



GOVERNMENT GAZETTE

OF THE

REPUBLIC OF NAMIBIA

N\$16.00

WINDHOEK - 15 September 2025

No. 8741

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Proclamations

by the

PRESIDENT OF THE REPUBLIC OF NAMIBIA

No. 35

2025

ASSIGNMENT OF POWER TO ADMINISTER SECTION 3(4) OF NATIONAL DISABILITY COUNCIL ACT, 2004

Under the powers vested in me by section 3(1)(b) of the Assignment of Powers Act, 1990 (Act No. 4 of 1990) I assign the administration of section 3(4) of the National Disability Council Act, 2004 (Act 26 of 2004) to the Prime Minister.

Given under my Hand and the Seal of the Republic of Namibia at Windhoek this 10th day of September, Two Thousand and Twenty-Five

NETUMBO NANDI-NDAITWAH

President

BY ORDER OF THE PRESIDENT

PRESIDENT OF THE REPUBLIC OF NAMIBIA

No. 36

2025

RECOGNITION OF REMOVAL OF CHIEF OF TRADITIONAL COMMUNITY:
TRADITIONAL AUTHORITIES ACT, 2000

Under the powers vested in me by subsection (4) of section 8 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 referred to in subsection (3) of that section are set out in the Schedule, as chief of the traditional community mentioned in that Schedule as a result of removal from office by the members of his traditional community.

Given under my Hand and the Seal of the Republic of Namibia, at Windhoek, on this 2nd day of September, Two Thousand and Twenty-Five.

NETUMBO NANDI-NDAITWAH
President
BY ORDER OF THE PRESIDENT

SCHEDULE

TSOAXUDAMAN TRADITIONAL AUTHORITY	
Name:	Joshua Seibeb
Office:	Chief
Traditional title:	Gaob
Date of removal:	4 July 2025
Traditional community:	Tsoaxudaman
Physical address:	Otjimbingwe

Government Notices

MINISTRY OF INDUSTRIES, MINES AND ENERGY

No. 237

2025

COMMENCEMENT OF METROLOGY ACT, 2022

Under section 55(1) of the Metrology Act, 2022 (Act No. 5 of 2022) I determine that, that Act comes into operation on the date of publication of this notice in the *Gazette*.

NATANGUE ITHETE
MINISTER OF INDUSTRIES, MINES AND ENERGY

Windhoek, 11 September 2025

MINISTRY OF URBAN AND RURAL DEVELOPMENT

No. 238

2025

**INVITATION FOR WRITTEN NOMINATION OF PERSONS FOR APPOINTMENT AS
MEMBERS OF BOARD OF TRUSTEES: TRUST FUND FOR REGIONAL DEVELOPMENT
AND EQUITY PROVISIONS ACT, 2000**

In terms of section 5(2)(a) of the Trust Fund for Regional Development and Equity Provisions Act, 2000 (Act No. 22 of 2000), I invite the –

- (a) (i) Association of Regional Councils and the Association of Local Authorities to nominate, in writing, two members each of persons; and
- (ii) Namibia Non-Governmental Organisation Forum and the Association of Physically Handicapped Persons to nominate, in writing one member each of persons;

who possess relevant knowledge and expertise in areas pertaining to the work of the Trust Fund for Regional Development and Equity Provisions namely housing, regional and community development, and decentralisation, for consideration and appointment as members of the Trust Fund's Board of Trustees; and

- (b) associations and organisation to submit the written nominations referred to in paragraph (a) to the Minister within a period of 21 days from the date of publication of this notice in the *Gazette*.

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

Windhoek, 22 August 2025

MINISTRY OF JUSTICE AND LABOUR RELATIONS

No. 239

2025

**DECLARATION OF CONTINUOUS OPERATIONS OF BANK WINDHOEK LIMITED AT
WINDHOEK, KHOMAS REGION: LABOUR ACT, 2007**

Under section 15(1) of the Labour Act, 2007 (Act No. 11 of 2007), I declare the operations of Bank Windhoek Limited at Windhoek in Khomas Region to be continuous operations and permit the working of continuous shifts of 8 hours in respect of those operations, with effect from 16 August 2015 until 15 August 2028.

