



# GOVERNMENT GAZETTE

## OF THE

# REPUBLIC OF NAMIBIA

N\$16.20

WINDHOEK - 15 August 2025

No. 8716

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## Proclamation

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by the

**PRESIDENT OF THE REPUBLIC OF NAMIBIA**

No. 33

2025

### ANNOUNCEMENT OF APPOINTMENT OF ACTING JUDGES OF HIGH COURT: NAMIBIAN CONSTITUTION

In terms of Sub-Article (8) of Article 32 of the Namibian Constitution, I announce that I have, under the powers vested in me by Sub-Article (4)(a)(aa) of that Article read with Article 82(3) of that Constitution on the recommendation of the Judicial Service Commission, appointed –

- (a) Deon Obbes as an Acting Judge of the High Court of Namibia with effect from 17 July 2025 to 31 August 2025;
- (b) Lotta N. Ambunda as an Acting Judge of the High Court of Namibia with effect from 1 August 2025 to 31 October 2025; and
- (c) Marilize du Plessis as an Acting Judge of the High Court of Namibia with effect from 1 August 2025 to 31 July 2026.

Given under my Hand and the Seal of the Republic of Namibia at Windhoek, this 6th day of August, Two Thousand and Twenty-Five.

**NETUMBO NANDI-NDAITWAH**

**President**

**BY ORDER OF THE PRESIDENT**

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## Government Notices

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### MINISTRY OF URBAN AND RURAL DEVELOPMENT

No. 194

2025

#### REMOVAL FROM OFFICE OF MEMBERS OF TOWN COUNCIL OF KATIMA MULILO: LOCAL AUTHORITIES ACT, 1992

Under section 92(2) of the Local Authorities Act, 1992 (Act No. 23 of 1992), I, in respect of the Town Council of Katima Mulilo –

- (a) declare that all the powers, duties and functions of the Council vest in me; and
- (b) remove all the members of the Council from office,

with effect from the date of publication of this notice in the *Gazette*.

**S. J. SANKWASA****MINISTER OF URBAN AND RURAL DEVELOPMENT**

Windhoek, 14 August 2025

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### MINISTRY OF HOME AFFAIRS, IMMIGRATION, SAFETY AND SECURITY

No. 195

2025

#### SURRENDER OF ARMS, AMMUNITION OR ARMAMENT TO NAMIBIA POLICE FORCE: ARMS AND AMMUNITION ACT, 1996

Under section 4(1) of the Arms and Ammunition Act, 1996 (Act No. 7 of 1996), I provide that a person who is in possession of an arm, ammunition or armament in contravention of that Act must surrender that arm, ammunition or armament at a police station to a police officer in charge of that police station within the period starting from 1 September 2025 until 30 September 2025.

**L. IIPUMBU****MINISTER OF HOME AFFAIRS,  
IMMIGRATION, SAFETY AND SECURITY**

Windhoek, 30 July 2025

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### MINISTRY OF WORKS AND TRANSPORT

No. 196

2025

#### APPLICATION THAT A ROAD BE DECLARED A PROCLAIMED FARM ROAD (NO. 2693): DISTRICT OF OUTJO

In terms of section 16(1)(ii) of the Roads Ordinance, 1972 (Ordinance 17 of 1972), it is hereby made known that application has been made to the Chairperson of the Roads Board of Kunene that the road described in the Schedule and shown on sketch-map P2455 by the symbols A-B, be declared a proclaimed farm road (No. 2693).

A copy of this notice and the said sketch-map of the area concerned on which the road to which the application refers and other proclaimed, minor and private roads in that area are shown, shall for

the full period of thirty days, mentioned below, lie open to inspection at the offices of the Roads Authority, Windhoek and the Chief Engineering Technician of the Roads Authority, Outjo, during normal office hours.

Every person having any objection to the above-mentioned application is hereby commanded to lodge his or her objection in writing, with the grounds upon which it is based clearly and specifically therein stated, with the Liaison Officer: Roads Board, Private Bag 12030, Ausspännplatz, within a period of thirty days from the date of publication of this notice.

#### **SCHEDULE**

From a point (A on sketch-map P2455) at the junction with district road 2694 on the farm Wagstaar 308 generally eastwards and more and more north-eastwards across the said farm to a point (B on sketch-map P2455) on the common boundary of the said farm and the farm Carolina 309.

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### **MINISTRY OF WORKS AND TRANSPORT**

No. 197

2025

#### **APPLICATION THAT A PORTION OF FARM ROAD 1469 BE CLOSED: DISTRICT OF WINDHOEK**

In terms of section 16(1)(iii) of the Roads Ordinance, 1972 (Ordinance 17 of 1972), it is hereby made known that application has been made to the Chairperson of the Roads Board of Khomas that a portion of farm road 1469 described in the Schedule and shown on sketch-map P2453 by the symbols A-B be closed.

A copy of this notice and the said sketch-map on which the road to which the application refers and other proclaimed, minor and private roads in the area are shown, shall for the full period of 30 days mentioned below, lie open to inspection at the offices of the Roads Authority, Windhoek, and the Chief Engineering Technician of the Roads Authority, Windhoek, during normal office hours.

Every person having any objection to the above-mentioned application is hereby commanded to lodge his or her objection in writing, with the grounds upon which it is based clearly and specifically therein stated, with the Chairperson of the Roads Boards, Private Bag 12005, Ausspännplatz, within a period of 30 days from the date of publication of this notice.

