



GOVERNMENT GAZETTE

OF THE

REPUBLIC OF NAMIBIA

N\$9.60

WINDHOEK - 14 January 2022

No. 7723

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Government Notices

MINISTRY OF AGRICULTURE, WATER AND LAND REFORM

No. 4

2022

DETERMINATION OF RATES OF LAND TAX: AGRICULTURAL (COMMERCIAL) LAND REFORM ACT, 1995

Under section 76(1)(b) of the Agricultural (Commercial) Land Reform Act, 1995 (Act No. 6 of 1995), with the concurrence of the Minister of Finance and despite Government Notice No. 290 of 1 September 2017, I determine that, in view of COVID 19 pandemic, the rate of land tax payable by every owner of agricultural land for the financial year 2019/2020 is 0% rate of the unimproved site value.

C.H. SCHLETTWEIN
MINISTER OF AGRICULTURE,
WATER AND LAND REFORM

Windhoek, 7 December 2021

MINISTRY OF JUSTICE

No. 5

2022

CREATION OF DISTRICT DIVISIONS AND ESTABLISHMENT OF COURTS: MAGISTRATE'S COURTS ACT, 1944

Under Section 2(1)(a) of the Magistrate's Courts Act, 1944 (Act No. 32 of 1944), I -

- (a) create the Aranos district court; and
- (b) amend the Schedule to Government Notice No. 22 of 17 February 1994, as amended by Government Notices Nos. 122 of 23 June 1997, 21 of 9 February 1999, 176 of 15 July 2000, 177 of 15 July 2000, 92 of 15 June 2002, 93 of 15 June 2002, 94 of 15 June 2002, 82 of 30 April 2018 and 42 of 15 March 2021 in respect of District Division: Keetmanshoop mentioned in Item 1 of Column 1 by the insertion in Column 2, before the name "Bethanie", of the name "Aranos" and the deletion of the name "Aranos" from Column 3.

Y. DAUSAB
MINISTER OF JUSTICE

Windhoek, 21 December 2022

MINISTRY OF URBAN AND RURAL DEVELOPMENT

No. 6

2022

NOTIFICATION OF APPROVAL OF ALTERATION OF CONDITIONS OF ESTABLISHMENT OF GOCHAS: URBAN AND REGIONAL PLANNING ACT, 2018

In terms of section 96(1) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), I give notice that I have, under section 93(1) of that Act, approved the alteration of the conditions of title contained in the Schedule to Proclamation No. 23 of 1 July 1952 by the substitution for subparagraph (b) of paragraph 3 of that Schedule of the following subparagraph:

"Erf 26 for general business purposes".

E. UUTONI
MINISTER OF URBAN AND
RURAL DEVELOPMENT

Windhoek 16 December 2021

General Notices

MUNICIPAL COUNCIL OF KEETMANSHOOP

No. 2

2022

NOTICE OF VACANCY

In terms of Section 13(3) of the Local Authorities Act, 1992 (Act No. 23 of 1992), as amended, notice is hereby given that a vacancy has occurred in the membership of the Municipal Council of Keetmanshoop due to the withdrawal of the Landless People's Movement (LPM) Councillor, Honourable Maree Smit with effect from 23 December 2021.

Notice is hereby further given to Landless People's Movement (LPM) in terms of Section 13(4)(a) of the Local Authorities Act, 1992 (Act No 23 of 1992) as amended, to nominate any member on the election list compiled in respect of the previous election of the Local Authority Council.

D. BASSON
CHIEF EXECUTIVE OFFICER
MUNICIPAL COUNCIL OF KEETMANSHOOP

No. 3

2022

NOTICE IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT, 2018

Take note that **Stewart Planning – Town & Regional Planners** intends to apply, on behalf of the registered owners, to the Municipal Council of Swakopmund for consent for the following applications.

