





KAMAU  
town planning &  
development specialist

No. o. 59 Jenner Street | Windhoek West | c: +264 81 6532389 | t: +264 83 7227000  
|P.O. Box 22296 | Windhoek| hope@kamautpds.com | w: [www.kamau-architects.com](http://www.kamau-architects.com)

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Date: 27 August 2025

### **Erf 131 Lüderitz Proper**

The Chief Executive Officer  
Namibia Colby Properties  
PO Box 17179 Benoni  
Namibia

Dear Sir/Madam

Herewith the neighbour's public participation letter for the:

- 1. Subdivision of the Remainder of Portion B of the Lüderitz Town and Townlands No. 11 into Portion A, Portion B and Remainder of Portion B of the Lüderitz Town and Townlands No. 11.**
- 2. Rezoning of the proposed Portion A from 'Undetermined' to 'Residential 2' with a density of 1:150.**
- 3. Rezoning of the proposed Portion B from 'Undetermined' to 'Street'.**
- 4. Alteration of the Boundaries of Lüderitz Proper to include Portion A and B.**
- 5. Request for the Waiver of the Betterment and Endowment Fees in Lieu of the street creation on Portion B.**
- 6. Consent to begin with construction while the subject application is in progress.**



**Kamau Town Planning and Development Specialists and Environmental Consultants**, on behalf of the registered owner of the **Remainder of Portion B of the Lüderitz Town and Townlands No. 11**, herewith **inform you** in terms of the Environmental Management Act (No. 7 of 2007), the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012), the Lüderitz Zoning Scheme, and Part 2, Section 105 of the Urban and Regional Planning Act No. 5 of 2018, that we have applied to the Lüderitz Town Council and intend on applying to Urban and Regional Planning Board, and to the Environmental Commissioner for the:

1. Subdivision of the Remainder of Portion B of the Lüderitz Town and Townlands No. 11 into Portion A, Portion B and Remainder of Portion B of the Lüderitz Town and Townlands No. 11.
2. Rezoning of the proposed Portion A from 'Undetermined' to 'Residential 2' with a density of 1:150.
3. Rezoning of the proposed Portion B from 'Undetermined' to 'Street'.
4. Alteration of the Boundaries of Lüderitz Proper to include Portion A and B.
5. Request for the Waiver of the Betterment and Endowment Fees in Lieu of the street creation on Portion B.
6. Consent to begin with construction while the subject application is in progress.

The owners of the proposed subdivided Portions A and B intend to rezone Portion A to 'Residential 2' and Portion B to 'Street'. They also intend to alter the boundaries of Lüderitz Proper to include the proposed subdivided Portions A and B. In addition, the owners wish to commence construction while this application is being processed.

The purpose of this application is to enable Rocky Bay Investment CC, who were allocated Portion A to construct workers' accommodation on the proposed Portion A and to create a street on the proposed Portion B. The remainder of Portion B within Lüderitz Town and Townlands No. 11 will remain unchanged.

As the proposed Portion A currently does not have access to a formal street, Rocky Bay Investment CC will be required to construct a new street on Portion B at their own cost. Therefore, Rocky Bay Investment CC is requesting a waiver of the betterment and endowment fees in lieu of the cost of constructing the street on Portion B.

**As the owner of a property that is next to the Remainder of Portion B of the Lüderitz Town and Townlands No. 11 (an immediate neighbour), you are hereby informed of the subject application as set out above.**

## **REGISTRATION OF INTERESTED AND AFFECTED PARTIES (I&APs) AND SUBMISSION OF COMMENTS:**

Provided that the Lüderitz Town Council provisionally grants consent for an Environmental Impact Assessment (EIA) to be conducted for the creation of a street on the proposed Portion B, all Interested and Affected Parties (I&APs) are hereby invited to register and submit their comments, concerns or questions in writing on or before **09 October 2025** in line with Namibia's Environmental Management Act, 2007 (No. 7 of 2007) and EIA regulations (Government Notice No. 30 of 6 February 2012).