#### **SCHEDULE**

From a point (A on sketch-map P2453) at the junction with farm roads 1469 and 1470 on the farm Bitterwater 467 generally north-north-westwards and more and more north-westwards across the said farm to a point (B on sketch-map P2453) on the common boundary of the said farm and the farm Hillside 115.

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### **MINISTRY OF URBAN AND RURAL DEVELOPMENT**

No. 198

2025

#### **ALTERATION OF BOUNDARIES OF LOCAL AUTHORITY AREA OF USAKOS: LOCAL AUTHORITIES ACT, 1992**

Under section 4(1)(b) of the Local Authorities Act, 1992 (Act No. 23 of 1992), I alter the boundaries of the local authority area of Usakos by adding Farm Gross-Aukas No. 68, situated in the Registration Division "H", Erongo Region and represented by Cadastral Diagram referred to as Old German

Tracing Diagram which lies open for inspection at the office of the Surveyor-General, Windhoek, during office hours.

**S. J. SANKWASA**

**MINISTER OF URBAN AND RURAL DEVELOPMENT**

Windhoek, 13 August 2025

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**MINISTRY OF URBAN AND RURAL DEVELOPMENT**

No. 199

2025

**NOTIFICATION OF ALTERATION OF BOUNDARIES OF LOCAL AUTHORITY  
AREA OF WINDHOEK: LOCAL AUTHORITIES ACT, 1992**

Under section 4(1)(b) of the Local Authorities Act, 1992 (Act No. 23 of 1992), I give notice that I have altered the boundaries of the local authority area of Windhoek to include –

- (a) Farm Otjimukona No. 532, situated in Registration Division “K”, Khomas Region and represented by the Cadastral Diagram S.G No. A95/2009;
- (b) Portion A of Farm Hillside No. 115, situated in Registration Division “K”, Khomas Region and represented by the Cadastral Diagram S.G No. A529/23; and
- (c) Portion 1 of Consolidated Farm Coas No. 501, situated in Registration Division “K”, Khomas Region and represented by the Cadastral Diagram S.G No. A549/2018,

which the cadastral diagrams of the added farm and portions will lie open for inspection at the office of the Surveyor-General, Windhoek, during office hours.

**S. J. SANKWASA**

**MINISTER OF URBAN AND RURAL DEVELOPMENT**

Windhoek, 13 August 2025

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**MINISTRY OF AGRICULTURE, FISHERIES, WATER AND LAND REFORM**

No. 200

2025

**ESTABLISHMENT OF KHOMAS COMMUNAL LAND BOARD:  
COMMUNAL LAND REFORM ACT, 2002**

In terms of section 2(5)(a) of the Communal Land Reform Act, 2002 (Act No. 5 of 2002), and after consultation with the Traditional Authority, I give notice that I have in terms of subsection (1) of that section established the Communal Land Board mentioned in Column 1 of the Schedule for the area mentioned in Column 2 of the Schedule in respect of the communal land referred to in section 15 of that Act with effect from 1 August 2025.

**I. ZAAMWANI**

**MINISTER OF AGRICULTURE, FISHERIES,  
WATER AND LAND REFORM**

Windhoek, 3 July 2025

**SCHEDULE**

<b>Column 1</b>	<b>Column 2</b>
<b>Name of the Board</b>	<b>Land Board area</b>
Khomas Communal Land Board (KhoCLB)	All communal land within the boundary of Khomas Region

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**MINISTRY OF AGRICULTURE, FISHERIES, WATER  
AND LAND REFORM**

No. 201

2025

NOTIFICATION OF FARMING UNITS OFFERED FOR ALLOTMENT:  
AGRICULTURAL (COMMERCIAL) LAND REFORM ACT, 1995

In terms of section 39 of the Agricultural (Commercial) Land Reform Act, 1995 (Act No. 6 of 1995), I –

- (a) make known, in terms of subsection (3) of that section, that copies of the approved allotment plans in respect of the farming units referred to in the Schedule are available for public inspection at the places and during the periods mentioned in the Schedule; and
- (b) invite, in terms of subsection (4) of that section, applications for the allotment of the farming units offered for allotment, which applications must be made in the manner stated in the Schedule.

**I. ZAAMWANI**  
**MINISTER OF AGRICULTURE,**  
**FISHERIES, WATER AND LAND REFORM**

Windhoek, 5 August 2025

**SCHEDULE**

**1. Number, location and description of farming units offered for allotment**

REGION	DISTRICT	REGIST-RATION DIVISION	FARM NAME AND NUMBER	NUMBER OF FARMING UNITS OFFERED FOR ALLOTMENT	SIZE OF FARMING UNIT (HA)	LAND USE OF FARMING UNIT
Omaheke	Gobabis	“L”	Remainder of Farm Dawis No. 477	<b>3</b>	<p><b>Unit A</b> Measuring 1809.7122 ha (two functional boreholes) (two non- functional boreholes)</p> <p><b>Unit B</b> Measuring 1874.8663 ha (one functional borehole)</p> <p><b>Unit C</b> Measuring 1696.7054 ha No borehole</p> <p>Unit C is supplied with water from Unit B</p>	Large and Small stock farming

**2. Public inspection of allotment plans**

The allotment plans in respect of the farming units offered for allotment are available during the office hours for public inspection at the offices referred to in paragraph 3(b) for a period of 30 days from the date of publication of this notice in the *Gazette*.