FILLEMONT W. IMMANUEL**MINISTER OF JUSTICE AND LABOUR RELATIONS**

Windhoek, 21 August 2025

MINISTRY OF JUSTICE AND LABOUR RELATIONS

No. 240

2025

**DECLARATION OF CONTINUOUS OPERATIONS: BLUEBERG
TRADING ENTERPRISE (PTY) LTD: LABOUR ACT, 2007**

Under section 15(1) of the Labour Act, 2007 (Act No. 11 of 2007), I declare the operations of the drilling department of Blueberg Trading Enterprise (Pty) Ltd to be continuous operations and permit

the working of continuous shifts in respect of those operations, with effect from 7 April 2025 until 6 April 2028.

FILLEMON W. IMMANUEL
MINISTER OF JUSTICE AND LABOUR RELATIONS

Windhoek, 21 August 2025

MINISTRY OF JUSTICE AND LABOUR RELATIONS

No. 241

2025

**DECLARATION OF CONTINUOUS OPERATIONS OF FARMHOUSE DELI AND STORE CC:
LABOUR ACT, 2007**

Under section 15(1) of the Labour Act, 2007 (Act No. 11 of 2007), I declare the operations of Farmhouse Deli and Store CC to be continuous operations and permit the working of continuous shifts of 8 hours in respect of those operations, with effect from 11 June 2025 until 10 June 2028.

FILLEMON W. IMMANUEL
MINISTER OF JUSTICE AND LABOUR RELATIONS

Windhoek, 21 August 2025

MINISTRY OF URBAN AND RURAL DEVELOPMENT

No. 242

2025

**DECLARATION OF REHOBOTH BLOCK D EXTENSION 2 TO BE AN APPROVED
TOWNSHIP: URBAN AND REGIONAL PLANNING ACT, 2018**

In terms of section 71 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), I –

- (a) declare the area being the subdivision of Portion 159 of the Farm Rehoboth Town and Townlands No. 302, Registration Division “M”, situated in the local authority area of Rehoboth, Hardap Region and represented by General Plan No. M195 (SG. No. A336/2025), to be an approved township; and
- (b) specify the conditions of approval as set out in the Schedule.

SANKWASA J. SANKWASA
MINISTER OF URBAN AND RURAL DEVELOPMEN

Windhoek, 3 September 2025

SCHEDULE

1. Name of township

The township is called Rehoboth Block D Extension 2.

2. Composition of township

The township comprises 66 erven numbered 929 to 994 and the remainder streets as indicated on General Plan No. M195 (SG. No. A336/2025).

3. Reservation of erf

Erf 994 is reserved for the local authority for public open space purposes.

4. Conditions of title

The following conditions must be registered in favour of the local authority against the title deeds of all erven, except the erf referred to in paragraph 3:

- (a) the erf must be used or occupied for purposes which are in accordance with, and the use or occupation of the erf must at all times be subject to, the provisions of the Rehoboth Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018); and
- (b) the building value of the main building, excluding the outbuildings, to be erected on the erf must be at least two times the prevailing valuation of the erf by the local authority.

MINISTRY OF URBAN AND RURAL DEVELOPMENT

No. 243

2025

**DECLARATION OF RUNDU EXTENSION 44 TO BE AN APPROVED TOWNSHIP:
URBAN AND REGIONAL PLANNING ACT, 2018**

In terms of section 71 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), I –

- (a) declare the area being the subdivision of Portion 138 of the Farm Rundu Townlands No. 1329, Registration Division “B”, in the Kavango East Region and represented by General Plan No. B519 (SG. No. A310/2025), to be an approved township in the local authority area of Rundu; and
- (b) specify the conditions of approval as set out in the Schedule.

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

Windhoek, 3 September 2025

SCHEDULE**1. Name of township**

The township is called Rundu Extension 44.

2. Composition of township

The township comprises 210 erven numbered 11866 to 12075 and the remainder streets as indicated on General Plan No. B519 (SG. No. A310/2025).

3. Reservation of erven

Erven 12073 to 12075 are reserved for public open space purposes.

4. Conditions of title

The following conditions must be registered in favour of the local authority against the title deeds of all erven, except the erven referred to in paragraph 3:

- (a) the erf must only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf must at all times be subject to, the provisions of the

Rundu Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018); and

- (b) the minimum building value of the main building, excluding the outbuildings, to be erected on the erf must be at least two times the prevailing valuation of the erf by the local authority.

