



08 July 2025

COMMENTS OF AFFECTED NEIGHBOURS:

Take notice that **RITTA KHIBA PLANNING CONSULTANTS (TOWN AND REGIONAL PLANNERS) CC** on behalf of the owners of Erf R/439, Sam Nujoma Drive 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 Environmental Management Act (No.7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the following:

PROJECT NAME & DESCRIPTION:

SUBDIVISION OF ERF RE/439 SAM NUJOMA, KLEIN WINDHOEK INTO PORTION A AND THE REMAINDER FOR THE EXTENSION OF SCHULTZ STREET

Erf Re/439 Klein Windhoek measures 1 379m², the intention is to subdivide the Erf into Portion A (±141m²) and the Remainder. Portion will be used to extent Schultz Street which will enable future traffic movement.

As the neighbouring erf owner/occupant you are duly notified to comment on the rezoning of Erf R/439 Sam Nujoma Drive in accordance with the Urban and Regional Planning Act, No 5 of 2018.

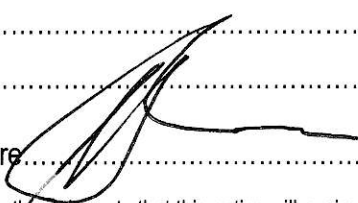
I..... Axel Wolfgang Röder

Owner of Erf ..1679... Klein Windhoek.

- Have no objections to the proposed Rezoning and Consolidation;

→ • Object to the Rezoning and Consolidation for the following reasons:

- Compromised Security
- Infringement on our boundary
- Increased street traffic

Signature  Date 22 July 2025

Further take note that this notice will expire within 21 days of the receipt of this letter. The return address for comments is: info@rkpc.com.na / rkhiba@gmail.com / P.O. Box 22543 Windhoek.

C. J. MULLER

P.O. BOX 9165, WINDHOEK * CELL. 081 122 6807

Ritta Khiba
PO Box 22543
Windhoek
Tel: 061-225 062; Mobile 081 250 5559

Date: 21 July 2025

Attention: Ritta Khiba

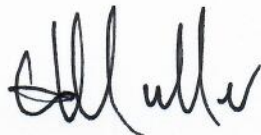
SUBDIVISION OF ERF R/439 KLEIN WINDHOEK INTO PORTION A AND REMAINDER FOR THE EXTENTION OF SCHULTZ STREET

Your notice regarding the above-mentioned subdivision was received on the 10th July 2025. It is noted that your rezoning application of 2016 was not supported by City of Windhoek and that the zoning will remain as resolved under Council Resolution No. 388/11/2010 ("office" zoning with a bulk 0.4).

As the owner of Erf 442 Klein Windhoek allow me to comment as follows:

I do not support the subdivision of Erf R/439 to allow for the extension of Schultz Street for the following reasons;

- Security – the extension of Schlutz Street will create easy access to the back of my property which poses a security risk.
- To improve security the upgrading / replacement of the back of my property boundary wall will be necessary, including security cameras, etc. and is a financial burden.
- Noise pollution due to vehicle and pedestrian traffic. Refuse removal noise.
- Light pollution due to street and other lighting.
- No Environmental impact assessment was presented.
- Storm water drainage not addressed.




CJ Muller
Owner Erf 442, Klein Windhoek

Registration form attached

9. REGISTRATION AND COMMENTS

Participant Name: C.J. MULLER.	Organisation/Company: =
Position: Owner - Erf 442, KW.	Telephone: 081 122 6807.
Fax: =	E-Mail: mullercj@iway.na.

Postal Address: PO Box 9165, Ekos, Windhoek.
Comments/Suggestions and Questions: I do not support the subdivision of Erf R/439, KW. See attached letter. 

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

Ritta Khiba Planning Consultants cc
Erf 2021, Virgo Street, Dorado Park Ext. 1, Windhoek
P O Box, 22543, Windhoek
Tel: 061 225 062
Cell: 081 578 8154
E-Mail: tp3@rkpc.com.na / rkhiba@rkpc.com.na

