



GOVERNMENT GAZETTE

OF THE

REPUBLIC OF NAMIBIA

N\$12.00

WINDHOEK - 15 October 2024

No. 8477

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Proclamation

by the

PRESIDENT OF THE REPUBLIC OF NAMIBIA

No. 31

2024

RECOGNITION OF REMOVAL OF CHIEF OF TRADITIONAL COMMUNITY IN TERMS OF TRADITIONAL AUTHORITIES ACT, 2000

Under the powers vested in me by section 8(4) of the Traditional Authorities Act, 2000 (Act No. 25 of 2000), I recognise the removal from office of the person in respect of whom the particulars are set out in the Schedule, as chief of the traditional community as per the High Court Judgement of *Ngondo v The Minister of Urban and Rural Development (HC-MD-CIV-MOT-REV- 2017/00199) [2019] NAHCMD 158 of 6 March 2019* and confirmed in the *Uukwangali Traditional Authority and Another v Minister of Urban and Rural Development and Others (SA 9 of 2019) 2020 NASDC 51 (6 November 2020)*.

Given under my Hand and the Seal of the Republic of Namibia at Windhoek, this 16th day of September, Two Thousand and Twenty Four.

SCHEDULE

UUKWANGALI TRADITIONAL AUTHORITY	
Name:	Eugen Siwombe Kudumo
Office:	Chief
Traditional title:	Hompa
Date of removal:	6 November 2020
Traditional community:	Kwangali
Physical address:	Kavango West

NANGOLO MBUMBA

President

BY ORDER OF THE PRESIDENT

Government Notices

MINISTRY OF WORKS AND TRANSPORT

No. 297

2024

PROCLAMATION OF DISTRICT ROAD NUMBER 1941(A): DISTRICT OF KARIBIB

It is hereby made known –

- (a) in terms of section 22(2) of the Roads Ordinance, 1972 (Ordinance No. 17 of 1972), that the Minister has, in the district of Karibib under section 22(1)(b) of the said Ordinance declared the road described in the Schedule and shown on sketch-map P2427 by the symbols A-B-C-D-E, to be a proclaimed road.
- (b) in terms of section 23(3) of the said Ordinance that the Minister has under section 23(1)(c) of the said Ordinance declared the road referred to in paragraph (a) to be a district road

The said sketch-map shall at all times lie open to inspection at the office of the Roads Authority, Windhoek, during normal office hours.

SCHEDULE

From a point (A on sketch-map P2427) at the junction with trunk road 2/3 on the farm Portion 1 of Okawayo 46 generally eastwards and more and more north-eastwards across the said farm to a point (B on sketch-map P2427) on the said farm; thence generally north-eastwards across the said farm to a point (C on sketch-map P2427) on the said farm; thence generally eastwards and more and more north-eastwards across the said farm to a point (D on sketch-map P2427) on the said farm; thence generally north-eastwards and more and more eastwards across the said farm to a point (E on sketch-map P2427) at the junction with district road 1491 on the said farm.

MAGISTRATES COMMISSION OF NAMIBIA

No. 298

2024

DESIGNATION OF REGIONAL COURT MAGISTRATES AS ELECTORAL TRIBUNALS AND APPOINTMENT OF DISTRICT MAGISTRATES AS PRESIDING OFFICERS

In terms of subsection (1) of section 162 of the Electoral Act, 2014 (Act No. 5 of 2014) read with subsection (3) of that section, the Magistrates Commission, after consultation with the Electoral Commission of Namibia –

- (a) designates every regional court magistrate of a regional division in which a constituency or local authority area is situated as an electoral tribunal, or if a constituency or local authority is situated in more than one regional division, the regional court magistrate of any of the divisions;
- (b) appoints every district magistrate as presiding officer to preside over the electoral tribunal designated under paragraph (a) for the constituency or local authority area situated in his or her jurisdiction, for which there is no regional court magistrate; and

(c) repeals Government Notice No. 318 of 1 November 2019.