Ref:	Application Description
5568S:	Remainder Erf 5568, Swakopmund Extension 16 (Swakopmund Retirement Village): Rezoning from General Business to General Residential 1 with a density of 1 dwelling unit per 250m ² (1:250m ²) to permit the development of twenty nine (29) townhouses with ancillary and related garages and a clubhouse.
2354S:	Erf 2354, Swakopmund Extension 18 (Sea Wind Self Catering Cottages): Rezoning from Single Residential to General Residential 1 with consent to operate a Residential Guest House while the rezoning is in progress.

The abovementioned applications are submitted in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and the Swakopmund Zoning Scheme, as amended.

Take note that –

- the complete application of each erf lies open for inspection at the Town Planning Department of the Municipality of Swakopmund situated on the corner of Rakotoka Street and Daniel Kamho Avenue, or can be downloaded from www.sp.com.na/projects;
- any person having comments or objections to any proposed rezoning, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Swakopmund Municipality and with Stewart Planning within fourteen (14) days of the last publication of this notice;

- c) Written objections must be submitted before or on 17:00 Tuesday, 8 February 2022 to the address provided below.

Local Authority
Chief Executive Officer
Municipality of Swakopmund
P.O. Box 53
Swakopmund
13001
Namibia

Applicant: Stewart Planning
P.O. Box 2095
Walvis Bay
13013
Namibia
otto@sp.com.na
melissa@sp.com.na

No. 4

2022

FORMALISATION OF VARIOUS BUSINESSES ON ERF 1173, ORANJEMUND,
 EXTENSION 3

Take note that **Stubenrauch Planning Consultants cc** has applied to the Oranjemund Town Council and intends on applying to the Urban and Regional Planning Board for the following:

1. **SUBDIVISION OF ERF 1173, ORANJEMUND EXTENSION 3 (PUBLIC OPEN SPACE) INTO ERVEN A, BAND THE REMAINDER**
2. **PERMANENT CLOSURE OF ERF A/1173 AND ERF B/1173, ORANJEMUND EXTENSION 3 AS A “PUBLIC OPEN SPACE”**
3. **REZONING OF ERVEN A/1173 AND B/1173, ORANJEMUND EXTENSION 3 FROM “PUBLIC OPEN SPACE” TO “GENERAL BUSINESS” WITH A BULK OF 2.0**

Erf 1173 is located in the neighbourhood of Oranjemund Extension 3 and is zoned for “Public Open Space” purposes. The subject property measures 3.6376 hectares in extent.

The purpose of the application as set out above, is to formalise the existing business activities on the property.

Take note that the application, locality map and its supporting documents lie open for inspection during normal office hours at the Oranjemund Town Council (Town Planning Office) and SPC Office, 45 Feld Street, Windhoek.

Further take note that any person objecting to the proposed application as set out above may lodge such objection together with their grounds thereof, with the Acting Chief Executive Officer of the Oranjemund Town Council and the applicant (SPC) in writing on or before **Monday, 14 February 2022**.

Applicant: Stubenrauch Planning Consultants
P.O. Box 41404
Windhoek
office4@spc.com.na
Tel.: (061) 251189
Our Ref: W/21067

Acting Chief Executive
Officer
Oranjemund Town Council
P.O. Box 178
Oranjemund

No. 5

2022

TOWNSHIP ESTABLISHMENT OF OLETWENI EXTENSION 1 (ARANDIS)

Take note that **Stubenrauch Planning Consultants (SPC)** on behalf of the Arandis Town Council has applied to the Arandis Town Council and intends on applying to the Urban and Regional Planning Board for the following:

- 1. LAYOUT APPROVAL AND TOWNSHIP ESTABLISHMENT ON FARM NO. 306 OF THE FARM ARANDIS TOWNLANDS NO. 170 TO BECOME KNOWN AS OLETWENI EXTENSION 1**
- 2. INCLUSION OF THE AMENDED LAND USES INTO THE NEXT ZONING SCHEME PREPARED FOR ARANDIS**

Farm No. 306 is located to the North East of the current built up town of Arandis and it measures 41.5867 hectares in extent. According to the Arandis Zoning Scheme, the subject farm is zoned for "Undetermined" purposes.

Oletweni Extension 1 will comprise of 250 erven and the Remainder, and the main purpose of the township establishment is to create more residential erven in Arandis, in order for Council to address the housing backlog.

