



# GOVERNMENT GAZETTE

## OF THE

# REPUBLIC OF NAMIBIA

N\$15.20

WINDHOEK - 13 September 2024

No. 8438

### CONTENTS

*Page*

#### **GOVERNMENT NOTICES**

No. 258	Alteration of boundaries of local authority area of Divundu: Local Authorities Act, 1992 .....	2
No. 259	Notification of approval of amendment of Ondangwa Zoning Scheme: Urban and Regional Planning Act, 2018 .....	2
No. 260	Amendment of Government Notice No. 230 of 1 October 2015: Establishment of Dâure-Daman Community Court and appointment of assessors and justices: Community Courts Act, 2003 .....	3
No. 261	Amendment of Government Notice No. 111 of 20 May 2009: Recognition of Otjikaoko Customary Court as a community court and appointment of assessors and justices: Community Courts Act, 2003 .....	3

#### **GENERAL NOTICES**

No. 516	Amendment and consolidation of Erven 125 and 126, Tsandi Proper .....	4
No. 517	Subdivision of the Remainder of Oniipa Town and Townlands No. 1164 .....	5
No. 518	Subdivision of Erf 1016, Cimbebasia and rezoning of Portion A (a portion of Erf 1016), Cimbebasia .....	5
No. 519	Subdivision of the Remainder of Erf 303, Dorado Park Extension 1 and rezoning of Portion A (a portion of the Remainder of Erf 303), Dorado Park Extension 1 .....	6
No. 520	Subdivision, closure and rezoning of Erf 504, Tamariskia Extension 1, Swakopmund .....	6
No. 521	Subdivision of Erf 4378, Mondesa Extension 3, Swakopmund .....	7
No. 522	Subdivision of Erven 578, 606, 626, and 637, Prosperita Extension 1 .....	8
No. 523	Subdivision and rezoning of Farm 39, Walvis Bay .....	9
No. 524	Rezoning of Erf 2326, Kuisebmond Proper .....	9
No. 525	Rezoning of Erf 517, Walvisbay .....	10
No. 526	Rezoning of Erf 3117, Pasteur Street, Windhoek .....	11
No. 527	Rezoning of Erf 132, Oshakati .....	11

No. 528	Rezoning of Erf 1740, Windhoek .....	12
No. 529	Rezoning of Erf 1135, Rundu Extension 3 .....	13
No. 530	Rezoning of Erf 827, Auasblick Extension 1 .....	13
No. 531	Rezoning of Erf 2845, Johann Albrecht Street No. 125, Windhoek Extension 2 .....	14
No. 532	Rezoning of Erf 2799, Johann Albrecht Street No.145, Windhoek Extension 2 .....	15
No. 533	Rezoning of Erf 632 (a portion of Erf 205), Omaruru .....	15
No. 534	Rezoning of Portion 1 of Erf 927, Barbet Street, Hochland Park .....	16
No. 535	Rezoning of Erf 2230, Katutura.....	17
No. 536	Rezoning of Erf 340, Goreangab .....	17
No. 537	Rezoning of Erf 5811, Windhoek .....	18
No. 538	Permanent closure of Portion A (a portion of Erf 3383), Otjomuise .....	18

---

## Government Notices

---

### MINISTRY OF URBAN AND RURAL DEVELOPMENT

No. 258 2024

ALTERATION OF BOUNDARIES OF LOCAL AUTHORITY AREA OF DIVUNDU:  
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 Divundu by adding to its boundaries Portion X, Registration Division “B”, Kavango East Region and represented by Cadastral Diagram No. A212/2006, which lies open for inspection at the office of the Surveyor-General, Windhoek, during office hours.

**E. UTONI**

**MINISTER OF URBAN AND RURAL DEVELOPMENT**

Windhoek, 28 August 2024

---

### MINISTRY OF URBAN AND RURAL DEVELOPMENT

No. 259 2024

NOTIFICATION OF APPROVAL OF AMENDMENT OF ONDANGWA ZONING SCHEME:  
URBAN AND REGIONAL PLANNING ACT, 2018

In terms of section 58 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), I give notice that I have under section 113(1)(a) of that Act, approved the amendment to Ondangwa Zoning Scheme which amendment relates to the rezoning of –

- (a) Erven 9988 to 10003, Ondangwa Extension 26 from “public open space” to “single residential” with a density of 1:300; and
- (b) Erven 10004 to 10006, Ondangwa Extension 26 from “public open space” to “general residential” with a density of 1:100.

**E. UUTONI**  
**MINISTER OF URBAN AND RURAL DEVELOPMENT**

Windhoek, 21 August 2024

---

**MINISTRY OF JUSTICE**

No. 260

2024

**AMENDMENT OF GOVERNMENT NOTICE NO. 230 OF 1 OCTOBER 2015:  
ESTABLISHMENT OF DÂURE-DAMAN COMMUNITY COURT AND APPOINTMENT OF  
ASSESSORS AND JUSTICES: COMMUNITY COURTS ACT, 2003**

In terms of section 7(3) and section 8(1) of the Community Courts Act, 2003 (Act No. 10 of 2003), I amend Government Notice No. 230 of 1 October 2015 as set out in the Schedule.

**Y. DAUSAB**  
**MINISTER OF JUSTICE**

Windhoek, 20 August 2024

**SCHEDULE**

Part II of the Schedule to Government Notice No. 230 of 1 October 2015 is amended by –

- (a) the addition of the following name “Alexia !Uwuses”; and
- (b) the deletion of the following name “Sagarias Tsuseb”.