MINISTRY OF URBAN AND RURAL DEVELOPMENT

No. 244

2025

NOTIFICATION OF APPROVAL OF AMENDMENT OF LÜDERITZ 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 the Lüderitz Zoning Scheme which amendment relates to the rezoning of the Remainder of Erf 533, Nautilus from “residential I” with a density of 1:300 to “residential III” with a density of 1:150.

SANKWASA J. SANKWASA

MINISTER OF URBAN AND RURAL DEVELOPMENT

Windhoek, 3 September 2025

MINISTRY OF URBAN AND RURAL DEVELOPMENT

No. 245

2025

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 of the Ondangwa Zoning Scheme which amendment relates to the rezoning of –

- (a) Erf 9971, Ondangwa Extension 28 from “business” with a bulk of 2.0 to “civic”; and
- (b) Erf 9972, Ondangwa Extension 28 from “business” with a bulk of 2.0 to “civic”.

SANKWASA J. SANKWASA

MINISTER OF URBAN AND RURAL DEVELOPMENT

Windhoek, 3 September 2025

MINISTRY OF URBAN AND RURAL DEVELOPMENT

No. 246

2025

NOTIFICATION OF APPROVAL OF AMENDMENT OF WALVIS BAY 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 of the Walvis Bay Zoning Scheme which amendment relates to the rezoning of –

- (a) Erf 373, Meersig from “single residential” with a density of 1:500 to “single residential” with a density of 1:300; and

- (b) Erf 1400, Kuisebmond from “single residential” with a density of 1:300 to “general residential 1” with a density of 1:150.

SANKWASA J. SANKWASA

MINISTER OF URBAN AND RURAL DEVELOPMENT

Windhoek, 3 September 2025

MINISTRY OF URBAN AND RURAL DEVELOPMENT

No. 247

2025

**NOTIFICATION OF APPROVAL OF AMENDMENT OF WINDHOEK 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 the Windhoek Zoning Scheme, which amendment relates to the rezoning of –

- (a) Erf 537, Windhoek from “general residential” with a density of 1:250 to “office” with a bulk of 0:4;
- (b) the remainder of Erf 2, Klein Kuppe from “office” with a bulk of 0:4 to “business” with a bulk of 1:0; and
- (c) the remainder of Erf 434, Klein Windhoek from “residential” with a density 1:900 to “residential” with a density of 1:250.

SANKWASA J. SANKWASA

MINISTER OF URBAN AND RURAL DEVELOPMENT

Windhoek, 3 September 2025

General Notices

No. 703

2025

CONSENT TO UTILIZE ERF 7206, WINDHOEK

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

Consent to utilize Erf 7206, Tacoma Street, Windhoek for a car dealership.

Erf 7206 currently accommodates three businesses, namely JB Cooling which is a general workshop operating within its approved zoning rights, and Dub Motors CC and JL Auto Centre CC which are both car dealerships.

While JB Cooling is compliant with the “restricted business” zoning, the two car dealerships are not aligned with the current zoning parameters. Under the “restricted business” zoning category, the primary uses include offices, warehouses, medical or dental consulting rooms and similar functions. The operation of a car dealership is not a primary use and can only be undertaken with Council’s consent as per the Windhoek Zoning Scheme.

The two dealerships have been operating on Erf 7206 for over five years without any detrimental impact on the surrounding area. The client's intention is to align the property's actual land use with the zoning requirements by securing the necessary consent.

This application is therefore not for a new development, but rather for the formalisation of an existing and proven land use that has already demonstrated compatibility with its surroundings. The client seeks to maintain the property's role as a productive and economically active site and comply fully with municipal regulations as well as to provide certainty for long-term operational planning.

Urban Dynamics wishes to inform the general public that it is our client's intention to utilize Erf 7206, Tacoma Street, Windhoek for a car dealership. The erf under discussion currently obtains direct access from Tacoma Street.

The plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof, with Council and with the applicant in writing within 14 days after the appearance of this notice. The last day for objections will be **Thursday, 2 October 2025**.

Applicant:

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

Chief Executive Officer
City of Windhoek
P.O. Box 20837, Windhoek

No. 704

2025

**PUBLICATION OF INTENTION TO APPLY FOR LICENCE: WATER RESOURCES
MANAGEMENT ACT, 2013**

JT Freighting cc hereby gives notice to all potential interested parties that an intention to apply for a license for the removal of rocks, sand or gravel in the Okakango River on Farm Okakango Nord No. 58, Otjozondjupa Region, Namibia.