### 3. Application for allotment of farming unit

An application for allotment of a farming unit must –

- (a) be made on the prescribed form obtainable from any of the offices mentioned in paragraph (c);
- (b) where the unit to be allotted is to be used for project development, be accompanied by –
  - (i) a detailed project proposal; and
  - (ii) proof of registration or provisional registration, where the applicant is a company, close corporation, co-operative or any other entity required by law to be registered; and
- (c) within 30 days from the date of publication of this notice in the *Gazette*, be delivered or send to any of the following offices;

#### Physical Addresses:

The Regional Governor  
Erongo Regional Council  
Government Building  
Tobias Hainyeko Street  
Swakopmund

The Regional Governor  
Hardap Regional Council  
Government Building  
Ernst Stumfe Street  
Mariental

The Regional Governor  
Kavango East Regional Council  
Government Building  
Usivi Road  
Rundu

The Regional Governor  
Kavango West Regional Council  
Nkurenkuru  
Kavango West

The Regional Governor  
//Kharas Regional Council  
Government Building  
Wheeler Street  
Keetmanshoop

The Regional Governor  
Khomas Regional Council  
Pull Mann Street  
Windhoek

#### Postal Addresses:

The Regional Governor  
Erongo Region  
Private Bag 1230  
Swakopmund

The Regional Governor  
Hardap Region  
Private Bag 2017  
Mariental

The Regional Governor  
Kavango East Region  
Private Bag 2082  
Rundu

The Regional Governor  
Kavango West Region  
P.O. Box 6274  
Nkurenkuru

The Regional Governor  
//Kharas Region  
P.O. Box 38  
Keetmanshoop

The Regional Governor  
Khomas Region  
P.O. Box 3379  
Windhoek

The Regional Governor  
Kunene Regional Council  
Government Building  
Opuwo Main Road

The Regional Governor  
Kunene Region  
Private Bag 502  
Opuwo

The Regional Governor  
Ohangwena Regional Council  
Government Building  
Eenhana Main Road  
Eenhana

The Regional Governor  
Ohangwena Region  
Private Bag 88011  
Eenhana

The Regional Governor  
Omaheke Regional Council  
Government Building  
Church Street  
Gobabis

The Regional Governor  
Omaheke Region  
Private Bag 2277  
Gobabis

The Regional Governor  
Omusati Regional Council  
Government Building  
Namaungu Street  
Outapi

The Regional Governor  
Omusati Region  
Private Bag 523  
Outapi

The Regional Governor  
Oshana Regional Council  
Government Building  
Leo Shoopala Street  
Oshakati

The Regional Governor  
Oshana Region  
Private Bag 5543  
Oshakati

The Regional Governor  
Oshikoto Regional Council  
Omuthiya Main Road  
Omuthiya

The Regional Governor  
Oshikoto Region  
P.O. Box 19247  
Omuthiya

The Regional Governor  
Otjozondjupa Regional Council  
Erf No. 219  
Hage Geingob Street, Main Road  
(Next to Avis Car Rental)  
Otjiwarongo

The Regional Governor  
Otjozondjupa Region  
P.O. Box 2091  
Otjiwarongo

The Regional Governor  
Zambezi Regional Council  
Government Building  
Boma, Ngoma Road  
Katima Mulilo

The Regional Governor  
Zambezi Region  
Private Bag 5002  
Katima Mulilo

#### 4. Minimum qualifications required to qualify for allotment

An applicant other than a company or close corporation contemplated in section 41(7) of the Agricultural (Commercial) Land Reform Act, 1995 (Act No. 6 of 1995), must be a Namibian citizen who –

- (a) is 18 years of age or older;



- (b) has a background or interest in agriculture or related activities;
- (c) has been socially, economically or educationally disadvantaged by past discriminatory laws or practices; and
- (d) has relinquished any right in respect of agricultural land.

#### 5. Rent payable in respect of farming units

A farming unit is to be leased for a period of 99 years and the approximate monthly rent payable in respect of a farming unit leased for livestock farming is as determined by the Minister of Agriculture, Fisheries, Water and Land Reform, on the recommendation of the Land Reform Advisory Commission, based on the value of the farming unit.

#### 6. Lease agreement

A successful applicant must enter into a lease agreement with the Minister of Agriculture, Fisheries, Water and Land Reform.

### MINISTRY OF HOME AFFAIRS, IMMIGRATION, SAFETY AND SECURITY

No. 202

2025

#### CHANGE OF SURNAME: ALIENS ACT, 1937

In terms of section 9(1) of the Aliens Act, 1937 (Act No. 1 of 1937), it is hereby made known that the Minister of Home Affairs, Immigration, Safety and Security has under the said section authorized each person whose name and residential address appear in Column 1 of the Schedule hereto assume the surname mentioned in Column 2 of the Schedule opposite his or her name in Column 1.