Part III of the Schedule to Government Notice No. 230 of 1 October 2015 is amended by –

- (a) the addition of the following names:

Desiderius //Gaseb  
Susanna Hamases  
Zedrick George Namiseb;

- (b) the deletion of the following names:

Rachel Gawusas  
Des Desmond Tourob  
Theresia Thanises.

---

**MINISTRY OF JUSTICE**

No. 261

2024

**AMENDMENT OF GOVERNMENT NOTICE NO. 111 OF 20 MAY 2009: RECOGNITION OF  
OTJIKAOKO CUSTOMARY COURT AS A COMMUNITY COURT AND APPOINTMENT OF  
ASSESSORS AND JUSTICES: COMMUNITY COURTS ACT, 2003**

In terms of section 7(3) and section 8(1) of the Community Courts Act, 2003 (Act No. 10 of 2003), I amend Government Notice No. 111 of 20 May 2009 as set out in the Schedule.

**Y. DAUSAB**  
**MINISTER OF JUSTICE**

Windhoek, 20 August 2024

## SCHEDULE

Part II of the Schedule to Government Notice No. 111 of 20 May 2009 is amended by –

- (a) the deletion of the following name “Matirepo Tjiraso”.

Part III of the Schedule to Government Notice No. 111 of 20 May 2009 is amended by –

- (a) the addition of the following name “Matirepo Tjiraso”; and
- (b) the deletion of the following name “Katabunda Schaik Matundu”.

---

## General Notices

---

No. 516

2024

### AMENDMENT AND CONSOLIDATION OF ERVEN 125 AND 126, TSANDI PROPER

In terms of section 107(1) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), **TOYA Urban Planning Consultants CC** intends applying to Tsandi Village Council and to Urban and Regional Planning Board in terms of section 105(1)(f) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), for the followings:

- **Amendment of title conditions for Erven 125 and 126, Tsandi proper from “single residential” with a density of 1:300 to “general residential” with a density of 1:100; and**
- **Consolidation of Erven 125 and 126, Tsandi Proper into a Consolidated Erf “X”.**

The purpose of amending the title conditions of Erven 125 and 126, Tsandi Proper from “single residential” with a density of 1:300 to “general residential” with a density of 1:100 and subsequent consolidation of Erven 125 and 126, Tsandi Proper into a consolidated Erf “X” is to enable the owner to obtain one Title Deed and develop Flats for rental purposes on the property.

The full application, locality plans, consolidation plans, and title amendment plans lies open for inspection during normal office hours at Tsandi Village Council (Customer Notice Board) and with Toya Urban Planning Consultants CC.

Any person objecting to the proposed application as set out above may lodge written objection together with their grounds thereof on or before **Monday, 7 October 2024**.

**Applicant:** **TOYA Urban Planning Consultants CC**  
**P.O. Box 99294, Windhoek**  
**Contact: S. Shinguto, Cell: 081 3099839**  
**Email: sshinguto@gmail.com**  
**T. Newaya, Cell: 081 1243321**  
**Email: tobias.newaya@gmail.com**

---

No. 517

2024

SUBDIVISION OF THE REMAINDER OF THE ONIIPA  
TOWN AND TOWNLANDS NO. 1164

In terms of section 107(1) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), **TOYA Urban Planning Consultants CC** intends applying to Oniipa Town Council and to Urban and Regional Planning Board in terms of section 105(1)(f) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) for the followings:

- **Subdivision of the remainder of the Oniipa Town and Townlands No. 1164 into portion “X” measuring 12014m<sup>2</sup> and the remainder; and**
- **Amendment of title conditions for portion “X” from “undetermined ” to “business”.**

The purpose of amending the title conditions of Portion “X” from “undetermined” to “business” is to enable the owner to develop a “ Business Shopping Centre ” on Portion “X”.

The full application, locality plans, subdivision plans and title amendment plans lies open for inspection during normal office hours at Oniipa Town Council (Customer Notice Board) and with Toya Urban Planning Consultants CC.

Any person objecting to the proposed application as set out above may lodge written objection together with their grounds thereof on or before **Monday, 7 October 2024**.

**Applicant:** **TOYA Urban Planning Consultants CC**  
**P.O. Box 99294, Windhoek**  
**Contact: S. Shinguto, Cell: 081 3099839**  
**Email: sshinguto@gmail.com**  
**T. Newaya, Cell: 081 1243321**  
**Email: tobias.newaya@gmail.com**

No. 518

2024

SUBDIVISION OF ERF 1016, CIMBEBASIA AND REZONING OF PORTION A  
(A PORTION OF ERF 1016), CIMBEBASIA

**City of Windhoek** intends to apply to the Urban and Regional Planning Board (the Board) in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) for the subdivision of Erf 1016, Cimbebasia into Portion A and Remainder, and rezoning of Portion A (a portion of Erf 1016), Cimbebasia from “residential” with a density 1 per 300m<sup>2</sup> to “municipal”.

The subdivision of Erf 1016, Cimbebasia into Portion A and Remainder, and subsequent rezoning of Portion A (a portion of Erf 1016), Cimbebasia will ensure that Portion A, which compromises of an electrical substation, is zoned appropriately for Municipal purposes in accordance with the Windhoek Zoning Scheme and the Remainder of Erf 1016, Cimbebasia can retain the Residential Zoning.

Take note that –

- (a) the plans lie for inspection at the Urban Policy Division, Room 513, Fifth Floor, City of Windhoek, corner of Independence Avenue and Garten Street; and
- (b) any person having objections to the proposed subdivision and rezoning as set out above or who wants to comment thereon may lodge such objections and comments, together with the

grounds thereof, in writing with the City of Windhoek and the Board within fourteen (14) days of the last publication of this notice (i.e, before or on **3 October 2024**).