In terms of Part 12, regulation 113 of the Water Resources Management Regulations, Water Resources Management Act, 2013 (Act No. 11 of 2013), a person who intends to apply for a licence to remove rocks, sand or gravel from a watercourse must publish, at least 60 days before he or she makes an application contemplated in regulation 114 to the Minister, a notice to that effect in the Gazette and a newspaper circulated widely in the area where the watercourse is located.

Interested parties are invited to lodge objections, if any, in writing to Geo Pollution Technologies by **15 November 2025**.

Applicant:

D. van der Merwe.
JT Freighting cc
P.O. Box 805, Mariental
Cell: (081) 8950073
okhworkshop@supersandnam.com

Geo Pollution Technologies (Pty) Ltd
Telephone: +264-61-257411
Fax: +264-88626368
E-Mail: JT@thenamib.com

No. 705

2025

PUBLICATION OF INTENTION TO APPLY FOR LICENCE: WATER RESOURCES
MANAGEMENT ACT, 2013

City Sand & Bricks (Pty) Ltd hereby gives notice to all potential interested parties that an intention to apply for a license for the removal of rocks, sand or gravel in the Swakop River along various portions of the farm Osona Commonage No. 65, Otjozondjupa Region, Namibia.

In terms of Part 12, regulation 113 of the Water Resources Management Regulations, Water Resources Management Act, 2013 (Act No. 11 of 2013), a person who intends to apply for a licence to remove rocks, sand or gravel from a watercourse must publish, at least 60 days before he or she makes an application contemplated in regulation 114 to the Minister, a notice to that effect in the *Gazette* and a newspaper circulated widely in the area where the watercourse is located.

Interested parties are invited to lodge objections, if any, in writing to Geo Pollution Technologies by **15 November 2025**.

Applicant:
H. Henning
City Sand & Bricks (Pty) Ltd
P.O. Box 9952, Eros, Windhoek
Tel: (061) 410 000
Cell: (081) 1245410
henco@citysand.com.na

Geo Pollution Technologies (Pty) Ltd
Telephone: +264-61-257411
Fax: +264-88626368
E-Mail: CSB@thenamib.com

No. 706

2025

REZONING OF ERVEN 1/78 AND 805, KLEIN WINDHOEK

Urban Dynamics Africa Town and Regional Planners, on behalf of the registered owner of Erven 1/78 and 805, Klein Windhoek intends applying to the Windhoek Municipal Council for:

Rezoning of Erven 1/78 and 805, Nelson Mandela Avenue, Klein Windhoek from “office” with a bulk of 0.4 to “office” with a bulk of 2.

Erven 1/78 and 805 is located along Nelson Mandela Avenue in Klein Windhoek, in close proximity of Emcon Engineering, Mondjila Project Advisory and Management, Oculus Low Vision Centre, Prescient Consulting Group, and Standard Bank. Erf 1/78 measures 1,368m² and Erf 805 measures 1355m² in extent and both erven are currently zoned “office” with a bulk of 0.4. Gondwana Travel Centre currently operates their offices from this erven. However, some of the offices are located on the adjacent Erf Re/ 81, Hugo Hann Street as the existing building is insufficient to accommodate the required office space.

These two erven are located adjacent to each other and they are therefore perceived as one. However, it is the intention of our client to construct an office building with sufficient floor space to accommodate all their office needs on the erven.

Given the current zoning of “office” with a bulk of 04, only 40% of the floor area can be used for the office building. It is for this reason an application was made for the rezoning of Erven 1/78 and 805 to increase the bulk from 0.4 to a bulk of 2, the land use will remain office.

The plan of the erf lies for inspection, during normal office hours, on the Town Planning Notice Board, Customer Care Centre at the Windhoek Municipal Council.

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 Chief Executive Officer of the Windhoek Municipal Council and with the applicant in writing within 14 days of the last publication of this notice. The last day for objections will be **Thursday, 2 October 2025**.

Applicant:

Urban Dynamics Africa
P.O. Box 20837, Windhoek
Tel: 061 240300
Fax: 061 240309

The Chief Executive Officer
City of Windhoek
P.O. Box 59, Windhoek
Tel: 264 61 290 2378

No. 707

2025

REZONING OF ERF 10, NAUTILUS, LÜDERITZ

Plan Africa Consulting cc, Town and Regional Planners intends to apply to the Luderitz Town Council, Ministry of Urban and Rural Development for:

Rezoning of Erf 10, Nautilus, Lüderitz from “residential 1” to “residential 2” with a density of 1 dwelling per 100m².