#### SCHEDULE

SURNAME	NAMES	RESIDENTIAL ADDRESS	SURNAME
Kuatjirue	Riunauna Uetuhana	Erf 5377, Hofsanger Street, Khomansdal, Windhoek	Traupe
Johannes	Micheal Setweya	Onawa Village	Andjamba
Tshiimi ya Niingwedja	Festus Nghifindwako	Otjomuise Extension 9	Tshiimi
Kaombungu	Rihavara	Erf 6822, Disipel Street, Windhoek	Kaombungu-Kavekatora
Siyambango	Eaan Samela	Unit 1 Helio Place, Eros, Windhoek	Mulife
Mueller	Konrad Manfred	Erf unit G10, Henties Bay	Müller

### General Notices

No. 621

2025

#### ALTERATION OF TITLE CONDITIONS OF ERF 349, ENGELA-OMAF0 EXTENSION 1

**Plan Africa Consulting cc, Town and Regional Planners**, on behalf of the owners of the respective erf, intends to apply to the Helao Nafidi Town Council for:

- **Alteration of title conditions of Erf 349, Engela-Omafo Extension 1 to use the erf for “general residential” purposes in terms of section 93(3) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018); and**
- **Consolidation of Erf 349 and Erf 348, Engela-Omafo Extension 1.**

Erf 349 measures 347m<sup>2</sup> and Erf 348 measures 345m<sup>2</sup>, the owner intends to consolidate the two erven into Erf X which will measure 692m<sup>2</sup> in order to build flats or high density residential units. In terms of the deed conditions and conditions of establishment the erf shall only be used for residential purposes. By interpretation it means single residential purposes. It is therefore proposed that a additional condition be registered against the title of the erf to allow the owner to use the erf also for purpose general residential (high density habitation).

The locality plan of the erf lies for inspection on the Town Planning Notice Board at the Helao Nafidi Town Council and at Plan Africa Consulting cc, No. 8 Delius Street, Windhoek West.

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 Helao Nafidi Town Council and with the applicant (Plan Africa Consulting cc) in writing within 14 days of the last publication of this notice (final date for objections is **5 September 2025**).

**Applicant:** Plan Africa Consulting cc  
Town and Regional Planners  
P.O. Box 4114  
8 Delius Street, Windhoek West  
Tel: (061) 212096 or Cell: 0812716189  
Fax: (061) 213051  
Email: [pafrica@mweb.com.na](mailto:pafrica@mweb.com.na)

No. 622

2025

## REZONING OF ERF 239, OMUTHIYA EXTENSION 1

**Plan Africa Consulting cc, Town and Regional Planners**, on behalf of the owners of the respective Erf, intend to apply to Omuthiya Town Council for:

- **Rezoning of Erf 239, Omuthiya Extension 1 from ‘government’ to ‘business’ with a bulk of 3.0; and**
- **Consent to commence with development while the rezoning is in process.**

Erf 239 is 26 834m<sup>2</sup> in extent. The intention of the owner is to construct business buildings which may include a shopping centre.

The locality plans of the respective erven lie for inspection on the Town Planning Notice Board at Omuthiya Town Council and at Plan Africa Consulting cc, No. 8 Delius Street, Windhoek West.

Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with Omuthiya Town Council and with the applicant (Plan Africa Consulting cc) in writing within 14 days of the last publication of this notice (final date for objections is **5 September 2025**).

**Applicant:** Plan Africa Consulting cc  
Town and Regional Planners  
P.O. Box 4114  
8 Delius Street, Windhoek West

**Tel: (061) 212096 or Cell: 0812716189**

**Fax: (061) 213051**

**Email:pafrica@mweb.com.na**

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No. 623

2025

#### REZONING OF ERF 305, AUASBLICK

**Plan Africa Consulting cc, Town and Regional Planners**, on behalf of the owners of the respective Erf, intend to apply to City of Windhoek for:

- **Rezoning of Erf 305, Auasblick, No. 22 Chamonix Street from “residential” with a density of 1 dwelling unit per erf to “residential” with a density of 1:900; and**
- **Subsequent subdivision of the respective erf into Portion A and Remainder.**

Erf 305 is 2479m<sup>2</sup> in extent. The erf is are zoned residential with a density of 1 dwelling unit per erf in line with the Windhoek Zoning Scheme. The Erf is occupied by an existing dwelling unit on its front which leaves a large piece of land still vacant. The intention of the owner is to subdivide Erf 305 into Portion A (1000m<sup>2</sup>) and the Remainder (1479m<sup>2</sup>). However, the existing density does not make provision for the subdivision, hence the rezoning.

The locality plans of the respective erven lie for inspection on the Town Planning Notice Board at City of Windhoek and at Plan Africa Consulting cc, No. 8 Delius Street, Windhoek West.

Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with City of Windhoek and with the applicant (Plan Africa Consulting cc) in writing within 14 days of the last publication of this notice (final date for objections is **5 September 2025**).

**Applicant:**     **Plan Africa Consulting cc**  
                     **Town and Regional Planners**  
                     **P.O. Box 4114**  
                     **8 Delius Street, Windhoek West**  
                     **Tel: (061) 212096 or Cell: 0812716189**  
                     **Fax: (061) 213051**  
                     **Email:pafrica@mweb.com.na**

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No. 624

2025

#### REZONING OF ERF 513 (A PORTION OF ERF 148), OKAHANDJA DORP

**Stubenrauch Planning Consultants cc** has been appointed by Martin Wucher, the owner of Erf 513 (a portion of Erf 148), Okahandja Dorp to apply on their behalf to the Okahandja Municipality and to the Urban and Regional Planning Board for the following:

- **Rezoning of Erf 513 (a portion of Erf 148), Okahandja Dorp from “single residential” with a density of 1:750 to “office” with a bulk of 2.0;**
- **Consent for continued use of the dental practice on Erf 513 (a portion of Erf 148), Okahandja Dorp; and**
- **Inclusion of the rezoning in the next zoning scheme to be prepared for Okahandja.**

Erf 513 (a portion of Erf 148) is located in the neighbourhood of Okahandja Dorp, and is bordered by the railway line on the western side. The erf measures approximately 1299m<sup>2</sup> in extent. In accordance with the Okahandja Town Planning Scheme No. 5 (now known as the Okahandja Zoning Scheme),

Erf 513 (a portion of Erf 148), Okahandja Dorp, is zoned “single residential” with a density of 1:750. The purpose of the subject application is to align the existing land use activities (dental practice) with the respective zoning in accordance with the Okahandja Zoning Scheme.