**Applicant:**  
**City of Windhoek**  
**Private Bag 59, Windhoek**  
**Tel: 061- 290 2042**  
**E-mail: Up.Applications@windhoekcc.org.na**

**Board:**  
**The Secretary**  
**Urban and Regional Planning Board**  
**Ministry of Urban and Rural Development**  
**Private Bag 13289, Windhoek**

No. 519

2024

SUBDIVISION OF THE REMAINDER OF ERF 303, DORADO PARK EXTENSION 1 AND  
 REZONING OF PORTION A (A PORTION OF THE REMAINDER OF ERF 303),  
 DORADO PARK EXTENSION 1

**City of Windhoek** intends to apply to the Urban and Regional Planning Board (the Board) in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) for the subdivision of the Remainder of Erf 303, Dorado Park Extension 1 into Portion A and Remainder, and rezoning of Portion A (a portion of the Remainder of Erf 303), Dorado Park Extension 1 from “public open space” to “residential” with a density of 1:500.

The subdivision of the Remainder of Erf 303, Dorado Park Extension 1 into Portion A and Remainder, and subsequent rezoning will ensure that Portion A (a portion of Erf 303), Dorado Park Extension 1 assumes the same zoning as Erf 261, Dorado Park Extension 1 for consolidation and residential purposes.

Take note that –

- (a) the plans lie for inspection at the Urban Policy Division, Room 513, Fifth Floor, City of Windhoek, corner of Independence Avenue and Garten Street; and
- (b) any person having objections to the proposed subdivision and rezoning as set out above or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the City of Windhoek and the Board within fourteen (14) days of the last publication of this notice (i.e, before or on **3 October 2024**).

**Applicant:**  
**City of Windhoek**  
**Private Bag 59, Windhoek**  
**Tel: 061 - 290 2042**  
**E-mail: Up.Applications@windhoekcc.org.na**

**Board:**  
**The Secretary**  
**Urban and Regional Planning Board**  
**Ministry of Urban and Rural Development**  
**Private Bag 13289, Windhoek**

No. 520

2024

SUBDIVISION, CLOSURE AND REZONING OF ERF 504,  
 TAMARISKIA EXTENSION 1, SWAKOPMUND

In terms of the Urban and Regional Planning Act, 2018, **Van Der Westhuizen Town Planning and Properties CC**, on behalf of the registered owner of Erf 504, Tamariskia Extension 1, Swakopmund, intends to apply to the Swakopmund Municipal Council and intends on applying to the Urban and Regional Planning Board (URPB) for the following:

- **Subdivision Erf 504, Tamariskia Extension 1, Swakopmund into Portion A and Remainder;**
- **Permanent closure of proposed Portion A as public open space; and**
- **Subsequent rezoning of proposed Portion A of Erf 504, Tamariskia Extension 1, Swakopmund from “public open space” to “parastatal”.**

Erf 504, Tamariskia Extension 1, Swakopmund currently measures 1579m<sup>2</sup> in extent and is located directly north of the crossing of Franziska van Neel Street and Vrede Rede Avenue in Tamariskia. Proposed Portion A will be approximately 144m<sup>2</sup> in extent. The intended Subdivision, closure and rezoning is necessary to accommodate the existing Electrical Substation.

In terms of the Urban and Regional Planning Act, 2018 it is thus required to apply to both the Swakopmund Municipal Council and the Ministry of Urban and Rural Development for approval of such intentions.

Take note that –

- (a) the plan of the erf can be inspected at the Public Notice Board of the Swakopmund Municipality located on the corner of Rakotoka Street and Daniel Kamho Avenue.
- (b) any person having objections to the proposed rezoning or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing to the Swakopmund Municipality and the applicant within 14 days of the last publication of this notice.

The written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act, 2018. Such written objection or comment must therefore be submitted by not later than **17h00 on 1 October 2024**.

**Applicant: Van Der Westhuizen Town Planning & Properties CC**  
**P.O. Box 1598, Swakopmund, Namibia**  
**Contact Person: A. van der Westhuizen**  
**Cell: 0811224661**  
**Email: andrew@vdwtp.com**

No. 521

2024

#### SUBDIVISION OF ERF 4378, MONDESA EXTENSION 3, SWAKOPMUND

In terms of the Urban and Regional Planning Act, 2018, **Van Der Westhuizen Town Planning and Properties CC**, on behalf of the registered owner of Erf 4378, Mondesa Extension 3, Swakopmund, intends to apply to the Swakopmund Municipal Council and intends on applying to the Urban and Regional Planning Board (URPB) for the following:

- **Subdivision of Erf 4378, Mondesa Extension 3, Swakopmund, into Portion "A" and Remainder;**
- **Permanent closure of proposed Portion A as public open space;**
- **Subsequent rezoning of proposed Portion “A” from “public open space” to “parastatal”;**  
**and**
- **Registration of a 5m right of way servitude over the remainder in favour of proposed Portion A.**

Erf 4378, Mondesa Extension 3, Swakopmund currently measures 1 501m<sup>2</sup> in extent and is located between Steven Immanuel and Tangeni Haitembu Streets in Mondesa Extension 3. Proposed Portion A will be approximately 137m<sup>2</sup> in extent. The intended subdivision, closure and rezoning is necessary

to accommodate the existing Electrical Substation. Access to proposed Portion A is to be gained via the proposed 5m wide Right of Way Servitude to be registered.