Please be so kind and complete the attached comment form for return to our office by **09 October 2025**.

Should you require any additional information in this regard or would further like to discuss this matter with us, please do not hesitate to contact our office.

Yours in planning



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Keuuavali Neshila

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Date: 27 August 2025

### **Erf 748 Lüderitz Proper**

LN and J Shiindi  
PO Box 435  
Lüderitz  
Namibia

Dear Sir/Madam

Herewith the neighbour's public participation letter for the:

- 1. Subdivision of the Remainder of Portion B of the Lüderitz Town and Townlands No. 11 into Portion A, Portion B and Remainder of Portion B of the Lüderitz Town and Townlands No. 11.**
- 2. Rezoning of the proposed Portion A from 'Undetermined' to 'Residential 2' with a density of 1:150.**
- 3. Rezoning of the proposed Portion B from 'Undetermined' to 'Street'.**
- 4. Alteration of the Boundaries of Lüderitz Proper to include Portion A and B.**
- 5. Request for the Waiver of the Betterment and Endowment Fees in Lieu of the street creation on Portion B.**
- 6. Consent to begin with construction while the subject application is in progress.**



**Kamau Town Planning and Development Specialists and Environmental Consultants**, on behalf of the registered owner of the **Remainder of Portion B of the Lüderitz Town and Townlands No. 11**, herewith **inform you** in terms of the Environmental Management Act (No. 7 of 2007), the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012), the Lüderitz Zoning Scheme, and Part 2, Section 105 of the Urban and Regional Planning Act No. 5 of 2018, that we have applied to the Lüderitz Town Council and intend on applying to Urban and Regional Planning Board, and to the Environmental Commissioner for the:

1. Subdivision of the Remainder of Portion B of the Lüderitz Town and Townlands No. 11 into Portion A, Portion B and Remainder of Portion B of the Lüderitz Town and Townlands No. 11.
2. Rezoning of the proposed Portion A from 'Undetermined' to 'Residential 2' with a density of 1:150.
3. Rezoning of the proposed Portion B from 'Undetermined' to 'Street'.
4. Alteration of the Boundaries of Lüderitz Proper to include Portion A and B.
5. Request for the Waiver of the Betterment and Endowment Fees in Lieu of the street creation on Portion B.
6. Consent to begin with construction while the subject application is in progress.

The owners of the proposed subdivided Portions A and B intend to rezone Portion A to 'Residential 2' and Portion B to 'Street'. They also intend to alter the boundaries of Lüderitz Proper to include the proposed subdivided Portions A and B. In addition, the owners wish to commence construction while this application is being processed.

The purpose of this application is to enable Rocky Bay Investment CC, who were allocated Portion A to construct workers' accommodation on the proposed Portion A and to create a street on the proposed Portion B. The remainder of Portion B within Lüderitz Town and Townlands No. 11 will remain unchanged.

As the proposed Portion A currently does not have access to a formal street, Rocky Bay Investment CC will be required to construct a new street on Portion B at their own cost. Therefore, Rocky Bay Investment CC is requesting a waiver of the betterment and endowment fees in lieu of the cost of constructing the street on Portion B.

**As the owner of a property that is next to the Remainder of Portion B of the Lüderitz Town and Townlands No. 11 (an immediate neighbour), you are hereby informed of the subject application as set out above.**

## **REGISTRATION OF INTERESTED AND AFFECTED PARTIES (I&APs) AND SUBMISSION OF COMMENTS:**

Provided that the Lüderitz Town Council provisionally grants consent for an Environmental Impact Assessment (EIA) to be conducted for the creation of a street on the proposed Portion B, all Interested and Affected Parties (I&APs) are hereby invited to register and submit their comments, concerns or questions in writing on or before **09 October 2025** in line with Namibia's Environmental Management Act, 2007 (No. 7 of 2007) and EIA regulations (Government Notice No. 30 of 6 February 2012).