A copy of the application, maps and its accompanying documents are available for inspection during normal office hours at the Okahandja Municipality and Stubenrauch Planning Consultants cc Office, 45 Feld Street, Windhoek.

Any person objecting to the proposed change in land use as set out above may lodge such objection/ comments together with their grounds thereof, with the Okahandja Municipality and the applicant: Stubenrauch Planning Consultants cc in writing before the **Monday, 8 September 2025** (14 days after the last publication of this notice).

**Applicant:**

**Stubenrauch Planning Consultants cc**  
**P.O. Box 41404, Windhoek**  
**Tel: (061) 25 1189**  
**Email: office2@spc.com.na**  
**Our Ref: W/25057**

**Chief Executive Officer**  
**Okahandja Municipality**  
**P.O. Box 15, Okahandja**

No. 625

2025

**REZONING OF ERF 637 (A PORTION OF ERF 390), SWAKOPMUND**

**Stubenrauch Planning Consultants cc** has been appointed by O&L Leisure (Pty) Ltd, the registered owner of Erf 637 (a portion of Erf 390), Swakopmund, to apply on their behalf to the Swakopmund Municipality and to the Urban and Regional Planning Board for the following:

- **Rezoning of Erf 637 (a portion of Erf 390), Swakopmund from “special” for a brewery to “special” for a warehouse;**
- **Consent to operate the warehouse while the rezoning is in process; and**
- **Inclusion of the rezoning in the next zoning scheme to be prepared for Swakopmund.**

Erf 637 (a portion of Erf 390), Swakopmund, is located on the southwestern side of the Swakopmund Townlands and is bordered by Swakop Street on the northern boundary. The erf measures approximately 1793m<sup>2</sup> in extent. In accordance with the Swakopmund Town Planning Scheme No. 12 (now known as the Swakopmund Zoning Scheme), Erf 637 (a portion of Erf 390), Swakopmund, is zoned “special” for brewery.

The purpose of the subject application is to align the intended land use activity (warehouse for Namibia Dairies) with the respective zoning in accordance with the Swakopmund Zoning Scheme.

A copy of the application, maps and its accompanying documents are available for inspection during normal office hours at the Swakopmund Municipality and Stubenrauch Planning Consultants cc Office, 45 Feld Street, Windhoek.

Any person objecting to the proposed change in land use as set out above may lodge such objection/ comments together with their grounds thereof, with the Swakopmund Municipality and the applicant: Stubenrauch Planning Consultants cc in writing before the **Monday, 8 September 2025** (14 days after the last publication of this notice).

**Applicant:**

**Stubenrauch Planning Consultants cc**  
**P.O. Box 41404, Windhoek**

**The Chief Executive Officer**  
**Swakopmund Municipality**

**Tel: (061) 25 1189**  
**Email: office2@spc.com.na**  
**Our Ref: W/25064**

**P.O. Box 53, Swakopmund**

No. 626

2025

#### REZONING OF ERF 773, EKUKU EXTENSION 2

**Nghivelwa Planning Consultants (Town and Regional Planners)** on behalf of the owners of Erf 773, Ekuku Extension 2 has applied to the Oshakati Town Council and intends applying to the Urban and Regional Planning Board for:

**Rezoning of Erf 773, Ekuku Extension 2 from “business” with a bulk of 2.0 to “light industrial” with a bulk of 2.0.**

The intention for the owners to rezone the property is to allow for the construction of a manufacturing plant on the rezoned property.

The locality plans of the erf lie for inspection on the Town Planning Notice Board of the Oshakati Town Council: Civic Centre, First Floor, Town Planning Office, Sam Nujoma Road, Oshakati and the Applicant: Office No. 3, 64, Jenner Street, Windhoek West.

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 Oshakati Town Council and with the applicant (Nghivelwa Planning Consultants) in writing within 14 days of the last publication of this notice.

The last date for any objections is: **12 September 2025.**

**Applicant:** Nghivelwa Planning Consultants  
**P.O. Box 40900, Ausspannplatz**  
**Cell: 081 4127 359**  
**Email: planning@nghivelwa.com.na**

No. 627

2025

#### REZONING OF ERF R/1584, KEETMANSHOOP

**Plan Africa Consulting cc, Town and Regional Planners** intends to apply to the Municipality of Keetmanshoop for:

- **Rezoning of Erf R/1584, Keetmanshoop from general business to institutional; and**
- **Consent to use the erf for the purpose of an institutional building/use (Day Care).**

Erf R/1584, situated in Keetmanshoop at the boundary of the Kronlein and Tseiblaagte suburbs, measures approximately 2,409m<sup>2</sup> and is accessed via First Street. The erf is currently developed with a building that operates as a kindergarten and is zoned General Business.