In terms of the Urban and Regional Planning Act, 2018 it is thus required to apply to both the Swakopmund Municipal Council and the Ministry of Urban and Rural Development for approval of such intentions.

Take note that –

- (a) the plan of the erf can be inspected at the Public Notice Board of the Swakopmund Municipality located on the corner of Rakotoka Street and Daniel Kamho Avenue.
- (b) any person having objections to the proposed rezoning or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing to the Swakopmund Municipality and the applicant within 14 days of the last publication of this notice.

The written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act, 2018. Such written objection or comment must therefore be submitted by no later than **17h00 on 1 October 2024**.

**Applicant: Van Der Westhuizen Town Planning & Properties cc**  
**P. O. Box 1598, Swakopmund, Namibia**  
**Contact Person: A. van der Westhuizen, Cell:0811224661**  
**Email: andrew@vdwtp.com**

No. 522

2024

SUBDIVISION OF ERVEN 578, 606, 626 AND 637, PROSPERITA EXTENSION 1

**Plan Africa Consulting CC, Town and Regional Planners**, on behalf of the owners of the respective erf, intends to apply to City of Windhoek for:

- **Subdivision of Erven 578, 606, 626 and 637, Prosperita Extension 1 into Portions A, B, C, D and Remainders, for the establishment of substations; and**
- **Rezoning of Portions A of Erf 578, B of Erf 606, C of Erf 626 and D of Erf 637, Prosperita Extension 1 from “industrial” to “municipal”.**

Erf 578 is 1076m<sup>2</sup>, Erf 606 is 527m<sup>2</sup>, Erf 626 is 529m<sup>2</sup> and Erf 637 is 514m<sup>2</sup> in extent, the erven are subdivided into Portions A to D being 18m<sup>2</sup> in size. All erven are zoned industrial. The owner of the respective erven intends to construct substations on the following Erven 578, 606, 626 and 637. The primary purpose of substations is for the generation of electricity.

The locality plan of the erf lies 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 3 October 2024**).

**Applicant:** Plan Africa Consulting CC  
 Town and Regional Planners  
 Box 411, 8 Delius Street  
 Windhoek (West)  
 Tel: (061) 212096 Cell: 0812716189  
 Fax: (061) 213051  
 Email: pafrica@mweb.com.na

No. 523

2024

#### SUBDIVISION AND REZONING OF FARM 39, WALVIS BAY

Notice is hereby given in accordance with the provisions of section 107 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), and in terms of the Walvis Bay Town Planning (Zoning) Scheme that **HEH Urban Nest Creations** will be applying to the Municipality of Walvis Bay and subsequently to the Urban and Regional Planning Board on behalf of the prospective owner of Remainder Farm 39, Walvis Bay for:

- **Subdivision of Farm 39, Walvis Bay into Portion A and a Remainder;**
- **Rezoning of the Remainder Farm 39, Walvis Bay from “undetermined” to “railway and harbour”;** and
- **Incorporation of the Remainder of Farm 39 and New Portion A into Walvis Bay Town and Townlands.**

The above-mentioned statutory procedure will enable the final alienation of Remainder Farm 39 by the Municipality of Walvis Bay to Namport, for the establishment of a Northport to address the growth needs that the port is currently experiencing. Plans and particulars of the application may be inspected during normal office hours on the noticeboard of the Town Planning Section at the Municipality of Walvis Bay and onsite.

Any person having objections to the proposed rezoning application as set out above may lodge such objections and comments, together with the grounds thereof, with the Town Planning Section of the Walvis Bay Municipality and the applicant in writing within 14 days after the publication of this notice. The last date for any objections is: **23 September 2024**.

**Applicant:**  
**HEH Urban Nest Creations**  
**P. O. Box 4453, Walvis Bay**  
**No. 77, 6th Street**  
**Tel: 064 220 275**  
**Email: info@urbannest-na.com**

**Council:**  
**Municipality of Walvis Bay**  
**Private Bag 5017, Walvis Bay**  
**Civil Centre, Nangolo Mbumba**  
**Tel: +264 (0)64 201 3229**  
**Email: townplanning@walvisbaycc.org.na**

No. 524

2024

#### REZONING OF ERF 2326, KUISEBMOND PROPER

Notice is hereby given in accordance with the provisions of section 107 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), that **HEH Urban Nest Creations** intends to apply to the Municipality of Walvis Bay and subsequently to the Urban and Regional Planning Board on behalf of the owner of Erf 2326, Kuisebmond Proper for:

- **Rezoning of Erf 2326, Kuisebmond from “single residential” to “general residential”, as a special case.**

Erf 2326 is located within a predominantly single residential neighbourhood of Kuisebmond Proper and measures 264m<sup>2</sup> in extent. The purpose of the application is to permit the owner to rezone his erf to align the current developments of twin blocks of flats parallel to each other with the Walvis Bay Town Planning (Zoning) Scheme regulations. Plans and particulars of the application may be inspected during normal office hours on the noticeboard of the Town Planning Section at the Municipality of Walvis Bay.

Any person having objections to the proposed rezoning application as set out above may lodge such objections and comments, together with the grounds thereof, with the Town Planning Section of the Walvis Bay Municipality and the applicant in writing within 14 days after the publication of this notice. The last date for any objections is: **23 September 2024**.