The owner of Erf 10, Nautilus, Lüderitz, measuring 729m² and situated along Industrial Road in the north-western part of the town, intends to apply to the Lüderitz Town Council for the rezoning of the property from “residential 1” (1 dwelling per 300m²) to “residential 2” (1 dwelling per 100m²). The erf currently accommodates a dwelling house, with outbuildings already been converted into a 3-bedroom accommodation establishment. The proposal seeks to formalize this use by rezoning the property to allow for a small-scale accommodation facility of not more than 7 rooms, catering to both short-term and long-term guests. The site is located in an area predominantly characterised by residential properties, with general industrial erven situated directly opposite Erf 10 (The Novanam Fish factory is located diagonally across).

The locality plan of the erf lies for inspection on the Town Planning Notice Board at the Lüderitz 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 Lüderitz 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 **3 October 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

No. 708

2025

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 business” with a ‘bulk of 1’; and**
- **Consent to commence development while the rezoning is being finalized.**

Erf 132 is situated in Oshakati Proper. The erf is 938m² 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 at Oshakati Council Office Building, at 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 **26 September 2025**).

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

No. 709

2025

REZONING OF ERF 164, OSHAKATI PROPER

Wilhelm Shepya, on behalf of the registered owner of Erf 164, Oshakati Proper intends to apply to the Oshakati Town Council and the Ministry of Urban and Rural Development for:

Rezoning of Erf 164, Oshakati Proper from “single residential” with a density of 1:600 to “general residential” with a density of 1:100.

Erf 164 is located in Oshakati Proper and measures approximately 1268m². The erf is currently zoned “single residential” with a density of 1 unit per 600m² and it currently accommodates two residential structures.

Wilhelm Shepya wishes to inform the general public that it is our client’s intention to rezone Erf 164, Oshakati Proper, to “general residential” with a density of 1:600 in order to establish apartment flats. However, before construction may commence the erf needs to be rezoned from “single residential” to “general residential”.

Access to the erf will remain from the existing street network and on-site parking will be provided in accordance to the Oshakati Zoning Scheme.

The plan of the erf lies for inspection on the Notice Board of the Oshakati Town Council offices, First Floor.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof, with Council and with the applicant in writing within 14 days after the appearance of this notice. The last day for objections will be **Friday, 3 October 2025**.

Wilhelm Shepya
P.O. Box 14123, Outapi
Cell: +26481 790 0374
Email: swibtradingcc@gmail.com

No. 710

2025

REZONING OF ERF 182, REHOBOTH

Plan Africa Consulting cc, Town and Regional Planners intends to apply to the Rehoboth Town Council for:

- **Rezoning of Erf 182, Block F, Rehoboth from “single residential” with a density of 1 dwelling unit per 500m² to “general residential” with a density of 1 dwelling unit per 100m²; and**
- **That consent be granted to use erf in line with the new density while the rezoning is in process.**

Erf 182, Rehoboth is zoned “residential” with a density of 1:500 with a size of 875m². The owner intends to apply for rezoning to “general residential” with a density of 1 dwelling unit per 100m² so increasing the development potential of the erf to 8 dwelling units. Consent is also required to continue using the erf while rezoning is in process. The objective of the proposed rezoning and density is to provide access to affordable accommodation and housing options, since general residential include dwelling houses, flats, and town houses.

The locality plan of the erf lies for inspection on the Town Planning Notice Board at Rehoboth 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 Rehoboth 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 **3 October 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

No. 711

2025

REZONING OF ERF 343, PIONIERSPARK

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

- **Rezoning of Erf 343, Pionierspark from “single residential” with a density of 1:900 to “office” with a bulk of 0.4; and**

- **Consent to use the buildings on Erf 343, Pionierspark for the purposes of medical/dental consulting rooms.**

Erf 343, Pionierspark is currently zoned “single residential”. Our client would like to rezone the erf to “office” with a bulk of 0.4 and consent to use the buildings for the purpose of medical/dental consulting rooms.