The surrounding area is characterized by a mix of land uses, including business establishments such as Woermann Brock supermarket, a service station and the SMME Park (!Homs Ais), as well as residential and institutional developments. It is the intention of our client, the Missionary Sisters of the Immaculate Conception of the Mothers of God (SMIC Sisters), to formalize the existing use of the kindergarten on Erf R/1584 through a rezoning application. The objective of the rezoning is to ensure legal compliance in line with Table B of the Keetmanshoop Zoning Scheme

The locality plan of the erf lies for inspection on the Town Planning Notice Board at the Keetmanshoop Municipality and at Plan Africa Consulting cc, No. 8 Delius Street, Windhoek West.

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 Keetmanshoop Municipality and with the applicant (Plan Africa Consulting cc) in writing within 14 days of the last publication of this notice (final date for objections is **5 September 2025**).

**Applicant:** Plan Africa Consulting cc  
Town and Regional Planners  
P.O. Box 4114  
8 Delius Street, Windhoek West  
Tel: (061) 212096 or Cell: 0812716189  
Fax: (061) 213051  
Email: [pafrica@mweb.com.na](mailto:pafrica@mweb.com.na)

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No. 628

2025

#### REZONING OF ERVEN 1842 AND 1843, OSHAKATI EXTENSION 10

**Nghivelwa Planning Consultants (Town and Regional Planners)** on behalf of the owners of Erven 1842 and 1843, Oshakati Extension 10 has applied to the Oshakati Town Council and intends applying to the Urban and Regional Planning Board for:

**Rezoning of Erven 1842 and 1843, Oshakati Extension 10 from “single residential” with a density of 1:300 to “accommodation” with a bulk of 1.0.**

The intention for the owners to rezone the properties is to allow for the consolidation of the two erven and consequent construction of a guesthouse on the consolidated and rezoned property.

The locality plans of the erf lie for inspection on the Town Planning Notice Board of the Oshakati Town Council: Civic Centre, First Floor, Town Planning Office, Sam Nujoma Road, Oshakati and the Applicant: Office No. 3, 64, Jenner Street, Windhoek West.

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 Oshakati Town Council and with the applicant (Nghivelwa Planning Consultants) in writing within 14 days of the last publication of this notice.

The last date for any objections is: **12 September 2025**.

**Applicant:** Nghivelwa Planning Consultants  
P.O. Box 40900, Ausspännplatz  
Cell: 081 4127 359  
Email: [planning@nghivelwa.com.na](mailto:planning@nghivelwa.com.na)

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No. 629

2025

#### REZONING OF ERF 2228, WALVIS BAY

**Plan Africa Consulting cc, Town and Regional Planners**, on behalf of the owners of the respective erf, intend to apply to Walvis Bay Municipality for:

**Rezoning of Erf 2228, corner of Johnson Fwafwa Mabakeng and John Muafangejo Streets, Walvis Bay Extension 6 from “single residential” with a density of 1:300 to “general residential” with a density of 1:150.**

Erf 2228 is 1 788m<sup>2</sup> in extent. The intention of the owner is to construct an accommodation establishment. The proposed zoning will enable the owner to construct 11 dwelling units on the respective erf.

The locality plans of the respective erven lie for inspection on the Town Planning Notice Board at Walvis Bay Municipality and at Plan Africa Consulting cc, No. 8 Delius Street, Windhoek West.

Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with Walvis Bay Municipality and with the applicant (Plan Africa Consulting cc) in writing within 14 days of the last publication of this notice (final date for objections is **5 September 2025**).

**Applicant:** Plan Africa Consulting cc  
Town and Regional Planners  
P.O. Box 4114  
8 Delius Street, Windhoek West  
Tel: (061) 212096 or Cell: 0812716189  
Fax: (061) 213051  
Email: [pafrica@mweb.com.na](mailto:pafrica@mweb.com.na)

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No. 630

2025

**REZONING OF ERF 2293, SWAKOPMUND EXTENSION 8**

**Harmonic Town Planning Consultants cc, Town and Regional Planners**, on behalf of the owner of the respective erf, intends to apply to the Swakopmund Municipality and the Urban and Regional Planning Board for:

- **Rezoning of Erf 2293, Rosequartz Street, Swakopmund Extension 8 from “single residential” with a density of 1:900 to “general residential 2” with a density of 1:250; and**
- **Consent to commence with the proposed development while the rezoning is in progress.**

Erf 2293, Rosequartz Street, Swakopmund Extension 8 measures approximately ±1000m<sup>2</sup> in extent and is zoned “single residential” with a density of 1:900 according to the Swakopmund Zoning Scheme. The owner intends to rezone Erf 2293, Swakopmund Extension 8 to accommodate more rental units. The rezoning to “general residential 2” will bring the zoning into conformity with the proposed activities for the erf. It will also ensure that the property is adequately utilised maximising the potential output.

Sufficient parking for the development will be provided in accordance with the requirements of the Swakopmund Zoning Scheme.

The locality plan of the erf lies for inspection on the Town Planning Notice Board at the Swakopmund Municipality and at Harmonic Town Planning Offices, 76B Pasteur Street, Windhoek West.

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 Swakopmund Municipality and with the Applicant in writing within 14 days of the last publication of this notice (final date for objections is **Friday, 5 September 2025**).