Take note that the subject application, locality maps and the supporting documents lie open for inspection during normal office hours at the Arandis Town Council (Town Planning office) and SPC Office, 45 Feld Street; Windhoek.

Further take note that any person objecting to the proposed layout approval and township establishment as set out above may lodge such objection together with their grounds thereof, with the Chief Executive Officer of the Arandis Town Council and the applicant (SPC) in writing on or before **Monday, 14 February 2022**.

Applicant: Stubenrauch Planning Consultants
P.O. Box 41404
Windhoek
office4@spc.com.na
Tel.: (061) 251189

Chief Executive Officer
Arandis Town Council
Private Bag 7002
Arandis

No. 6

2022

TOWNSHIP ESTABLISHMENT OF OLETWENI EXTENSION 2 (ARANDIS)

Take note that **Stubenrauch Planning Consultants (SPC)** on behalf of the Arandis Town Council has applied to the Arandis Town Council and intends on applying to the Urban and Regional Planning Board for the following:

- 1. LAYOUT APPROVAL AND TOWNSHIP ESTABLISHMENT ON FARM NO. 307 OF THE FARM ARANDIS TOWNLANDS NO. 170 TO BECOME KNOWN AS OLETWENI EXTENSION 2**
- 2. INCLUSION OF THE AMENDED LAND USES INTO THE NEXT ZONING SCHEME PREPARED FOR ARANDIS**

Farm No. 307 is located to the North East of the current built up town of Arandis and it measures 47.9536 hectares in extent. According to the Arandis Zoning Scheme, the subject farm is zoned for "Undetermined" purposes.

Oletweni Extension 2 will comprise of 325 erven and the Remainder, and the main purpose of the township establishment is to create more residential erven in Arandis, in order for Council to address the housing backlog.

Take note that the subject application, locality maps and the supporting documents lie open for inspection during normal office hours at the Arandis Town Council (Town Planning office) and SPC Office, 45 Feld Street; Windhoek.

Further take note that any person objecting to the proposed layout approval and township establishment as set out above may lodge such objection together with their grounds thereof, with the Chief Executive Officer of the Arandis Town Council and the applicant (SPC) in writing on or before Monday, 14 February 2022.

Applicant: Stubenrauch Planning Consultants
P.O. Box 41404
Windhoek
office4@spc.com.na
Tel.: (061) 251189

The Chief Executive Officer
Arandis Town Council
Private Bag 7002
Arandis

No. 7

2022

**REZONING OF ERVEN 3700, 3701, 3023, 3722, 3724, 3726 AND 3717, GOREANGAB
 EXTENSION 5 AND CONSOLIDATION OF ERVEN 3700, 3701, 3709, 3710, 3723
 AND 3726, GOREANGAB EXTENSION 5 INTO “CONSOLIDATED ERF X”
 FOR THE DEVELOPMENT OF GOREANGAB MALL**

Take note that **Stubenrauch Planning Consultants cc (Town and Regional Planners and Environmental Consultants)** has applied to the City of Windhoek and intends on applying to the Urban and Regional Planning Board on behalf of Green Building Construction Namibia (Proprietary) Limited (GBCN) for the following rezoning's and consolidation:

- (1) **Rezoning of Erf 3700, Goreangab Extension 5 from “General Residential” with a density of 1:100 to Business with a bulk of 1.0;**
- (2) **Rezoning of Erf 3701, Goreangab Extension 5 from “General Residential” with a density of 1:100 to Business with a bulk of 1.0;**
- (3) **Rezoning of Erf 3723 from “Institutional” to “Business” with a bulk of 1.0;**
- (4) **Rezoning of Erf 3722 from “Business” with a bulk of 1.0 to “General Residential” with a density of 1:100;**
- (5) **Rezoning of Erf 3724 from “Institutional” to “General Residential” with a density of 1:00;**
- (6) **Rezoning of Erf 3726 “Undetermined” to “Business” with a Bulk of 1.0;**
- (7) **Rezoning of Erf 3717 from “Business” with a bulk of 1.0 to “Institutional”;**
- (8) **Consolidation of Erven 3700, 3701, 3709, 3710, 3723 and 3726, Goreangab Extension 5 into Consolidated Erf “X”.**

The purpose of the subject application as set out above is to enable the exchange of land use rights between erven in order to create a larger business property for the development of the Goreangab Mall without amending the allocated land use potential of the township of Goreangab Extension 5.

