.

*Added a large central park, measuring 150m x 56m = 8350m<sup>2</sup> (Portion 200). This park is centrally located, accessible, and visible, and will help promote social interaction and other recreational activities.*

*Triangular parks have been removed. Some pedestrian corridors between erven (2.5m wide) have also been removed to prevent the creation of dark alleyways for criminal or other undesirable activities.*

*However, pedestrian corridors leading towards the beach have been retained but widened to at least 5m (Portions 193 – 199 and 201- 205). The applicant will landscape these open spaces and add suitable lights and security cameras for added safety. These open spaces will help promote neighbour interaction, improve walkability and provide space for essential services.*

The provision of the public open space for developable land for high-density areas is 10-15% and 5-10% for medium and low-density areas. The current layout made provision just for 6.73%, however, this is a high-density area, given the sizes of erven.

*Public open space has been increased from 6.73% to 10.33%.*

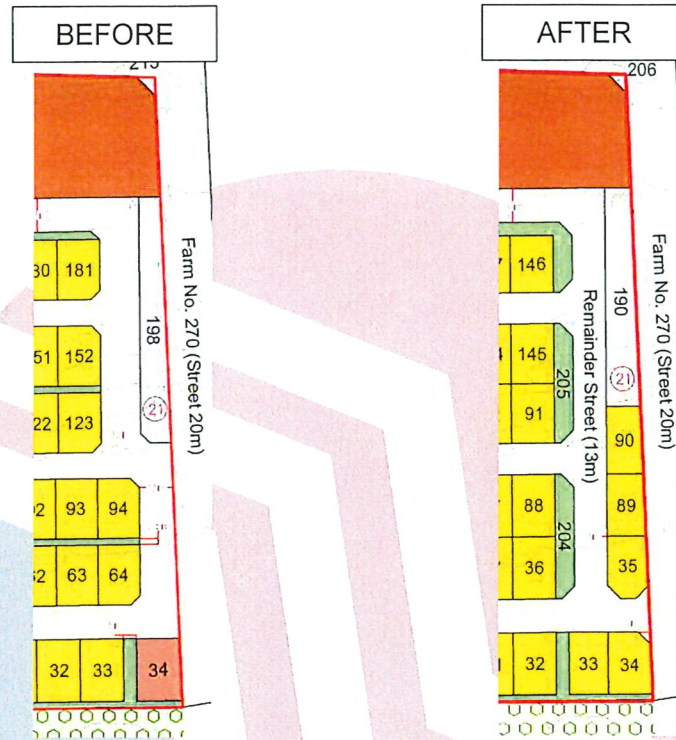
**(c) That the 5-meter wide underground electric cable be rerouted at the cost of the applicant.**

*The applicant agrees and accepts this condition. The 5-meter wide underground electric cable will be rerouted at the applicant's cost to the satisfaction of Erongo RED.*



Please take note that we took the liberty to implement the following additional changes to the layout:

1. Portion numbers have been renumbered to account for layout changes.
2. The internal "dog-leg" road at the southern side was straightened to improve traffic visibility and flow. Added linear open spaces (7.5m wide) which will help improve traffic visibility at intersections. These spaces will also be a landscaped walkway to the beach and back.



3. Triangular open spaces on the northern edge were removed and replaced with a single row of residential erven as indicated below. Access will be from the internal street with an improved pedestrian walkway to the beach.



4. Mr Frikkie Holtzhausen of Lithon Project Consultants recommended that the pump station (the Local Authority erf) be shifted from the southern to the northern edge as the south-westerly wind will carry any foul odour away from residents. Although the pump station will be located at a higher elevation (6-7m above sea level), Mr Holtzhausen advised it is possible to increase the sump depth and inverts to ensure suitable gravity flows.
5. Corner splays increased from 3.5m to 5m to meet Council Standards and Guidelines. Added splays to all vehicle entrances/exits as well.

In conclusion, all recommendations from the Management Committee have been accepted and implemented in the latest township layout.

We hope and trust that the Management Committee will find our amended layout acceptable and in order for approval.

Please do not hesitate to contact our office if you have any questions or if you wish to discuss the layout in detail.

Yours sincerely,



Bruce Stewart  
Town & Regional Planner



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TOWN & REGIONAL PLANNERS

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Johann Otto  
Town & Regional Planner



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