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Date: 27 August 2025

### **Erf 689 Lüderitz Proper**

Ministry of Safety and Security  
PO Box 86  
Lüderitz  
Namibia

Dear Sir/Madam

Herewith the neighbour's public participation letter for the:

- 1. Subdivision of the Remainder of Portion B of the Lüderitz Town and Townlands No. 11 into Portion A, Portion B and Remainder of Portion B of the Lüderitz Town and Townlands No. 11.**
- 2. Rezoning of the proposed Portion A from 'Undetermined' to 'Residential 2' with a density of 1:150.**
- 3. Rezoning of the proposed Portion B from 'Undetermined' to 'Street'.**
- 4. Alteration of the Boundaries of Lüderitz Proper to include Portion A and B.**
- 5. Request for the Waiver of the Betterment and Endowment Fees in Lieu of the street creation on Portion B.**
- 6. Consent to begin with construction while the subject application is in progress.**



**Kamau Town Planning and Development Specialists and Environmental Consultants**, on behalf of the registered owner of the **Remainder of Portion B of the Lüderitz Town and Townlands No. 11**, herewith **inform you** in terms of the Environmental Management Act (No. 7 of 2007), the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012), the Lüderitz Zoning Scheme, and Part 2, Section 105 of the Urban and Regional Planning Act No. 5 of 2018, that we have applied to the Lüderitz Town Council and intend on applying to Urban and Regional Planning Board, and to the Environmental Commissioner for the:

1. Subdivision of the Remainder of Portion B of the Lüderitz Town and Townlands No. 11 into Portion A, Portion B and Remainder of Portion B of the Lüderitz Town and Townlands No. 11.
2. Rezoning of the proposed Portion A from 'Undetermined' to 'Residential 2' with a density of 1:150.
3. Rezoning of the proposed Portion B from 'Undetermined' to 'Street'.
4. Alteration of the Boundaries of Lüderitz Proper to include Portion A and B.
5. Request for the Waiver of the Betterment and Endowment Fees in Lieu of the street creation on Portion B.
6. Consent to begin with construction while the subject application is in progress.

The owners of the proposed subdivided Portions A and B intend to rezone Portion A to 'Residential 2' and Portion B to 'Street'. They also intend to alter the boundaries of Lüderitz Proper to include the proposed subdivided Portions A and B. In addition, the owners wish to commence construction while this application is being processed.

The purpose of this application is to enable Rocky Bay Investment CC, who were allocated Portion A to construct workers' accommodation on the proposed Portion A and to create a street on the proposed Portion B. The remainder of Portion B within Lüderitz Town and Townlands No. 11 will remain unchanged.

As the proposed Portion A currently does not have access to a formal street, Rocky Bay Investment CC will be required to construct a new street on Portion B at their own cost. Therefore, Rocky Bay Investment CC is requesting a waiver of the betterment and endowment fees in lieu of the cost of constructing the street on Portion B.

**As the owner of a property that is next to the Remainder of Portion B of the Lüderitz Town and Townlands No. 11 (an immediate neighbour), you are hereby informed of the subject application as set out above.**

## **REGISTRATION OF INTERESTED AND AFFECTED PARTIES (I&APs) AND SUBMISSION OF COMMENTS:**

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Date: 27 August 2025

### **Erf 690 Lüderitz Proper**

Ignatius Tjipura  
PO Box 648  
Lüderitz  
Namibia

Dear Sir/Madam

Herewith the neighbour's public participation letter for the:

- 1. Subdivision of the Remainder of Portion B of the Lüderitz Town and Townlands No. 11 into Portion A, Portion B and Remainder of Portion B of the Lüderitz Town and Townlands No. 11.**
- 2. Rezoning of the proposed Portion A from 'Undetermined' to 'Residential 2' with a density of 1:150.**
- 3. Rezoning of the proposed Portion B from 'Undetermined' to 'Street'.**
- 4. Alteration of the Boundaries of Lüderitz Proper to include Portion A and B.**
- 5. Request for the Waiver of the Betterment and Endowment Fees in Lieu of the street creation on Portion B.**
- 6. Consent to begin with construction while the subject application is in progress.**