**B. USIKU
CHAIRPERSON
MAGISTRATES COMMISSION**

MINISTRY OF HOME AFFAIRS, IMMIGRATION, SAFETY AND SECURITY

No. 299

2024

ALIENS ACT, 1937: CHANGE OF SURNAME

In terms of section 9(1) of the Alien 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
Joseph	Paulus	Onatuwe 2	Nghitutuka
Mushongo	Patrick Nyangana	Omulunga Street, Hakahana, Windhoek	Shikusho
Motinga	Betinga Bongani	Erf 1375, Luchtenstein Street, Olympia	Biwa
Job	Nascimento Lawrence	Erf 1254, Ehenya, Oshakati	Cloete
Hamuka	Kerth Nanguloshi	Erf 2517, Wanaheda	Wyter-Hamuka
Neputa	Mtaleni Simon Johannes	Erf 346, Oniiksstraat, Khomasdal	Shilixuleni
Iiyambo	August Narneya	Erf 169, Goreangab, Katutura	Abraham
Haihambo	Selvester Tuhafeni	Omakango Village	Petrus
Kaffer	Afalino	Erf 406, Aimablaagte Mariental	Frederick
Ruben	Johannes	Epembe Village	Ishekwa
Elago	Else Illse	Erf 69, Kapernaum Street, Elisenheim	Keister-Elago
Joseph	Joseph Nyongofoleni	Erf 1278, Wanaheda, Windhoek	Shinima
Porondo	Katyapula	Erf 319, Otjomuise 8de laan	Tjitani
Litota	Coaster Sibolile	Mongwe Village	Lunyazo
Uukola	Liina	Erf 1861, Gelger Street, Pionierspark	Ukola
Hijarunguru	Ngutjiua	Erf 1462, Osona Village	Hijarunguru-Kutako
Malakia	Tweuthigilwa	Erf 114, Edimba Street, Hakahana	Nuunyango
Brendell	Bemito	Okapuka A 1 Highway, Windhoek	Izaaks
Vataleni	Magdaleena	Omunda Village	Matheus
Hausiku	Daniel Kavimbi	Okahandia Park	Kayimbi
Junias	Erastus Elago	Erf 1534, Bloemhof Street, Goreangab	Haihambo
Roulas	Nghiveiwashisho	Erf 330, Omuvapu Street, Windhoek	Shiimbo

General Notices

KHORIXAS TOWN COUNCIL

No. 639

2024

GENERAL VALUATION OF RATEABLE AND NON - RETEABLE PROPERTIES SITUATED WITHIN THE KHORIXAS LOCAL AUTHORITIES AREA

Notice is hereby given in terms of the provisions of section 66(1) of the Local Authorities Act, 1992 (Act No. 23 of 1992) as amended, that general valuation of all rateable properties situated within the Khorixas Local Authority area will be carried out as from 16 September 2024 in accordance with the provisions and stipulations contained in sections 67 to 72 inclusive of the aforesaid Local Authorities Act, 1992 (Act No. 23 of 1992), as amended.

GOBABIS MUNICIPAL COUNCIL

No. 640

2024

NOTICE OF VACANCY

Notice is hereby given in terms of section 13(3) of the Local Authorities Act, 1992 (Act No. 23 of 1992) that a vacancy has occurred in the membership of the Gobabis Municipal Council, in that **Councillor Elvire Theron** of the National Unity Democratic Organisation (NUDO), under the provisions of section 13(1)(f) of the Local Authorities Act, 1992 (Act No. 23 of 1992), resigned as a Councillor with immediate effect from 5 September 2024.

Notice is hereby further given to National Unity Democratic Organisation (NUDO), 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.

S. EISES
CHIEF EXECUTIVE OFFICER
MUNICIPAL COUNCIL OF GOBABIS

TSUMEB MUNICIPAL COUNCIL

No. 641

2024

NOTICE OF VACANCY

Notice is hereby given in terms of section 13(3) of the Local Authorities Act, 1992 (Act No. 23 of 1992) that a vacancy has occurred in the membership of the Tsumeb Municipal Council, in that **Councillor Olga Gases** of the Swapo Party, under the provisions of section 13(1)(f) of the Local Authorities Act, 1992 (Act No. 23 of 1992), has passed on.

Notice is hereby further given to Swapo Party 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.