**Applicant:**  
**HEH Urban Nest Creations**  
**P. O. Box 4453, Walvis Bay**  
**No. 77, 6th Street**  
**Tel: 064 220 275**  
**Email: info@urbannest-na.com**

**Council:**  
**Municipality of Walvis Bay**  
**Private Bag 5017, Walvis Bay**  
**Civil Centre, Nangolo Mbumba**  
**Tel: +264 (0)64 201 3229**  
**Email: townplanning@walvisbaycc.org.na**

No. 525

2024

#### REZONING OF ERF 517, WALVIS BAY

**Stewart Planning Town & Regional Planners** intends to apply, on behalf of registered owner, to the Municipal Council of Walvis Bay, the Urban and Regional Planning Board and the Environmental Commissioner for permission for the following:

- **Rezoning of Erf 517, Walvis Bay (6 Sixth Street East) from “general residential 1” (1:300) to “general business” (Bulk 2.0);**
- **Consent to proceed with development while the rezoning is ongoing, and**
- **Application for an Environmental Clearance Certificate for the proposed rezoning.**

The above rezoning and consent application is submitted in terms of the Urban and Regional Planning Act, 2018 and the Walvis Bay Zoning Scheme. The rezoning of land from residential to commercial use is a listed activity, and an application for an Environmental Clearance Certificate will be made in terms of the Environmental Management Act, 2007.

The erf is developed with a double-storey block of flats and the usual outbuildings.

Due to the growing demand for business accommodation in Walvis Bay and its proximity to the port and Nampont Head Office the erf has been purchased by the applicant for the re-development of the flats to offices and supporting service areas, including on-site parking.

Take note that –

- (a) the rezoning application lies open for inspection at Room 101 of the Roads and Building Control Department of the Municipality of Walvis Bay situated at Civic Centre, Walvis Bay or can be downloaded from [www.sp.com.na/projects](http://www.sp.com.na/projects).
- (b) Potential interested and affected parties are invited to register with Stewart Planning, and any person having comments or objections to the application, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Municipality of Walvis Bay and with Stewart Planning within 14 days of the last publication of this notice.

- (c) Registration and written comments or objections must be submitted before or on **17h00 Friday, 18 October 2024.**

**Applicant:**  
**Stewart Planning**  
**Town & Regional Planners**  
**P. O. Box 2095, Walvis Bay**  
**Tel: 064 280 770**  
**bruce@sp.com.na**

**Local Authority:**  
**Chief Executive Officer**  
**Municipality of Walvis Bay**  
**Private Bag 5017, Walvis Bay**  
**Tel: 064 201 3229**  
**townplanning@walvisbaycc.org.na**

No. 526

2024

REZONING OF ERF 3117, PASTEUR STREET, WINDHOEK

**Van Rooi and Associates Urban & Regional Planners** on behalf of the owners of Erf 3117, Pasteur Street, Windhoek, in line with the terms and stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) intends to apply to the Urban and Regional Planning Board for:

- **Rezoning of Erf 3117, Pasteur Street, Windhoek from “residential” with a density of 1 dwelling per 900m<sup>2</sup> to “office” with a bulk of 0.4; and**
- **Consent, in terms of Table B of the Windhoek Town Planning Scheme to use the buildings on the erf for the operation of a “Business Building” for a Health and Pharmaceutical service provider.**

Erf 3117, Windhoek measures 1425m<sup>2</sup> in extent and is zoned “residential” with a density of 1:900. The erf is located along Pasteur Street and falls within the Office and High-Density Residential Policy Area as determined by the City of Windhoek.

It is our client’s intention to open a Health and Pharmaceutical Service provider. The proposed land use will add to the much-needed land use diversity within the area and the proposed zoning are in line with the directives of the City of Windhoek Higher Density and Office Zone Policy Area.

The locality plan of the erf has been posted for inspection on the notice board in the Customer Care Centre of the City of Windhoek, notice of intent to rezone have been affixed to the property and advertised in the local newspaper.

Any person objecting to the proposed rezoning as set out above may lodge such objection together with the grounds thereof with the City of Windhoek and the applicant in writing within 14 days of the last publication of this notice.

**Applicant:** **Van Rooi and Associates Urban & Regional Planners**  
**P. O. Box 90097, Klein Windhoek**  
**Tel: 0811225877**  
**Email: gb\_vanrooi@yahoo.co.uk**

No. 527

2024

REZONING OF ERF 132, OSHAKATI

The owner of **Erf 132, Oshakati** intends to apply to Oshakati Town Council for:

- **Rezoning of Erf 132, Oshakati from “single residential” with a density of 1:700 to “general residential” with a “density of 1:100”; and**

- **Consent to commence development while the rezoning is being finalized.**

Erf 132, is situated in Oshakati Proper. The erf is 938m<sup>2</sup> in extent and zoned “single residential” with a density of 1:700. The proposed new zoning will allow the owner to construct a total of 4 units on the property. Access to the erf will be obtained from the existing entrance.

Parking will be provided in accordance with the requirements of the Oshakati Town Planning Scheme.

The locality plan of the erf lies for inspection on the Town Planning Notice Board, Oshakati Council Office Building, 906 Sam Nuyoma Road, Oshakati.

Any person objecting to the proposed use of land set out above may lodge such objection, together with the grounds therefore, with the Oshakati Town Council and with the applicant in writing within 14 days after the publication of this notice (final date for objections is **20 September 2024**).