Please take note that:

- a) The subject application, locality maps and the supporting documents lie open for inspection during normal office hours at the City of Windhoek (Town House Office, Independence Avenue, 5th Floor, Office No. 515) and SPC Office, 45 Feld Street, Windhoek.
- b) That any person objecting to the proposed rezoning's and subsequent consolidation may lodge such objection together with the grounds thereof, with the City of Windhoek (Town House Office, Independence Avenue, 5th Floor, Office No. 515) and with the applicant (SPC) in writing before **Monday, 14 February 2022**.

Applicant: Stubenrauch Planning Consultants
P.O. Box 41404, Windhoek
pombili@spc.com.na
Tel.: (061) 251189

No. 8

2022

FLEXIBLE LAND TENURE SCHEME ON ORANJEMUND EXTENSION 5

Notice is hereby given in terms of the Urban and Regional Planning Act, 2018 that **Stubenrauch Planning Consultants cc** has applied to the Oranjemund Town Council and intends on applying to the Urban and Regional Planning Board (URPB) for the following:

a) Rezoning of Consolidated “Erf Z” from “General Residential” with a density of 1:150 to “Flexible Land Tenure”

The Consolidated “Erf Z” is located in the neighbourhood of Oranjemund Extension 5, in the area known as “Bagdad” by the Oranjemund community. The subject erf measures 4037m² in extent and it comprises of Erven 2151 to 2155, Oranjemund Extension 5 which are zoned “General Residential” with a density of 1:150.

b) Rezoning of Consolidated “Erf V” from “Single Residential” with a density of 1:150 to “Flexible Land Tenure”

The Consolidated “Erf V” is located in the neighbourhood of Oranjemund Extension 5, in the area known as “Bagdad” by the Oranjemund community. The subject erf measures 1701m² in extent and it comprises of Erven 2175 to 2179, Oranjemund Extension 5 which are zoned “General Residential” with a density of 1:150.

c) Rezoning of Consolidated “Erf X” from “General Residential” with a density of 1:150 to “Flexible Land Tenure”

The Consolidated “Erf X” is located in the neighbourhood of Oranjemund Extension 5, in the area known as “Bagdad” by the Oranjemund community. The subject erf measures 3311m² in extent and it comprises of Erven 2162 to 2165, Oranjemund Extension 5 which are zoned “General Residential” with a density of 1:150.

d) Rezoning of Consolidated “Erf Y” from “General Residential” with a density of 1:150 to “Flexible Land Tenure”

The Consolidated “Erf Y” is located in the neighbourhood of Oranjemund Extension 5, in the area known as “Bagdad” by the Oranjemund community. The subject erf measures 2651m² in extent and it comprises of Erven 2156 to 2159, Oranjemund Extension 5 which are zoned “General Residential” with a density of 1:150.

e) Rezoning of Consolidated “Erf W” from “General Residential” with a density of 1:150 to “Flexible Land Tenure”

The Consolidated “Erf W” is located in the neighbourhood of Oranjemund Extension 5, in the area known as “Bagdad” by the Oranjemund community. The subject erf measures 1611m² in extent and it comprises of Erven 2168 and 2169, Oranjemund Extension 5 which are zoned “General Residential” with a density of 1:150.

f) Rezoning of Erven 2166 and 2174 from “General Residential” with a density of 1:150 to “Flexible Land Tenure”

Erven 2166 and 2174 are both located in the neighbourhood of Oranjemund Extension 5, in the area known as “Bagdad” by the Oranjemund community. The subject erven respectively measure 763m² and 2604m² in extent and are currently zoned “General Residential” with a density of 1:150.

g) Rezoning of Erf 2171, Oranjemund Extension 5 from “Local Authority” to “Flexible Land Tenure”

Erf 2171 is located in the neighbourhood of Oranjemund Extension 5, in the area known as “Bagdad” by the Oranjemund community. The subject erf measures 123m² in extent and is currently zoned for “Local Authority” purposes in terms of the Oranjemund Zoning Scheme.

h) Inclusion of the ‘Flexible Land Tenure’ zoning definition and land use category (under Table B) in the next Oranjemund Zoning Amendment Scheme.