**Kamau Town Planning and Development Specialists and Environmental Consultants**, on behalf of the registered owner of the **Remainder of Portion B of the Lüderitz Town and Townlands No. 11**, herewith **inform you** in terms of the Environmental Management Act (No. 7 of 2007), the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012), the Lüderitz Zoning Scheme, and Part 2, Section 105 of the Urban and Regional Planning Act No. 5 of 2018, that we have applied to the Lüderitz Town Council and intend on applying to Urban and Regional Planning Board, and to the Environmental Commissioner for the:

1. Subdivision of the Remainder of Portion B of the Lüderitz Town and Townlands No. 11 into Portion A, Portion B and Remainder of Portion B of the Lüderitz Town and Townlands No. 11.
2. Rezoning of the proposed Portion A from 'Undetermined' to 'Residential 2' with a density of 1:150.
3. Rezoning of the proposed Portion B from 'Undetermined' to 'Street'.
4. Alteration of the Boundaries of Lüderitz Proper to include Portion A and B.
5. Request for the Waiver of the Betterment and Endowment Fees in Lieu of the street creation on Portion B.
6. Consent to begin with construction while the subject application is in progress.

The owners of the proposed subdivided Portions A and B intend to rezone Portion A to 'Residential 2' and Portion B to 'Street'. They also intend to alter the boundaries of Lüderitz Proper to include the proposed subdivided Portions A and B. In addition, the owners wish to commence construction while this application is being processed.

The purpose of this application is to enable Rocky Bay Investment CC, who were allocated Portion A to construct workers' accommodation on the proposed Portion A and to create a street on the proposed Portion B. The remainder of Portion B within Lüderitz Town and Townlands No. 11 will remain unchanged.

As the proposed Portion A currently does not have access to a formal street, Rocky Bay Investment CC will be required to construct a new street on Portion B at their own cost. Therefore, Rocky Bay Investment CC is requesting a waiver of the betterment and endowment fees in lieu of the cost of constructing the street on Portion B.

**As the owner of a property that is next to the Remainder of Portion B of the Lüderitz Town and Townlands No. 11 (an immediate neighbour), you are hereby informed of the subject application as set out above.**

## **REGISTRATION OF INTERESTED AND AFFECTED PARTIES (I&APs) AND SUBMISSION OF COMMENTS:**

Provided that the Lüderitz Town Council provisionally grants consent for an Environmental Impact Assessment (EIA) to be conducted for the creation of a street on the proposed Portion B, all Interested and Affected Parties (I&APs) are hereby invited to register and submit their comments, concerns or questions in writing on or before **09 October 2025** in line with Namibia's Environmental Management Act, 2007 (No. 7 of 2007) and EIA regulations (Government Notice No. 30 of 6 February 2012).

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Date: 27 August 2025

**Erf RE/130, Erf 132, RE/144 Lüderitz Proper and PTN/93/41/11 Town and Townlands**

The Chief Executive Officer  
Lüderitz Town Council  
PO Box 19  
Lüderitz  
Namibia

Dear Sir/Madam

Herewith the neighbour's public participation letter for the:

- 1. Subdivision of the Remainder of Portion B of the Lüderitz Town and Townlands No. 11 into Portion A, Portion B and Remainder of Portion B of the Lüderitz Town and Townlands No. 11.**
- 2. Rezoning of the proposed Portion A from 'Undetermined' to 'Residential 2' with a density of 1:150.**
- 3. Rezoning of the proposed Portion B from 'Undetermined' to 'Street'.**
- 4. Alteration of the Boundaries of Lüderitz Proper to include Portion A and B.**
- 5. Request for the Waiver of the Betterment and Endowment Fees in Lieu of the street creation on Portion B.**
- 6. Consent to begin with construction while the subject application is in progress.**



**Kamau Town Planning and Development Specialists and Environmental Consultants**, on behalf of the registered owner of the **Remainder of Portion B of the Lüderitz Town and Townlands No. 11**, herewith **inform you** in terms of the Environmental Management Act (No. 7 of 2007), the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012), the Lüderitz Zoning Scheme, and Part 2, Section 105 of the Urban and Regional Planning Act No. 5 of 2018, that we have applied to the Lüderitz Town Council and intend on applying to Urban and Regional Planning Board, and to the Environmental Commissioner for the:

1. Subdivision of the Remainder of Portion B of the Lüderitz Town and Townlands No. 11 into Portion A, Portion B and Remainder of Portion B of the Lüderitz Town and Townlands No. 11.
2. Rezoning of the proposed Portion A from 'Undetermined' to 'Residential 2' with a density of 1:150.
3. Rezoning of the proposed Portion B from 'Undetermined' to 'Street'.
4. Alteration of the Boundaries of Lüderitz Proper to include Portion A and B.
5. Request for the Waiver of the Betterment and Endowment Fees in Lieu of the street creation on Portion B.
6. Consent to begin with construction while the subject application is in progress.

The owners of the proposed subdivided Portions A and B intend to rezone Portion A to 'Residential 2' and Portion B to 'Street'. They also intend to alter the boundaries of Lüderitz Proper to include the proposed subdivided Portions A and B. In addition, the owners wish to commence construction while this application is being processed.

The purpose of this application is to enable Rocky Bay Investment CC, who were allocated Portion A to construct workers' accommodation on the proposed Portion A and to create a street on the proposed Portion B. The remainder of Portion B within Lüderitz Town and Townlands No. 11 will remain unchanged.

As the proposed Portion A currently does not have access to a formal street, Rocky Bay Investment CC will be required to construct a new street on Portion B at their own cost. Therefore, Rocky Bay Investment CC is requesting a waiver of the betterment and endowment fees in lieu of the cost of constructing the street on Portion B.

**As the owner of a property that is next to the Remainder of Portion B of the Lüderitz Town and Townlands No. 11 (an immediate neighbour), you are hereby informed of the subject application as set out above.**

## **REGISTRATION OF INTERESTED AND AFFECTED PARTIES (I&APs) AND SUBMISSION OF COMMENTS:**

Provided that the Lüderitz Town Council provisionally grants consent for an Environmental Impact Assessment (EIA) to be conducted for the creation of a street on the proposed Portion B, all Interested and Affected Parties (I&APs) are hereby invited to register and submit their comments, concerns or questions in writing on or before **09 October 2025** in line with Namibia's Environmental Management Act, 2007 (No. 7 of 2007) and EIA regulations (Government Notice No. 30 of 6 February 2012).

Please be so kind and complete the attached comment form for return to our office by **09 October 2025**.

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Keuuavali Neshila

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---

Date: 27 August 2025

### **Erf 735 Lüderitz Proper**

EH and EM Langer  
PO Box 1068  
Lüderitz  
Namibia

Dear Sir/Madam

Herewith the neighbour's public participation letter for the:

- 1. Subdivision of the Remainder of Portion B of the Lüderitz Town and Townlands No. 11 into Portion A, Portion B and Remainder of Portion B of the Lüderitz Town and Townlands No. 11.**
- 2. Rezoning of the proposed Portion A from 'Undetermined' to 'Residential 2' with a density of 1:150.**
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- 6. Consent to begin with construction while the subject application is in progress.**



**Kamau Town Planning and Development Specialists and Environmental Consultants**, on behalf of the registered owner of the **Remainder of Portion B of the Lüderitz Town and Townlands No. 11**, herewith **inform you** in terms of the Environmental Management Act (No. 7 of 2007), the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012), the Lüderitz Zoning Scheme, and Part 2, Section 105 of the Urban and Regional Planning Act No. 5 of 2018, that we have applied to the Lüderitz Town Council and intend on applying to Urban and Regional Planning Board, and to the Environmental Commissioner for the:

1. Subdivision of the Remainder of Portion B of the Lüderitz Town and Townlands No. 11 into Portion A, Portion B and Remainder of Portion B of the Lüderitz Town and Townlands No. 11.
2. Rezoning of the proposed Portion A from 'Undetermined' to 'Residential 2' with a density of 1:150.
3. Rezoning of the proposed Portion B from 'Undetermined' to 'Street'.
4. Alteration of the Boundaries of Lüderitz Proper to include Portion A and B.
5. Request for the Waiver of the Betterment and Endowment Fees in Lieu of the street creation on Portion B.
6. Consent to begin with construction while the subject application is in progress.