Erf 343, Pionierspark measures approximately 1 182m² in extent. The existing buildings on Erf 343 were purpose-built for institutional use and have never been intended or used for residential purposes, despite the residential zoning. The buildings measure 276m² in size and consist of two large classrooms, an office, a storeroom, a kitchen, and ablution facilities. While these structures are not suitable for residential, they are ideal for the intended bio-kinetics practice. It is important to note that the property in question has a history of institutional use. Originally acquired by the youth organization “Die Voortrekkers”, the property was initially used for institutional activities until approximately 1992. Since then, various day care centers, crèches, and kindergartens have operated on the property, with the City of Windhoek’s consent.

Urban Dynamics wishes to inform the general public that it is our client’s intention to rezone Erf 343, Tunschel, Pionierspark to “office” with a bulk of 0.4 and consent to use the buildings for the purpose of medical/dental consulting rooms. The erf under discussion currently obtains direct access from Tunschel Street.

The erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof, with Council and with the applicant in writing within 14 days after the appearance of this notice. The last day for objections will be **Thursday, 2 October 2025**.

Applicant:

**Urban Dynamics Africa
P.O. Box 20837, Windhoek
Tel: 061 240300
Fax: 061 240309**

Email: collin@udanam.com or info@udanam.com

**Chief Executive Officer
City of Windhoek
P.O. Box 20837, Windhoek**

No. 712

2025

REZONING OF ERF 2279, 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 2279, Turmalin 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 2279, Turmalin Street, Swakopmund Extension 8 measures ±1000m² in extent and is zoned ‘single residential’ with a density of 1:900 as per the Swakopmund Zoning Scheme. It is located in Turmalin Street, Vineta Extension 8. The owners intend to rezone Erf 2279 to accommodate more rental units to provide rental accommodation that is in line with the Swakopmund Municipality’s regulations. The proposed rezoning will allow the owner to accommodate additional units on the

erf thus, optimising the use of the erf to its full potential and catering to the housing demand in Swakopmund.

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 **Thursday, 9 October 2025**).

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

No. 713

2025

REZONING OF ERF R/346, KLEIN WINDHOEK

Van Rooi & Associates Urban and Regional Planners on behalf of the owner of Erf R/346, Brits Street, Klein Windhoek intends to apply to the City of Windhoek and the Urban and Regional Planning Board for:

- **Rezoning of Erf R/346, Brits Street, Klein Windhoek from “residential”, with a density of 1:900 to “hospitality” with 9 rooms;**
- **Consent to use the erf in accordance with the proposed zoning while the rezoning is in process; and**
- **Cancellation of Title Deed (T5868/2003), Conditions 1,2,4 and 6.**

Erf R/346, Brits Street, is situated in Klein Windhoek, and measures $\pm 1345\text{m}^2$. The erf is currently zoned “residential” with a density of 1:900.

It is our client’s intention to ensure the increased development potential of the erf and as such are applying for a rezoning from “residential” with a density of 1:900 to “hospitality”. The title deed needs amendment as some conditions are restrictive to the intended zoning and land use. The location of the erf renders it perfect for redevelopment and revitalization.

The locality map of the subject erf lies for inspection during normal office hours on the notice board in the Customer Care Centre of the City of Windhoek.

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 working days of the last publication of this notice. The last date for comments / objections is thus (**11 October 2025**).

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

No. 714

2025

REZONING OF ERF RE/5144, ONDANGWA EXTENSION 25

SWIB Trading cc, on behalf of the registered owner of Erf RE/5144, Ondangwa Extension 25 intends to apply to the Ondangwa Town Council and the Ministry of Urban and Rural Development for:

- **Rezoning of Erf RE/5144, Ondangwa Extension 25 from “single residential” with a density of 1:350 to “business” with a bulk of 1.0; and**
- **Consent to begin with construction while application is being considered.**

Erf RE/5144, Ondangwa Extension 25 is located in Ondangwa Extension 25 and measures approximately 1055m². The erf is currently zoned “single residential” with a density of 1 unit per 350m² and accommodates a single residential dwelling structure.

SWIB Trading cc wish to inform the general public that it is our client’s intention to rezone Erf RE/5144, Ondangwa Extension 25, from “single residential” with a density of 1:350 to “business” with a bulk of 1:0 in order to operate a carwash.

Access to the erf will remain from the existing street network and on-site parking will be provided in accordance to the Ondangwa Planning Scheme.

The plan of the erf lies for inspection on the Notice Board of the Ondangwa Town Council property offices and Municipal Notice Board.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof, with Council and with the applicant in writing within 14 days after the appearance of this notice. The last day for objections will be **Friday, 3 October 2025**.