The Oranjemund Town Council intends to implement the “Flexible Land Tenure Scheme” in terms of the Flexible Land Tenure Act of 2012 in Extension 5 (Bagdad) to ensure access to affordable housing and tenure security to the residents of Oranjemund.

Please take note that the subject applications, locality maps and the supporting documents lie open for inspection during normal office hours at the Oranjemund Town Council (Town Planning office) and SPC Office, 45 Feld Street; Windhoek.

Further take note that any person objecting to the proposed rezonings and subsequent inclusion of the zoning in the next scheme as set out above may lodge such objection together with their grounds thereof, with the Chief Executive Officer of the Oranjemund Town Council and the applicant (SPC) in writing on or before **Monday, 14 February 2022**.

Applicant: Stubenrauch Planning Consultants
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Windhoek
Tel.: (061) 251189

The Chief Executive Officer
Oranjemund Town Council
P.O. Box 853
Oranjemund

CREATION OF ADDITIONAL RESIDENTIAL ERVEN IN MARIENTAL EXTENSION 6

Take note that **Stubenrauch Planning Consultants cc** has applied to the Mariental Municipality and intends on applying to the Urban and Regional Planning Board on behalf of the Dynamo Property Developers for the following rezonings:

1. Rezoning of “Consolidated Erf Z”, Mariental Extension 6 from “Residential” with a Density of 1:600 to “Residential” with a Density of 1:450

“Consolidated Erf Z”, Mariental Extension 6 is comprised of Erven 1216 to 1225 and Erven 1228 to 1235, Mariental Extension 6. These erven are situated adjacent to one another in the

neighbourhood of Mariental Extension 6 and according to the Mariental Zoning Scheme, the erven are zoned for “Residential” purposes with a density of 1:600.

- 2. Rezoning of “Consolidated Erf “Y”, Mariental Extension 6 from “Residential” with a Density of 1:600 to “Residential” with a Density of 1:450**

Consolidated Erf “Y”, Mariental Extension 6 is comprised of Erven 1237 and 1238, Mariental Extension 6. Erven 1237 and 1238, Mariental Extension 6 are situated adjacent to one another in the neighbourhood of Mariental Extension 6 and they measure 668m² and 674m² in extent respectively. According to the Mariental Zoning Scheme, the erven are zoned for “Residential” purposes with a density of 1:600.
- 3. Rezoning of Erf 1227, Mariental Extension 6 from “Residential” with a Density of 1:600 to “Residential” with a Density of 1:450**

Erf 1227 is situated in the neighbourhood of Mariental Extension 6 and measures 854m² in extent. According to the Mariental Zoning Scheme, the erf is zoned for “Residential” purposes with a density of 1:600.
- 4. Rezoning of Erven 1332 and 1348, Mariental Extension 6 from “General Residential” with a Density of 1:250 to “Residential” with a Density of 1:450**

Erven 1332 and 1348 are situated adjacent to one another in the neighbourhood of Mariental Extension 6 and they measure 2460m² and 2307m² in extent respectively. According to the Mariental Zoning Scheme, the erven are zoned for “General Residential” purposes with a density of 1:250.
- 5. Rezoning of “Consolidated Erf V”, Mariental Extension 6 from “Residential” with a Density of 1:600 to “Residential” with a Density of 1:450**