The owners of the proposed subdivided Portions A and B intend to rezone Portion A to 'Residential 2' and Portion B to 'Street'. They also intend to alter the boundaries of Lüderitz Proper to include the proposed subdivided Portions A and B. In addition, the owners wish to commence construction while this application is being processed.

The purpose of this application is to enable Rocky Bay Investment CC, who were allocated Portion A to construct workers' accommodation on the proposed Portion A and to create a street on the proposed Portion B. The remainder of Portion B within Lüderitz Town and Townlands No. 11 will remain unchanged.

As the proposed Portion A currently does not have access to a formal street, Rocky Bay Investment CC will be required to construct a new street on Portion B at their own cost. Therefore, Rocky Bay Investment CC is requesting a waiver of the betterment and endowment fees in lieu of the cost of constructing the street on Portion B.

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Date: 27 August 2025

### **Erf 744 Lüderitz Proper**

AM and SJ Krohne  
PO Box 213  
Lüderitz  
Namibia

Dear Sir/Madam

Herewith the neighbour's public participation letter for the:

- 1. Subdivision of the Remainder of Portion B of the Lüderitz Town and Townlands No. 11 into Portion A, Portion B and Remainder of Portion B of the Lüderitz Town and Townlands No. 11.**
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**Kamau Town Planning and Development Specialists and Environmental Consultants**, on behalf of the registered owner of the **Remainder of Portion B of the Lüderitz Town and Townlands No. 11**, herewith **inform you** in terms of the Environmental Management Act (No. 7 of 2007), the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012), the Lüderitz Zoning Scheme, and Part 2, Section 105 of the Urban and Regional Planning Act No. 5 of 2018, that we have applied to the Lüderitz Town Council and intend on applying to Urban and Regional Planning Board, and to the Environmental Commissioner for the:

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The owners of the proposed subdivided Portions A and B intend to rezone Portion A to 'Residential 2' and Portion B to 'Street'. They also intend to alter the boundaries of Lüderitz Proper to include the proposed subdivided Portions A and B. In addition, the owners wish to commence construction while this application is being processed.

The purpose of this application is to enable Rocky Bay Investment CC, who were allocated Portion A to construct workers' accommodation on the proposed Portion A and to create a street on the proposed Portion B. The remainder of Portion B within Lüderitz Town and Townlands No. 11 will remain unchanged.

As the proposed Portion A currently does not have access to a formal street, Rocky Bay Investment CC will be required to construct a new street on Portion B at their own cost. Therefore, Rocky Bay Investment CC is requesting a waiver of the betterment and endowment fees in lieu of the cost of constructing the street on Portion B.

**As the owner of a property that is next to the Remainder of Portion B of the Lüderitz Town and Townlands No. 11 (an immediate neighbour), you are hereby informed of the subject application as set out above.**

## **REGISTRATION OF INTERESTED AND AFFECTED PARTIES (I&APs) AND SUBMISSION OF COMMENTS:**

Provided that the Lüderitz Town Council provisionally grants consent for an Environmental Impact Assessment (EIA) to be conducted for the creation of a street on the proposed Portion B, all Interested and Affected Parties (I&APs) are hereby invited to register and submit their comments, concerns or questions in writing on or before **09 October 2025** in line with Namibia's Environmental Management Act, 2007 (No. 7 of 2007) and EIA regulations (Government Notice No. 30 of 6 February 2012).

Please be so kind and complete the attached comment form for return to our office by **09 October 2025**.

Should you require any additional information in this regard or would further like to discuss this matter with us, please do not hesitate to contact our office.

Yours in planning



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Keuuavali Neshila

**Kamau Town Planning and Development Specialists**