Applicant: SWIB Trading cc
P.O. Box 14123, Outapi
Cell: +26481 790 0374
Email: swibtradingcc@gmail.com
T. Newaya

No. 715

2025

SUBDIVISION AND SUBSEQUENT REZONING OF ERF 1807, GOREANGAB

In terms of sections 105(a)(e)(f)(iii) and 107 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) the **City of Windhoek** intends to apply to the Urban and Regional Planning Board for:

- **Subdivision of Erf 1807, Goreangab Extension 3 into Portion A and Remainder;**
- **Rezoning of Portion A, Goreangab Extension 3 from “residential” to “municipal”;**
- **Consent to construct an open market on Portion A of Erf 1807, Goreangab Extension 3; and**
- **Inclusion of the subdivision and rezoning in the next zoning scheme to be prepared for Windhoek.**

The proposed statutory procedures intend to motivate the subdivision, rezoning, and construction of Monte Christo Open Market, an erf suitable to allow the Municipal Council of Windhoek to formalize and grant developer consent to construct on “Portion A” Goreangab Extension 3.

The locality plan is available for inspection during office hours at the City of Windhoek Customer Care Centre, Independence Avenue, Windhoek. Any person who wishes to object to the proposed statutory procedures 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. The final date for comments is before **6 October 2025**.

Applicant: V. Endjala
Manager: Sustainable Development
Department of Urban and Transport Planning
City of Windhoek
P.O. Box 59, Windhoek
Tel: 061 - +264 61 290 2048
Fax: 061 – 290 2112

No. 716

2025

SUBDIVISION OF ERF 5491, ONDANGWA EXTENSION 25

SWIB Trading cc, on behalf of the registered owner of Erf 5491, Ondangwa Extension 25 intends to apply to the Ondangwa Town Council and the Ministry of Urban and Rural Development for:

- **Subdivision of Erf 5491, Ondangwa Extension 25, to create a new Erf “A” and the Remainder of Erf 5491;**
- **Closure of the subdivided Erf “A” as public open space;**
- **Rezoning of Erf “A” from “public open space” to “business” with a bulk of 1.0; and**
- **Subdivision of Erf 5491, Ondangwa Extension 25, to create a new Erf “A” and the Remainder of Erf 5491.**

Erf 5491, Ondangwa Extension 25, is located in Ondangwa Extension 25 and measure approximately 54904m². The erf is currently zoned “public open space” and is vacant.

SWIB Trading cc wish to inform the general public that it is our client’s intention to subdivide Erf 5491 into Erf “A” and Remainder and subsequently rezone the subdivided Erf “A”, Ondangwa Extension 25, from “public open space” to “business” with a bulk of 1.0 to establish a creche and supporting businesses.

Access to the erven will remain from the existing street network and on-site parking will be provided in accordance to the Ondangwa Planning Scheme.

The plan of the erf lies for inspection on the Notice Board of the Ondangwa Town Council property offices and Municipal Notice Board.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof, with Council and with the applicant in writing within 14 days after the appearance of this notice. The last day for objections will be **Friday, 3 of October 2025**.

Applicant: SWIB Trading cc
P.O. Box 14123, Outapi
Cell: +26481 790 0374

Email: swibtradingcc@gmail.com

T. Newaya

No. 717

2025

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

Stubenrauch Planning Consultants cc has been appointed by Kizomba Group (Pty) Ltd, who is in the process of purchasing a portion of the Remainder of Portion B of the Farm Lüderitz Town and Townlands No. 11, from the Lüderitz Town Council, to apply on their behalf to the Lüderitz Town Council and to the Urban and Regional Planning Board for the following:

- **Subdivision of the Remainder of Portion B of the Farm Lüderitz Town and Townlands No. 11 into Portion A and the Remainder;**
- **Rezoning of Portion A from “undetermined” to “special” for a logistics hub and related activities, a training centre, workshop, staff accommodation and offices; and**
- **Inclusion of Portion A in the next zoning scheme to be prepared for Lüderitz.**

The Remainder of Portion B of the Lüderitz Town and Townlands No. 11 which is envisaged for the subdivision into “Portion A” is currently zoned as “undetermined”. Proposed Portion A/11 is located towards the south-western part of the Lüderitz Townlands. Proposed Portion A/11 will measure approximately 90.00 hectares in extent after the subdivision has been completed.