Consolidated Erf “V”, Mariental Extension 6 is comprised of Erven 1322 – 1331, Mariental Extension 6. These erven are situated adjacent to one another in the neighbourhood of Mariental Extension 6 and according to the Mariental Zoning Scheme, the erven are zoned for “Residential” purposes with a density of 1:600.
- 6. Rezoning of “Consolidated Erf U”, Mariental Extension 6 from “Residential” with a Density of 1:600 to “Residential” with a Density of 1:450**

Consolidated Erf “V”, Mariental Extension 6 is comprised of Erven 1240 – 1263, Mariental Extension 6. These erven are situated adjacent to one another in the neighbourhood of Mariental Extension 6 and according to the Mariental Zoning Scheme, the erven are zoned for “Residential” purposes with a density of 1:600.
- 7. Rezoning of “Consolidated Erf T” from “Residential” with a Density of 1:900 to “Residential” with a Density of 1:450**

Consolidated Erf “T”, Mariental Extension 6 is comprised of Erven 1264 - 1278, Mariental Extension 6. These erven are situated adjacent to one another in the neighbourhood of Mariental Extension 6 and according to the Mariental Zoning Scheme, the erven are zoned for “Residential” purposes with a density of 1:900.
- 8. Rezoning of Erven T/3 and T/4, Mariental Extension 6 from “Residential” with a density of 1:450 to “General Residential” with a density of 1:100**

Proposed erven T/3 and T/4, Mariental Extension 6 are to be created from the consolidation and subsequent subdivision of Erven 1264 - 1278, Mariental Extension 6. These erven are situated in the neighbourhood of Mariental Extension 6 and will measure approximately 1769m² and 1447m² in extent respectively.
- 9. Rezoning of “Consolidated Erf S” from “Residential” with a Density of 1:600 to “Residential” with a Density of 1:450**

Consolidated Erf “S”, Mariental Extension 6 is comprised of Erven 1279 – 1308, Mariental

Extension 6. These erven are situated adjacent to one another in the neighbourhood of Mariental Extension 6 and according to the Mariental Zoning Scheme, the erven are zoned for “Residential” purposes with a density of 1:600.

10. Rezoning of Erf 1320, Mariental Extension 6 from “Institutional” to “Residential” with a Density of 1:600

Erf 1320 is situated in the neighbourhood of Mariental Extension 6 and measures 6919m² in extent. According to the Mariental Zoning Scheme, the erf is zoned for “Institutional” purposes.

11. Rezoning of “Consolidated Erf R” from “Residential” with a Density of 1:600 to “Residential” with a Density of 1:450

Consolidated Erf “R”, Mariental Extension 6 is comprised of Erven 1309 – 1320, Mariental Extension 6. These erven are situated adjacent to one another in the neighbourhood of Mariental Extension 6 and according to the Mariental Zoning Scheme, the erven are zoned for “Residential” purposes with a density of 1:600.

The purpose of the subject applications as set out above is for Dynamo Property Developers to create additional residential erven in the neighbourhood of Mariental Extension 6.

Please take note that the subject applications, locality maps and the supporting documents lie open for inspection during normal office hours at the Mariental Municipality (Town Planning office) and SPC Office, 45 Feld Street; Windhoek.

Further take note that any person objecting to the proposed rezonings and subsequent inclusion of the rezonings into a scheme as set out above may lodge such objection together with their grounds thereof, with the Chief Executive Officer of the Mariental Municipality and the applicant (SPC) in writing on or before **Monday, 14 February 2022**.

Applicant: Stubenrauch Planning Consultants
P.O. Box 41404
Windhoek
office4@spc.com.na
Tel.: (061) 251189

The Chief Executive Officer
Mariental Municipality
P.O. Box 110
Mariental

No. 10

2022

**REZONING OF THE REMAINDER OF ERF 954 WINDHOEK, C/O ADLER AND
 FREUD STREETS FROM ‘RESIDENTIAL’ WITH A DENSITY OF 1:900M²
 TO ‘OFFICE’ WITH A BULK OF 0.4**

Take notice that **PLAN AFRICA CONSULTING CC**, Town and Regional Planners, on behalf of the owner of the respective erf, intends to apply to the Windhoek City Council for:

- **REZONING OF THE REMAINDER OF ERF 954 WINDHOEK, C/O ADLER AND FREUD STREETS FROM ‘RESIDENTIAL’ WITH A DENSITY OF 1:900M² TO ‘OFFICE’ WITH A BULK OF 0.4**
- **CONSENT FOR FREE RESIDENTIAL BULK IN TERMS OF CLAUSE 23(1) OF THE WINDHOEK TOWN PLANNING SCHEME**

Erf Re/954 is 812m² in extent. The intention of the owner is to erect an office building with a total floor area of 324.8 and additional dwelling units with a total floor area of 162.3 which is 50% of the proposed bulk.

Further take notice that the plan of the erf lies for inspection on the town planning notice board in the customer care Centre, Main municipal building, Rev. Michael Scott Street, Windhoek.

Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Windhoek Municipality and with Applicant in writing within 14 days of the publication of this notice (final date for objections **21 January 2022**).

PLAN AFRICA CONSULTING CC
Town and Regional Planners
P.O. Box 4114
8 Delius Street
Windhoek (West)
Tel: (061) 212096; Cell: 0812716189
Fax: (061) 213051
Email: pafrika@mweb.com.na

No. 11

2022

**REZONING OF PORTION 127 OF THE FARM HENTIESBAAI TOWN AND TOWNLANDS
NO. 133 FROM 'UNDETERMINED' TO 'GENERAL RESIDENTIAL 1' WITH
A DENSITY OF 1:250M²**

Take notice that **PLAN AFRICA CONSULTING CC**, Town and Regional Planners, on behalf of the owner of the respective erf, intends to apply to the **Municipality of Henties Bay** for:

- **REZONING OF PORTION 127 OF THE FARM HENTIESBAAI TOWN AND TOWNLANDS NO. 133 FROM 'UNDETERMINED' TO 'GENERAL RESIDENTIAL 1' WITH A DENSITY OF 1:250M²**
- **CONSENT TO USE PORTION 127 OF THE FARM HENTIESBAAI TOWN AND TOWNLANDS NO.133 FOR THE PURPOSE OF A BOUTIQUE HOTEL INCLUDING A RESTAURANT.**

Portion 127 is 5000m² in extent. The intention of the owner is to construct a boutique hotel (which will comprise of 20 to 50 rooms) including a restaurant and spa.

Further take notice that the plan of the erf lies for inspection on the town planning notice board, at the municipal building, Erf 1513 C/o Jakkalsputz road Nicky Iyambo Avenue, Henties Bay.

Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Windhoek Municipality and with Applicant in writing within 14 days of the publication of this notice (final date for objections **4 February 2022**).

PLAN AFRICA CONSULTING CC
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Windhoek (West)
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Email: pafrika@mweb.com.na

No. 12

2022

**REZONING OF ERF 768 KEETMANSHOOP, TWENTIETH STREET FROM
“LOCAL AUTHORITY” TO “RESIDENTIAL 3” WITH A DENSITY OF 1:150M³**

Take notice that **PLAN AFRICA CONSULTING CC**, TOWN AND REGIONAL PLANNERS, on behalf of the owner of the respective erf, intends to apply to the Municipality of Keetmanshoop for:

- **REZONING OF ERF 768 KEETMANSHOOP, TWENTIETH STREET FROM
“LOCAL AUTHORITY” TO “RESIDENTIAL 3” WITH A DENSITY OF 1:150M³**
- **CONSOLIDATION OF ERVEN 864 AND 768 KEETMANSHOOP INTO ERF X**

Erven 768 and 864 are 925m² and 15 940m² respectively in extent. The consolidated erf will have a size of 16 865m² which will enable the owner to construct ±112 dwelling units on the consolidated Erf X.

Further take notice that the plan of the erf lies for inspection on the town planning notice board in the Customer Care Centre, at the Municipal Building, No. 37 Hampie Plichta Avenue, Keetmanshoop.

Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Windhoek Municipality and with Applicant in writing within 14 days of the publication of this notice (final date for objections **4 February 2022**).

PLAN AFRICA CONSULTING CC

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