F. ENKALI
ACTING CHIEF EXECUTIVE OFFICER
MUNICIPAL COUNCIL OF TSUMEB

No. 642

2024

SUBDIVISION OF ERF 985, PIONIERSPARK, WINDHOEK

Van Rooi and Associates, Urban and Regional Planners, on behalf of the registered owner of Erf 985, Pionierspark, intends applying to the Municipal Council of Windhoek and the Urban and Regional Planning Board for:

- **Subdivision of Erf 985, Pionierspark into Portion 1 and the Remainder;**
- **Subsequent rezoning of Portion 1 (a portion of Erf 985), Pionierspark from “residential” with a density of 1:900 to “general residential” with a density of 1:250; and**
- **Consent to commence with the proposed development whilst the rezoning is in progress.**

Erf 985, Pionierspark measures ±1990m² in extent and is zoned “residential” with a density of 1:900 according to the Windhoek Zoning Scheme. The owner intends to subdivide the erf into Portion 1 measuring ±1 090m² and the Remainder measuring ±900m² and subsequently rezone Portion 1 (a portion of Erf 985, Pionierspark) to “general residential” with a density of 1:250. The proposed rezoning will allow the owner to erect townhouses/units on Portion 1 thus, optimising the development potential of the erf.

A similar notice of the intent to rezone and subdivide I have been posted on site, as well as on a Notice Board in the Customer Care Centre of the Municipal Council of Windhoek at 80 Independence Avenue, Windhoek. It has also duly been published in two newspapers. Consultation with neighbouring erf owners is scheduled to be undertaken too.

Any person objecting to the proposed rezoning and subdivision, as set out above may lodge such objection together with the grounds thereof with the Chief Executive Officer, City of Windhoek, P.O. Box 59, Windhoek, and/or the applicant in writing within 14 working days of the last publication of this notice. The last date for comments/objections is thus **4 November 2024**.

Applicant: Van Rooi and Associates
Urban and Regional Planners
P. O. Box 90097, Klein Windhoek
Mobile: +264 811 225877 / +264813454940
E-mail: gb vanrooi@yahoo.co.uk / mshoonde@yahoo.com

No. 643

2024

REZONING OF PROPOSED PORTIONS 61 AND 62 OF ERF 1134 AND PORTIONS 53 AND
 54 OF ERF 1135, EENHANA EXTENSION 2

Urban Dynamics Africa Town and Regional Planners, on behalf of our client intends to apply to the Eenhana Town Council and the Ministry of Urban and Rural Development for:

- **Rezoning of proposed Portions 61 and 62 of Erf 1134, Eenhana Extension 2 from “residential” to “public open space”; and**

- **Rezoning of proposed Portions 53 and 54 of Erf 1135, Eenhana Extension 2 from “residential” to “public open space”.**

Erven 1134 and 1135 Eenhana Extension 2 are located in the centre of the approved Eenhana Extension 2 and just north of Omhito. Currently, both erven are reserved for residential purposes.

Our client is formalising the two erven by subdividing them into new portions. The subdivision of Erf 1134, Extension 2 will create 62 new portions, with the remainder being a street. Portions 1 to 60 will be utilized as residential erven, while Portions 61 and 62 will be rezoned to public open space.

Simultaneously, Erf 1135, Extension 2 will be subdivided into 54 new portions, with the remainder also being a street. Portions 1 to 52 will be utilized for residential erven, while Portions 53 and 54 will be rezoned to public open space.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof, with Eenhana Town Council and with the applicant in writing within 14 days after the appearance of this notice. The last day for objections will be **Monday, 4 November 2024**.

Applicant:

**Urban Dynamics Africa
P. O. Box 20837, Windhoek
Tel: 061 240300, Fax: 061 240309
Email: tresia@udanam.com**

**Chief Executive Officer
Eenhana Town Council
Private Bag 88007, Eenhana
Namibia**

No. 644

2024

REZONING OF PORTION 831 AND PORTION 833 (PORTIONS OF PORTION 5) OF THE FARM NUBUAMIS NO. 37

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

- **Rezoning of Portion 831 and Portion 833 (portions of Portion 5) of the Farm Nubuamis No. 37 from “residential” with a density of 1 per 5 hectare to “restricted business” with a bulk of 0.5; and**
- **Consent to use the Portion for restricted business (business buildings) purposes in line with Table B of the Windhoek Zoning Scheme while rezoning is in process.**

Portions 831 and 833 of the Farm Nubuamis No. 37 are situated about 5km north of Windhoek, adjacent to the Brakwater Service Road about 1.6km north-west of the Brakwater Weight Bridge. Portion 831 is 7.86ha in extent and Portion 833 is 0.44ha. The respective portions are zoned “residential” with a density of 1 per 5 hectare. The applicant proposes that both portions be rezoned from “residential” to “restricted business” with a bulk of 0.5. The intent is to use the portions for business activities such as warehousing. A *business building* is the only primary use on a “restricted business” erf.