**Applicant:** NamLand Town and Regional Planning &  
Environmental Management Consultants  
P. O. Box 55160, Rocky Crest  
Contact details: Tel: 061-213641, Cell: 0812805501  
Email: consultancy@namland.com.na

---

No. 528

2024

REZONING OF ERF 1740, WINDHOEK

**Plan Africa Consulting CC Town and Regional Planners**, on behalf of the owners of the respective erf, intends to apply to the City of Windhoek for:

- **Rezoning of Erf 1740, Windhoek No. 04 Valley Road from “residential” with a density of 1:900 to “office” with a bulk of 1.0 or 0.75; and**
- **Consent for free bulk exclusively for residential purposes.**

Erf 1740, Windhoek is 1 318m<sup>2</sup> in size, is zoned residential and is occupied by an existing dwelling house and out building. The owner of Erf 1740, No. 4 Valley Road, Windhoek wishes to rezone the property to office with a bulk of 1.0 or 0.75 and applies for consent for free residential bulk exclusively for residential purposes. The proposed zoning a bulk will allow for the erf to be 100% (of the potential) developed and utilized, for construction of a building of 1 318m<sup>2</sup> of floor area, with at least two stories.

The locality plan of the erf lies for inspection on the Town Planning Notice Board at the 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 the 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 objection 3 October 2024**).

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

---

No. 529

2024

## REZONING OF ERF 1135, RUNDU EXTENSION 3

Notice is hereby given in terms of section 10(1) of the Regulations relating to the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), that H. Kevanhu, intend to submit an application to the Rundu Town Council and the Urban and Regional Planning Board on behalf of the registered owner of Erf 1135, Rundu Extension 3 for:

- **Rezoning of Erf 1135, Rundu Extension 3 from “single residential” to “hospitality”; and**
- **Consent to commence with the development whilst the rezoning is in Process.**

The rezoning of Erf 1135, Rundu Extension 3 as well as the consent use sought would increase the development potential of the erf by ensuring the erf is more efficiently utilized and that mono-functionality of the surrounding neighbourhood is countered.

A similar notice of the intent to rezone, have been posted on site, the newspapers as well as on the Notice Board of the Rundu Town Council. The consultation with neighbouring erf owners duly has been put in motion too.

Any person objecting to the proposed rezoning as set out above may lodge such objection together with the grounds thereof with the Chief Executive Officer, Rundu Town Council, **Private Bag 2128, Rundu** and/or the applicant in writing within 14 working days of the publication of this notice. The last date for comments/ objections is thus **20 September 2024**.

**Applicant: H. Kevanhu**  
**P. O. Box 793, Swakopmund**  
**Mobile: +264 81 3236024**  
**E-mail: @htskevanhu@gmail.com**

---

No. 530

2024

## REZONING OF ERF 827, AUASBLICK EXTENSION 1

**Stubenrauch Planning Consultants CC** herewith informs you in terms of the Urban and Regional Planning Act, 2018 and in terms of the City of Windhoek Public Consultation Policy for Proposed Development, that we have been appointed by the registered owners of Erf 827, Auasblick Extension 1 to apply on their behalf to the Windhoek Municipal Council and to the Urban and Regional Planning Board for the following:

- **Rezoning of Erf 827, Auasblick from “residential” with a density of 1 dwelling / Erf to “residential” with a density of 1:900; and**
- **Subdivision of Erf 827, Auasblick Extension 1 into Erf A and the Remainder.**

Erf 827, is situated in the residential neighbourhood of Auasblick Extension 1 and does not fall within any City of Windhoek Policy Areas. Erf 827, Auasblick Extension 1 is currently zoned residential with a density of 1 Dwelling Unit/Erf and measures approximately 2623m<sup>2</sup> in extent.

The rezoning will allow for the subdivision of Erf 827, Auasblick Extension 1 into two separate erven.

The plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre of the City of Windhoek while the application and its supporting documents also lie open for inspection during normal office hours at the City of Windhoek, Rev. Michael Scott Street, Windhoek (Town Planning Offices 5th floor) and SPC Office, 45 Feld Street Windhoek.

Any person objecting to the proposed application as set out above may lodge such objection together with their grounds thereof, with the Chief Executive Officer of the City of Windhoek and the applicant (SPC) in writing within 14 days of the last publication of this notice.

The last date for any objections is on or before **Friday, 4 October 2024**.

**Applicant:**

**Stubenrauch Planning Consultants**  
**P. O. Box 41404, Windhoek**  
**Tel.: (061) 251189**  
**Ref: W/24036**  
**Email: office5@spc.com.na**

**Chief Executive Officer**  
**City of Windhoek**  
**P. O. Box 59, Windhoek**

No. 531

2024

**REZONING OF ERF 2845, JOHANN ALBRECHT STREET NO. 125,  
WINDHOEK EXTENSION 2**

**TOYA Urban Planning Consultants CC** intends applying to City of Windhoek and to Urban and Regional Planning Board in terms of section 105(1)(a) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) for:

- **Rezoning of Erf 2845, Windhoek Extension 2 measuring 1276m<sup>2</sup> from “residential” with a density of 1:900 to “hospitality.**

In order to permit the development intention of the registered owner of Erf 2845, Windhoek Extension 2 which is to develop a Guesthouse consisting of 2 new dwelling units with a total of 10 bedrooms by constructing additional two double stories units (one with a total of 8 bedrooms and another one with 2 bedrooms), in total these two double stories building units will consist of a total of 10 bedrooms. The main dwelling unit with 6 bedrooms will be still be used for residential purposes. The existing outbuilding (Flat) on the northern side of the site will be altered and converted into a dining room.

On-site parking will be provided in accordance with Table D of the Windhoek Zoning Scheme as shown on the parking layout attached on the application.