**Applicant:** Harmonic Town Planning Consultants cc  
**Contact:** H. Kisting  
**Town and Regional Planners**  
**P.O. Box 3216, Windhoek**  
**Cell: 081 127 5879**  
**Fax 088646401**  
**Email: hkisting@namibnet.com**

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No. 631

2025

REZONING OF ERF 2398 (A PORTION OF ERF 352),  
TSEIBLAAGETE EXTENSION 2, KEETMANSHOOP

**Ritta Khiba Planning Consultants (Town and Regional Planners)** on behalf of the owner of Erf 2398 (a portion of Erf 352), Tseiblaagte Extension 2, Keetmanshoop, intends applying to the Keetmanshoop Municipality for:

**Rezoning of Erf 2398 (a portion of Erf 352), Tseiblaagte Extension 2, Keetmanshoop, from “undetermined” to ‘institutional’ and consent to use the erf for institutional purposes while the rezoning is being processed.**

Erf 2398, Tseiblaagte Extension 2, Keetmanshoop is zoned “undetermined” and is approximately 1513m<sup>2</sup> in extent. There is a church building situated on the erf. Once Council approves the proposed rezoning the intention is to use the existing building for institutional purposes.

The number of vehicles for which parking will be provided on-site will be in accordance the Keetmanshoop Zoning Scheme.

The locality plan of the erf lies for inspection on the Town Planning Notice Board at the Keetmanshoop Municipal Offices, 37 Hampie Plichta Avenue as well as at Ritta Khiba Planning Consultants, Erf 1012, Dorado Park.

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 Municipality of Keetmanshoop and with the applicant in writing not later than **16 September 2025**.

**Applicant:** Ritta Khiba Planning Consultants  
**Town and Regional Planners**  
**P.O. Box 22543, Windhoek**  
**Tel: 061 – 225062 or Fax: 088614935 (fax to email)**  
**Mobile: 0815788154**  
**Email Address: rkhiba@gmail.com/info@rkpc.com.na**

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No. 632

2025

REZONING OF ERF 2708, WINDHOEK

**Ritta Khiba Planning Consultants cc (Town, Regional Planners and Environmental Consultants)** on behalf of the owner of Erf 2708, No.17 Dr. Theo-Ben Gurirab Street, Windhoek intends applying to the Municipal Council of Windhoek, Ministry of Urban and Rural Development and the Urban and Regional Planning Board for:



- **Rezoning of Erf 2708, No. 17 Dr. Theo-Ben Gurirab Street, Windhoek from “residential” with a density of 1:900 to “office” with a bulk of 0.4, consent for 50% free residential bulk; and**
- **Consent to use the erf as such while the rezoning is being processed.**

Erf 2708, Windhoek is currently zoned as “residential” with a density of 1:900 and is approximately 1 367m<sup>2</sup>. The property currently has existing buildings situated on it. Upon Council approval of the proposed rezoning, the intention is to use all buildings situated on Erf 2708, Windhoek for office purposes.

The number of vehicles for which parking will be provided on-site will be in accordance with the Windhoek Zoning Scheme.

The locality plan of the erf lies for inspection on the Town Planning Notice Board at the Customer Care Centre, Main Municipal Office, Rev. Michael Scott Street, Windhoek as well as at Ritta Khiba Planning Consultants, Erf 1509, Dorado Park.

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 Municipal Council of Windhoek, 5th Floor and with the applicant in writing, not later than **16 September 2025**.

**Applicant:**

**Ritta Khiba Planning Consultants cc**  
**Town, Regional Planners and**  
**Environmental Consultants**  
**P.O. Box 22543, Windhoek**  
**Tel: 061 – 225062 or**  
**Fax: 088614935 (fax to email)**  
**Mobile: 0815788154**  
**Email: info@rkpc.com.na /rkhiba@gmail.com**

**Municipality of Windhoek**  
**Mr. H. Rust**  
**Town Planner Department of Urban**  
**and Transport Planning**  
**Office: +264 61290 2378**  
**Email: Hugo.Rust@windhoekcc.org.na**

No. 633

2025

**REZONING OF ERF 3066 (A PORTION OF ERF 1471), KEETMANSHOOP**

**Harmonic Town Planning Consultants cc**, on behalf of the owner of the respective erf, intends to apply to the Keetmanshoop Municipality and the Urban and Regional Planning Board for:

- **Rezoning of Erf 3066 (a portion of Erf 1471), Keetmanshoop from “residential 1” with a density of 1:750 to “residential 2” with a density of 1:100; and**
- **Consent to commence with the proposed development while the rezoning is in progress.**

Erf 3066 (a portion of Erf 1471), Keetmanshoop measures ±750m<sup>2</sup> in extent and is zoned “single residential” with a density of 1:750 as per the Keetmanshoop Zoning Scheme. It is located on the corner of Fourteenth Avenue and Fifth Street, on the northern boundary of the “Noordhoek” suburb. The owner intends to rezone Erf 3066 to accommodate more rental units to provide rental accommodation that is in line with the Keetmanshoop Municipality’s regulations. The proposed rezoning will allow the owner to erect a total of 7 units on the erf thus, optimising the use of the erf to its full potential and catering to the housing demand in Keetmanshoop.

Sufficient parking for the development will be provided in accordance with the requirements of the Keetmanshoop Zoning Scheme.