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 objections is **4 November 2024**).

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

No. 645

2024

REZONING OF ERF 3043, WINDHOEK

Plan Africa Consulting CC, Town and Regional Planners, intend to apply to the City of Windhoek for:

- **Rezoning of Erf 3043, Windhoek from residential with a density of 1:900 to office with a bulk of 0.5; and**
- **Consent to proceed with development while rezoning is in process.**

Erf 3034, Windhoek measures a total area of 1 015.78m². The respective erf is zoned “residential” with a density of 1:900. The owner wishes to rezone the erven to “office” with a bulk of 0.5. The objective of the proposed zoning is for it to be in line with the Windhoek Zoning Scheme.

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 objections is **4 November 2024**).

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

No. 646

2024

REZONING OF ERF 3353, 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 3353, Windhoek corner of Heinitzburg and Dr. Theo-Ben Gurirab Streets from “general residential” 1:250 to “office” with a bulk of 0.4.**

Erf 3353 is 1599.655m² in extent. The proposed zoning will allow the owner to erect an office building with a total floor area of 639.86m², including dwelling units with a floor area of 319.93m² which is 20% of the size of the erf. The erf is located in streets already characterised by office development and accommodation establishments

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 zoning and 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 of objection is **4 November 2024**).

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

No. 647

2024

REZONING OF ERF 3175, BEETHOVEN STREET, WINDHOEK

Plan Africa Consulting CC, Town and Regional Planners, intends to apply to the City of Windhoek for:

- **Rezoning of Erf 3175, Beethoven Street, Windhoek from “residential” with a density of 1:900 to “business” with a bulk of 0.75;**
- **Rezoning of Erf 3176, Beethoven Street, Windhoek from “office” with a bulk of 0.4 to “business” with a bulk of 0.75;**
- **Consolidation of Erven 3175 and 3176, Beethoven Street, Windhoek into Erf X; and**
- **Consent to proceed with development while rezoning and consolidation is in process.**

Erf 3175 is 1 225m² in extent. The respective erf is currently zoned as “residential” with a density of 1:900. Erf 3176 is 12 47m² in size and is currently zoned office with a bulk of 0.4. The owner intends to rezone both erven to “business” with a bulk of 0.75.

The owner also wishes to consolidate Erven 3175 and 3176 into one erf. The building will be used as a multipurpose eye clinic that consists of a dispensary pharmacy, optometrists, theatre operating rooms, medical consulting rooms, therapists and a cafe. The clinic is compatible with the existing surrounding land uses.

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 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 objections is **4 November 2024**).

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

No. 648

2024

REZONING OF ERF 696, BLOCK F, REHOBOTH EXTENSION 2

Harmonic Town Planning Consultants CC, Town and Regional Planners, on behalf of the owner of the respective erf, intends to apply to the Rehoboth Town Council and the Urban and Regional Planning Board for:

- **Rezoning of Erf 696, Block F, Rehoboth Extension 2 from “single residential” with a density of 1:500 to “general residential” with a density of 1:100; and**
- **Consent to commence with the proposed development while the rezoning is in progress.**

Rezoning of Erf 696, Block F, Rehoboth Extension 2 measures approximately $\pm 899\text{m}^2$ in extent and is zoned “single residential” with a density of 1:500 according to the Rehoboth Zoning Scheme. The owner intends to rezone Erf 696, Block F, Rehoboth to increase the density of the property. The owner aims to develop flats for residential purposes. The proposed rezoning will allow the owner to erect a total of 8 units on the erf thus, maximising the use of the erf to its full potential.