The full application, locality and rezoning plans lies open for inspection during normal office hours at the City of Windhoek (Town Planning Notice Board) and with Toya Urban Planning Consultants CC.

Any person objecting to the proposed application as set out above may lodge written objection together with their grounds thereof on or before **Monday, 7 October 2024**.

**Applicant: TOYA Urban Planning Consultants CC**  
**P. O. Box 99294, Windhoek**  
**Contact: S. Shinguto, Cell: 081 3099839**  
**Email: sshinguto@gmail.com**  
**T. Newaya, Cell: 081 1243321**  
**Email: tobias.newaya@gmail.com**

No. 532

2024

REZONING OF ERF 2799, JOHANN ALBRECHT STREET NO.145, WINDHOEK  
EXTENSION 2

**TOYA Urban Planning Consultants CC** intends applying to City of Windhoek and to Urban and Regional Planning Board in terms of section 105(1)(a) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) for:

- **Rezoning of Erf 2799, Windhoek Extension 2 measuring 1040m<sup>2</sup> from “residential” with a density of 1:900 to “general residential” with a density of 1:100.**

In order to permit the development intention of the registered owner of Erf 2799, Windhoek Extension 2 which is to construct 4 residential units with a total of 13 Bedrooms on this property mainly for students' accommodations. The existing buildings (unit 1 and 2) will be altered and converted to fit this purpose and additional two units will also be constructed. Hence the proposed rezoning from the current use of residential with a density of 1:900 to general residential with a density of 1:100 will provide the development opportunity for the construction of 4 units.

A general residential zone with a density of 1:100 is deemed the most appropriate zone for this rezoning because activities intended are in line with the Windhoek High Density Policy Area.

On-site parking will be provided in accordance with Table D of the Windhoek Zoning Scheme as shown on the parking layout attached on the application.

The full application, locality and rezoning plans lies open for inspection during normal office hours at the City of Windhoek (Town Planning Notice Board) and with Toya Urban Planning Consultants cc.

Any person objecting to the proposed application as set out above may lodge written objection together with their grounds thereof on or before **Monday, 7 October 2024**.

**Applicant:** TOYA Urban Planning Consultants CC  
P. O. Box 99294, Windhoek  
Contact: S. Shinguto, Cell: 081 3099839  
Email: sshinguto@gmail.com  
T. Newaya, Cell: 081 1243321  
Email: tobias.newaya@gmail.com

No. 533

2024

REZONING OF ERF 632 (A PORTION OF ERF 205), OMARURU

**Du Toit Town Planning Consultants**, apply on behalf of the owners Erf 632 (a portion of Erf 205), Omaruru in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Omaruru Municipality and the Urban and Regional Planning Board for:

- **Rezoning of Erf 632 (a portion of Erf 205), Dr. I. Scheepers Road, Omaruru from “institutional” to “single residential” 1:900;**
- **Consent for more than one dwelling on Erf 632 (a portion of Erf 205), Dr. I. Scheepers Road, Omaruru (9 in total according to Table C2 and Clause C2b of the Omaruru Zoning Scheme); and**
- **Consent to use Erf 632 (a portion of Erf 205), Omaruru in accordance with the proposed zoning while rezoning is formally being completed.**

Erf 632 (a portion of Erf 205), Omaruru located along Dr. I. Scheepers Road, on the southern bank of the Omaruru River in Omaruru and is 8206m<sup>2</sup> in extent. It is further located south-east of the central business district. The project erf currently zoned “institutional”, although it used to be zoned “residential” before. Furthermore, the erf is currently vacant, except for a ruin of a building in the north eastern corner.

The owner purchased the institutional zoned erf with the purpose of converting it back for residential use. Therefore, in order to effectively utilize the erf according to its intended residential purpose, it is necessary to rezone from its current zoning as “institutional” to “single residential”.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the Town Council and the applicant within 14 days of the last publication of this notice (final date for objections is **4 October 2024**).

Should you require additional information you are welcome to contact our office.

**Applicant: Du Toit Town Planning Consultants**  
**P. O. Box 6871, Ausspannplatz, Windhoek**  
**Tel: 061-248010**  
**Email: planner2@dutoitplan.com**

No. 534

2024

#### REZONING OF PORTION 1 OF ERF 927, BARBET STREET, HOCHLAND PARK

**Dunamis Consulting (Pty) Ltd Town, Regional Planners and Developers** on behalf of the owner of Erf 927, Barbet Street, Hochland Park intends to apply to the Municipal Council of Windhoek for the following:

- **Subdivision of Erf 927 (1452m<sup>2</sup>), Barbet Street, Hochland Park into Portion 1 (359m<sup>2</sup> and Remainder (1093m<sup>2</sup>); and**
- **Rezoning of Portion 1 of Erf 927, Barbet Street, Hochland Park from “residential” with a density of 1:700 to “residential” with a density of 1:350.**

Erf 927 is located in Barbet Street, Hochland Park. The erf measures 1452m<sup>2</sup> in extent and is currently zoned as “residential” as per Windhoek Zoning Scheme with with a density of 1:700. The erf comprises one (1) main dwelling with an adjoined garage and one (1) dwelling unit. It is the intention of the owner to subdivide the erf into Portion 1 and Remainder and rezone Portion 1 of Erf 927, Barbet Street, Hochland Park from “residential” with a density of 1:700 to “residential” with a density of 1:350. The Rezoning and subdivision will allow the owner to create a new erf that is occupied by the dwelling unit.

On-site parking as required in terms of the Windhoek Zoning Scheme will be provided.