The purpose of this application is to allow our client to develop a logistics hub and training centre for newly recruited staff members. The application will also foster the development of a workshop that will allow for the servicing and maintenance of equipment, staff accommodation and offices in Lüderitz. This development will contribute to the facilitation of efficient movement, storage, and the distribution of goods.

The application, locality map and its supporting documents lie open for inspection during normal office hours at the Lüderitz Town Council (Town Planning Office) and Stubenrauch Planning Consultants Office, 45 Feld Street, Windhoek.

Any person objecting to the proposed application as set out above may lodge such objection(s) together with the grounds thereof, with the Acting Chief Executive Officer of the Lüderitz Town Council and with the applicant: Stubenrauch Planning Consultants cc in writing on or before **Wednesday, 8 October 2025**.

Applicant:

Stubenrauch Planning Consultants cc
P.O. Box 41404, Windhoek
Tel: (061) 25 1189
Email: ancke@spc.com.na
Our Ref: W/25060

Acting Chief Executive Officer
Lüderitz Town Council
P.O. Box 19, Lüderitz

No. 718

2025

SUBDIVISION AND SUBSEQUENT REZONING OF THE REMAINDER
PORTION B AND PORTION N OF LÜDERITZ TOWN AND TOWNLANDS NO. 11

Stubenrauch Planning Consultants cc has been appointed by the Lüderitz Town Council to obtain a formal Council Resolution and apply to the Urban and Regional Planning Board in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), for the following:

- **Subdivision of the Remainder of Portion B of Lüderitz Town and Townlands No. 11 into 19 Portions (proposed Portions A to S) and the Remainder;**
- **Subdivision of Portion N of the Lüderitz Town and Townlands No. 11 into proposed Portion T, U and the Remainder;**
- **Rezoning of proposed Portion T from “parastatal” to “undetermined”;**
- **Consolidation of proposed Portions R to T into Consolidated Portion V;**
- **Rezoning of proposed Portions A to N from “undetermined” to “light industrial” with a bulk of 1.0;**
- **Reservations of proposed Portions O to Q as “public open space”;**
- **Reservation of consolidated proposed Portion V as a “street”;**
- **Registration of a 22m wide powerline servitude over proposed Portions F to I, K, L, P and Consolidated Portion V in favor of the local authority;**
- **Registration of a 15m wide water pipeline servitude over the Remainder of Portion B of Lüderitz Town and Townlands No. 11 in favor of NamWater; and**
- **Inclusion in the next zoning scheme to be prepared for Lüderitz.**

Proposed Portions A to Q and Consolidated Portion V are located towards the south-western part of the Lüderitz Townlands. The table below depicts the zonings and approximate sizes of the newly created portions.

Portion No.	Proposed Zoning	± Area (m²)
Portion A	Light Industrial	25493
Portion B	Light Industrial	20935
Portion C	Light Industrial	76065
Portion D	Light Industrial	7052
Portion E	Light Industrial	24069
Portion F	Light Industrial	26193
Portion G	Light Industrial	42600
Portion H	Light Industrial	62749
Portion I	Light Industrial	29566
Portion J	Light Industrial	17700
Portion K	Light Industrial	18535
Portion L	Light Industrial	25060
Portion M	Light Industrial	10371
Portion N	Light Industrial	10918
Portion O	Public Open Space	680
Portion P	Public Open Space	14531
Portion Q	Public Open Space	10351
Consolidated Portion V	Street	86476

The purpose of this application is to establish an industrial zone in Lüderitz which will accommodate key industries while also catering support for logistical and local manufacturing services. This project is part of the Lüderitz Urban Densification and Infill initiative.

The application, locality map and its supporting documents lie open for inspection during normal office hours at the Lüderitz Town Council (Town Planning Office) and Stubenrauch Planning Consultants Office, 45 Feld Street, Windhoek.

Any person objecting to the proposed application as set out above may lodge such objection(s) together with the grounds thereof, with the Acting Chief Executive Officer of the Lüderitz Town Council and with the applicant: Stubenrauch Planning Consultants in writing on or before **Wednesday, 8 October 2025**.

Applicant:**Stubenrauch Planning Consultants cc****P.O. Box 41404, Windhoek****Tel: (061) 25 1189****Email: ancke@spc.com.na****Our Ref: W/25026****Acting Chief Executive Officer****Lüderitz Town Council****P.O. Box 19, Lüderitz**