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

The plan of the erf lies for inspection on the Town Planning Notice Board at the Rehoboth Town Council 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 Rehoboth Town Council and with the Applicant in writing within 14 days of the last publication of this notice (final date for objections is **Thursday, 7 November 2024**).

Contact: H. Kisting
Harmonic Town Planning Consultants CC
Town and Regional Planners
P. O. Box 3216, Windhoek
Cell: 081 127 5879
E: hkisting@namibnet.com

No. 649

2024

REZONING OF ERF 1189, JOHNSON STREET, WINDHOEK

Dunamis Consulting Town and Regional Planners on behalf of the owner of Erf 1189, Johnson Street, Windhoek intends to apply to the Municipal Council of Windhoek for the following:

- **Rezoning of Erf 1189, Johnson Street, Windhoek from “residential” with a density of 1:900 to “general residential” with a density of 1:100.**

Erf 1189, Windhoek is located in Johnson Street. The erf is currently zoned “residential” with a density of 1:900 and measures 984m^2 . It proposed that Erf 1189, Windhoek be rezoned from “residential” with a density of 1:900 to “general residential” with a density of 1:100.

The density of 1:100 is the second highest density factor of the amended Windhoek Zoning Scheme: Table E of Density Requirements, after the new density of 1:50 which is approved subject to Council discretion and in line with policies regulating densification in the City. The new zoning of “general

No. 651

2024

REZONING OF PORTION 15 (A PORTION OF PORTION 3), OF FARM USAKOS
WEST NO. 65, USAKOS

Du Toit Town Planning Consultants, are applying on behalf of the owner of Portion 15 (a portion of Portion 3) of Farm Usakos West No. 65, Usakos, Kosmos 1120 Property Investments CC, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Usakos Town Council and the Urban and Regional Planning Board for:

- **Rezoning of Portion 15 (a portion of Portion 3) of Farm Usakos West No. 65, Usakos from “rural residence“ to “special”;** and
- **Consent to use Portion 15 (a portion of Portion 3) of Farm Usakos West No. 65, Usakos in accordance with the proposed zoning while rezoning is formally being completed.**

The project portion (Portion 15 (a portion of Portion 3) of Farm Usakos West No. 65) is situated along the B2 road connecting the town to Karibib to the east and Swakopmund to the west. The portion is 5.0048 hectares in extent. Portion 15 (a portion of Portion 3) of Farm Usakos West No. 65, Usakos is currently zoned “rural residence” and is vacant.

Kosmos 1120 Property Investments CC intends to operate a truck port on the subject portion. However, its current zoning as “rural residence” does not permit the operation of a truck port on the portion in accordance with the Usakos Town Planning Scheme. It is to this end that application is made to rezone the portion to “special”.

The locality plan of the site lies for inspection on the Council Notice Board of the Usakos Town Council, Usakos and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek, Windhoek.

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

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

No. 652

2024

REZONING OF ERF 347, No. 87 CHARLES WINSLOW AND ESTHER BRAND
STREETS, OLYMPIA

Du Toit Town Planning Consultants, are applying on behalf of the owner of Erf 347, No. 87 Charles Winslow and Esther Brand Streets, Olympia, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:

- **Rezoning of Erf 347, No. 87 Charles Winslow and Esther Brand Streets, Olympia from “residential” with a density of 1 dwelling per 900m² to “office” with a bulk of 0.4;**
- **Consent to use Erf 347, No. 87 Charles Winslow and Esther Brand Streets, Olympia for a “business building” for a car rental company and medical consulting rooms; and**
- **Consent in terms of section 23(1) of the Windhoek Town Planning Scheme and Council’s**

Policy to allow for an additional floor area on Erf 347, Olympia, which shall be solely devoted to residential use in the form of dwelling units.

The project erf is located within the Olympia suburb within Windhoek and is 1438m² in extent. It is opposite the United Sports Field on Remainder Erf 290, Olympia and close to the Lalo Park Business Centre. Erf 347, Olympia is currently zoned as “residential” with a density of 1:900. The erf currently accommodates a residential building and an outbuilding.

The owner intends to operate a car rental and/or a medical consulting room on the erf. However, the erf is currently zoned for “residential” with a density of 1:900. The Windhoek Town Planning Scheme prohibits the operation of a car rental or medical consulting rooms on residential zoned erven. Therefore, in order to successfully operate as intended, the owner seeks to rezone the property to office and obtain consent to operate the car rental business and/or a medical consulting room.

The locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is **4 November 2024**).

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

No. 653

2024

REZONING OF ERF 121, KARIBIB

Du Toit Town Planning Consultants, are applying on behalf of the owner of Erf 121, Karibib, Ingo Scheider, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Karibib Town Council and the Urban and Regional Planning Board for:

- **The rezoning of Erf 121, Karibib from “single residential” with a density of 1:900 to “single residential” with a density of 1:300;**
- **Consent for the erection of more than one dwelling on Erf 121, Karibib; and**
- **Consent to use Erf 121, Karibib in accordance with the proposed zoning while rezoning is formally being completed.**

Erf 121, Karibib is situated in Park Street within the Karibib Proper township of Karibib and is 1514m² in extent. The erf is located south-east of the town’s central business district. The project erf currently zoned “single residential” with a density of 1:900 and currently accommodates a residential building and outbuilding (to be demolished).

It is the intension of the client to increase the density of the erf by constructing more than one dwelling unit on the erf. It is to this end that the erf is proposed to be rezoned from “single residential” with a density of 1:900 to “single residential” with a density of 1:300.

The locality plan of the site lies for inspection on the Council Notice Board of the Karibib Town Council, Karibib and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek, Windhoek.

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

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

No. 654

2024

REZONING OF ERF 8688, WINDHOEK

Du Toit Town Planning Consultants, are applying on behalf of the owner of Erf 8688, Windhoek, Eduard Fetzer, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:

- **The rezoning of Erf 8688, Windhoek from “residential” with a density of 1 dwelling per erf to “residential” with a density of 1:500; and**
- **Consent for the erection of more than one dwelling on Erf 8688, Windhoek (3 in total)**

Erf 8688, Windhoek is located within the north-eastern section of Burg Street in Windhoek and is 1889m² in extent. The erf was created when Mr. Fetzer bought a 10m² portion of the adjacent public open space (Remainder Erf 3373), Windhoek and consolidate it with his original Erf 2727, Windhoek.

Erf 8688, Windhoek is currently zoned “residential” with a density of 1 dwelling per erf. At present, one residential dwelling has been constructed on the erf. The portion purchased, is still undeveloped.

The intended change in density to 1 dwelling per 500m² aims to accommodate three (3) dwelling units on the erf. The erf is located outside the existing Klein Windhoek 1:500 Policy area but since it is within the Luxury Hill area, it is subject to a decision that Council took where higher densities can be supported.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is **4 November 2024**).

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

No. 655

2024

**SUBDIVISIONS, PERMANENT CLOSURE,
CONSOLIDATION AND REZONING**

In terms of Article 50(1)(a)(ii) of the Local Authorities Act, 1992 (Act No. 23 of 1992) as amended and Section 107 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) that the City of Windhoek intends to apply to the Urban and Regional Planning Board for:

- **Subdivision of Erf 3383, Otjomuise Extension 8 into Portion A and Remainder;**
- **Permanent closure of Portion A (a portion of Erf 3383) as a “public open space” to be zoned “undetermined”;**
- **Consolidation of Portion A and Erf 3161, Otjomuise Extension 8 into Consolidated Erf “X”;**
- **Subdivision of Consolidated Erf “X” into Portions 1 to 39 and Remainder;**
- **Rezoning of Portions 1 to 36 from “undetermined” to “residential” with a density of 1:200;**
- **Rezoning of Portions 37 to 39 from “undetermined” to “public open space”; and**
- **Reservation of Remainder Consolidated Erf “X” as a “street”.**

The proposed above-mentioned statutory procedures will allow for the formalization of the informal settlement located on the said erven.

The locality plan is available for inspection during office hours at the City of Windhoek. Customer Care Centre on Independence Avenue, Windhoek. Any person who wishes to object to the proposed statutory procedure may submit their objection, together with the reason(s) for objection, in writing to the City of Windhoek, addressed to the Chief Executive Officer, P.O. Box 59, Windhoek, within 14 days of the last publication of this notice. Due date for comments will be on or before **29 October 2024**.

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
Notice No.: 38/2024**