The locality plan of the erf can be inspected at the Windhoek Town Council Customer Care Centre Town Planning Notice Board, 80 Independence Avenue, Windhoek.

Any person objecting to the proposed land use as set out above may lodge such objection together with the grounds thereof in Writing at the Windhoek Urban Planning Offices Room 518, 5th Floor, Town House Main Building within 14 days of the last publication of this notice (final date for objections is **3 October 2024**).

**Contact:** P. N. Sem  
**Dunamis Consulting (Pty) Ltd**  
**Town Regional Planners and Developers**  
**P. O. Box 81108, Olympia**  
**Cell: +264 855 512 173 / Tel: +264 83 330 2241**  
**Email: ndimuhona@dunamisplan.com**

---

No. 535

2024

#### REZONING OF ERF 2230, KATUTURA

**City of Windhoek** intends to apply to the Urban and Regional Planning Board (the Board) in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) for:

- **Rezoning of Erf 2230, Katutura from “business” with a bulk of 0.4 to “residential” with a density of 1:250.**

The rezoning of Erf 2230, Katutura will ensure that the erf is zoned appropriately for residential purposes in accordance with the Windhoek Zoning Scheme.

Take note that –

- the plans lie for inspection at the Urban Policy Division, Room 513, Fifth Floor, City of Windhoek, corner of Independence Avenue and Garten Street; and
- any person having objections to the proposed rezoning as set out above or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the City of Windhoek and the Board within fourteen (14) days of the last publication of this notice (i.e, before or on **3 October 2024**).

**Applicant:**  
**City of Windhoek**  
**Private Bag 59, Windhoek**  
**Tel: 061 - 290 2042**  
**E-mail: Up.Applications@windhoekcc.org.na**

**Board:**  
**The Secretary**  
**Urban and Regional Planning Board**  
**Ministry of Urban and Rural Development**  
**Private Bag 13289, Windhoek**

---

No. 536

2024

#### REZONING OF ERF 340, GOREANGAB

**City of Windhoek** intends to apply to the Urban and Regional Planning Board (the Board) in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) for:

- **Rezoning of Erf 340, Goreangab from “business” with a bulk of 0.4 to “Residential” with a density of 1:250.**

The rezoning of Erf 340, Goreangab will ensure that the erf is zoned appropriately for residential purposes in accordance with the Windhoek Zoning Scheme.

Take note that –

- (a) the plans lie for inspection at the Urban Policy Division, Room 513, Fifth Floor, City of Windhoek, corner of Independence Avenue and Garten Street; and
- (b) any person having objections to the proposed rezoning as set out above or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the City of Windhoek and the Board within fourteen (14) days of the last publication of this notice (i.e, before or on **3 October 2024**).

**Applicant:**  
**City of Windhoek**  
**Private Bag 59, Windhoek**  
**Tel: 061 - 290 2042**  
**E-mail: Up.Applications@windhoekcc.org.na**

**Board:**  
**The Secretary**  
**Urban and Regional Planning Board**  
**Ministry of Urban and Rural Development**  
**Private Bag 13289, Windhoek**

No. 537

2024

#### REZONING OF ERF 5811, WINDHOEK

**City of Windhoek** intends to apply to the Urban and Regional Planning Board (the Board) in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) for:

- **Rezoning of Erf 5811, Windhoek from “residential” with a density of 1:900 to “residential” with a density of 1 per erf.**

The rezoning of Erf 5811, Windhoek will enable the consolidation of Erven 5811 and 2766, Windhoek into Erf 8865, Windhoek.

Take note that –

- (a) the plans lie for inspection at the Urban Policy Division, Room 513, Fifth Floor, City of Windhoek, corner of Independence Avenue and Garten Street; and
- (b) any person having objections to the proposed rezoning as set out above or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the City of Windhoek and the Board within fourteen (14) days of the last publication of this notice (i.e, before or on **3 October 2024**).

**Applicant:**  
**City of Windhoek**  
**Private Bag 59, Windhoek**  
**Tel: 061 - 290 2042**  
**E-mail: Up.Applications@windhoekcc.org.na**

**Board:**  
**The Secretary**  
**Urban and Regional Planning Board**  
**Ministry of Urban and Rural Development**  
**Private Bag 13289, Windhoek**

No. 538

2024

#### PERMANENT CLOSURE OF PORTION A (A PORTION OF ERF 3383), OTJOMUISE

In terms of section 50(1)(a)(ii) of the Local Authorities Act, 1992 (Act No. 23 of 1992) as amended that the City of Windhoek proposes the permanent closure of:

- **Portion A (a portion of Erf 3383), Otjomuise as a “public open space” to be zoned “undetermined”.**

The proposed closure will allow for the consolidation of Portion A and Erf 3161, Otjomuise into Consolidated Erf "X" and the subsequent subdivision of the Consolidated Erf "X" into 40 Portions and Remainder. The overall aim of the above mentioned statutory procedures is to formalise the informal settlement located on the said erven.

The locality plan lies for inspection during office hours at the City of Windhoek Customer Care Centre in Independence Avenue, Windhoek.

Any person objecting to the proposed closure may lodge such objection together with the grounds thereof in writing, with the City of Windhoek, directed to the Chief Executive Officer, P. O. Box 59, Windhoek within 14 days after the appearance of this notice in accordance with section 5(1)(c) of the above Act.

**Enquiries: F. I. Maanda**  
**SE: Housing, Property Management and**  
**Human Settlements Department of Housing,**  
**Human Settlement and Property Management**  
**Tel: 061 - 290 2985**  
**Fax: 061 - 290 2112**

---