The locality plan of the erf lies for inspection on the Town Planning Notice Board at the Keetmanshoop Municipality and at Harmonic Town Planning Offices, 76B Pasteur Street, Windhoek West.

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 Keetmanshoop Municipality and with the applicant in writing within 14 days of the last publication of this notice (final date for objections is **Friday, 5 September 2025**).

**Applicant:** Harmonic Town Planning Consultants cc  
**Contact:** H. Kisting  
 Town and Regional Planners  
 P.O. Box 3216, Windhoek  
 Cell: 081 127 5879 or Fax: 088646401

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No. 634

2025

# SUBDIVISION OF THE REMAINDER OF PORTION B OF THE LÜDERITZ TOWN AND TOWNLANDS NO. 11

**Kamau Town Planning and Development Specialists and Environmental Consultants** has been appointed by the owner of the Remainder of Portion B of the Lüderitz Town and Townlands No. 11, to apply to the Lüderitz Town Council, the Urban and Regional Planning Board, and to the Environmental Commissioner for:

- **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;**
- **Rezoning of the proposed Portion A from “undetermined” to “residential 2” with a density of 1:150;**
- **Rezoning of the proposed Portion B from “undetermined” to “street”;**
- **Alteration of the boundaries of Lüderitz Proper to include Portion A and B;**
- **Request for the waiver of the betterment and endowment fees in lieu of street creation on Portion B; and**
- **Consent to begin with construction while the subject application is in progress.**

In accordance with the Lüderitz Zoning Scheme, Part 2, section 105 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), the Environmental Management Act, 2007 (No. 7 of 2007), and the Environmental Impact Assessment Regulations (Government Notice No. 30 of 6 February 2012), Kamau Town Planning and Development Specialists and Environmental Consultants hereby provides public notification of the above application.

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.

Take note that –

- (a) For more enquiries regarding the subdivision, rezoning, consent, waiver of betterment and endowment fees and alteration of boundaries, kindly visit the Lüderitz Town Council's Department of Planning.
- (b) Any person having objections to the proposed development or who wants to comment, may lodge such objections and comments in writing, together with the grounds, with the Chief Executive Officer of the Lüderitz Town Council, and with the applicant within 14 days of the last publication of this notice, i.e. no later than **19 September 2025**.

#### 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 **19 September 2025**, in line with Namibia's Environmental Management Act, 2007 (Act No. 7 of 2007) and EIA regulations (Government Notice No. 30 of 6 February 2012).

**Applicant:**  
**Kamau Town Planning and Development Specialists**  
**Development Specialists and**  
**Environmental Consultants**  
**P.O. Box 22296, Windhoek**  
**No. 59 Jenner Street, Windhoek West**  
**hope@kamautpds.com**

**Local Authority:**  
**Chief Executive Officer**  
**Lüderitz Town Council**  
**P.O. Box 19, Lüderitz**  
**tpo@ltc.com.na**

No. 635

2025

#### SUBDIVISION, PERMANENT CLOSURE AND SUBSEQUENT REZONING OF ERF 1076, OUTAPI EXTENSION 3

Notice is hereby given in terms of section 50(3)(a)(ii) of the Local Authorities Act, 1992 (Act No. 23 of 1992), as amended, as well as sections 107(1) and (2) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and in accordance with the Outapi Zoning Scheme that **Van Rooi & Associates, Urban and Regional Planning Consultants**, on behalf of the owner of Erf 1076, Tobias Hainyeko Street, Outapi Extension 3, intends to apply to the Outapi Town Council and the Urban and Regional Planning Board for:

- **Subdivision of public open space erf, Erf 1076, Outapi Extension 3 into Portion A and the Remainder.**
- **Permanent closure of Portion A (a portion of Erf 1076-POS), Outapi Extension 3 as “public open space” in terms of Articles 50(1)(c) and 50(3), of the Local Authorities Act, 1992 (Act No. 23 of 1992); and**
- **Subsequent rezoning of Portion A of Erf 1076, Outapi Extension 3 from “public open space” to ‘residential’ with a density of 1 dwelling per 500m<sup>2</sup>.**

The owner intends to subdivide Erf 1076 into Portion A and Remainder; ensure the permanent closure of Portion A as “public open space” and subsequently rezone Portion A from “public open space” to “residential” with a density of 1:500. The urban planning procedures are sought to enable the owner to use the erf for residential purposes.

Similar notice of the intent for subdivision, “public open space” closure and rezoning, have been posted on site, as well as on a Notice Board of the Outapi Town Council. It shall also duly be published in 2 newspapers. Consultation with neighbouring erf owners is scheduled to be undertaken too.

Any person objecting to the proposed closure as set out above may lodge such objection together with grounds thereof, with the Secretary: Urban and Regional Planning Board, Private Bag 13289 and the Chief Executive Officer, Outapi Town Council, in writing, within 14 days after the date of the publication of this notice (i.e. before or on **Friday, 12 September 2025**) in accordance with section 50(3)(a)(iv) of the Local Authorities Act, 1992 (Act No. 23 of 1992), as amended.

**Applicant:**

**Van Rooi & Associates  
Planning Consultants  
P.O. Box 80164, Olympia  
0811225877  
gb\_vanrooi@yahoo.co.uk**

**Chief Executive Officer  
Outapi Town Council  
P.O. Box 853, Outapi  
Tel: +264 (65) 251191  
pkalipi@outapitc.org.na**

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