Municipality of Swakopmund

AGENDA
PART 1
ORDINARY COUNCIL MEETING

ON

THURSDAY

29 OCTOBER 2026

AT

19:00



CONTACT US:
Telephone: +264 64 410 4206
Email: akahuika@swkmun.com.na
Website: www.swkmun.com.na

SWAKOPMUND
MUNICIPALITY

+264 64 410 4201 | P O Box 53, Swakopmund, Namibia

Ref No: **12/2/1/1/2**

Enquiries: **Ms A Kahuika**

22 October 2026

The Chairperson and Members
of the Management Committee
Municipality of SWAKOPMUND

Dear Sir / Madam,

NOTICE: ORDINARY COUNCIL MEETING

Notice is hereby given in terms of Section 24 (1) of the Local Authorities Act, Act 23 of 1992 as amended, of a **ORDINARY COUNCIL MEETING** to be held:

DATE : **THURSDAY, 29 OCTOBER 2026**

VENUE : **COUNCIL CHAMBERS,
MUNICIPAL OFFICE BUILDING,
C/O RAKOTOKA STREET AND DANIEL KAMHO
AVENUE, SWAKOPMUND**

TIME : **19:00**

GENERAL MANAGER
Corporate Services, Human Capital & ICT
2026 -10- 23
MUNICIPALITY OF SWAKOPMUND

Mpasi Haingura
GENERAL MANAGER: CORPORATE SERVICES, HC & ICT

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INDEX

1.	**OPENING BY PRAYER, IF SO DESIRED**	
2.	**APPLICATIONS FOR LEAVE OF ABSENCE BY MEMBERS OF COUNCIL**	
3	**ADOPTION OF THE AGENDA OF THE MEETING OF COUNCIL**	
4.	**CONFIRMATION OF MINUTES OF THE PREVIOUS MEETING OF COUNCIL** (C/M 2026/10/29 - 5/2/1/1/2)	
4.1	Minutes of the **Ordinary Council Meeting** held on **01 October 2026.** (pp 195/2026 - 215/2026)	
5.	**INTERVIEWS WITH DEPUTATIONS OR PERSONS SUMMONED OR REQUESTED TO ATTEND THE MEETING OF A COUNCIL**	
	None.	
6.	**PETITIONS**	
	None.	
7	**MOTIONS OF MEMBERS**	
	None.	
8.	**ANSWERS TO QUESTIONS OF MEMBERS OF WHICH NOTICE WAS GIVEN**	
	None	
9.	**OFFICIAL ANNOUNCEMENTS, STATEMENTS AND COMMUNICATIONS**	
10.	**REPORT OF THE MANAGEMENT COMMITTEE REFERRED TO IN SECTION 26(1)(E) OF THE ACT**	
10.1	**REPORT TO COUNCIL ON RESOLUTIONS TAKEN BY MANAGEMENT COMMITTEE DURING OCTOBER 2026**	
	10(A) Minutes of the Ordinary **Management Committee Meeting** held on **15 October 2026**	27

11. RECOMMENDATION OF THE MANAGEMENT COMMITTEE

11.1 MANAGEMENT COMMITTEE MEETING(S) HELD IN OCTOBER 2026

ITEM NO	SUBJECT	REF NO	PAGE
11.1.1	Investment Project Status: 1. *Truck Port* 2. *International Convention Centre* 3. *Private Hospital*	17/1/4/2/1/12, 17/1/4/2/1/14, E 4666	31
11.1.2	Investment Options Offered By Various Financial Institutions	3/ 3/1/2	41
11.1.3	Request For An In-Kind Partnership With NBC Of Accommodation & Film Location Fees For The Production Of *"I Cook You Play" Tv Programme*	15/2/7/1/2, 3/15/1/1	48
11.1.4	Application For The Rezoning Of Erf 2098, Swakopmund, Extension 1 From *Single Residential* With A Density Of 1:900m² To Office With A Bulk Of 0.6 And Consent Use For A *Residential Building* And Consent To Operate The Office While The Rezoning Is In Process	E 2098	61
11.1.5	Erongo RED. Board Of Directors Report	9/1/4/12	70
11.1.6	Aerodrome Advisory Committee	19/1/1	73
11.1.7	Request Funds For Urban Agriculture	18/5/2	78
11.1.8	Calendar And Programme For Monthly Sponsorship And Donation Committee Meetings For The Year 2027	3/15/1/1	80
11.1.9	Notification Of Approved Budget For The 2026 / 2027 Financial Year	3/1/1/1/1; 3/1/1/2/1	85
11.1.10	Proposed Memorandum Of Understanding Between The Municipality Of Swakopmund And Kamanjab Village Council	12/2/4/5	89
11.1.11	Phase 4 - Donation Of 66 Erven To Remaining Occupants In Extensions 27, 29 And 30, Swakopmund	15/2/1/5; 15/2/1/2; 15/2/1/3, 17/1/4/2/1/7	92
11.1.12	Request To Place Storage Containers At Daniel Kambo Parking Area For The Storing And Selling Of Wood	14/1/3/1	110
11.1.13	Invitation To Partner And Sponsor The 3rd Namibia Regional Water Symposium (NRWS) 2026	3/15/1/1	114
11.1.14	Subdivision Of Erf 647 Swakopmund Into Portion A And The Remainder	E 647	120
11.1.15	Application For Consent To Construct And Operate A Tourist Facility Or Establishment On Portion 66 (A Portion Of Portion 36) Of Farm 163 Swakopmund	PTN 66/PTN 36/FARM 163	156
11.1.16	Rezoning Of Erf 1443, Matutura, Extension 7 From "Local Business" With A Bulk Factor Of 1.0, To "General Residential 1" With A Density Of 1:100m² (E 1443 M	17/1/1/1	196
11.1.17	Application For The Rezoning Of Erf 6203, Swakopmund, Extension 22 From *General Residential 2* With A Bulk Of 1.0 To *General Residential 2* With A Bulk Of 1.2 And Relaxation Of The Coverage From 60% To 65%	E 6203	235

ITEM NO	SUBJECT	REF NO	PAGE
11.1.18	Application For The Rezoning Of Erf 2017, Swakopmund, Extension 1 From *Single Residential* With A Density Of 1:900m² To *General Residential 2* With A Density Of 1:900m² And Consent To Operate A Bed & Breakfast	E 2017	272

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12. **REPORTS AND RECOMMENDATIONS OF COMMITTEES OR THE CHIEF EXECUTIVE OFFICER**

None.

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13. **DRAFT REGULATIONS AND TARIFFS, IF ANY**

None.

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195 / 2026

MINUTES

of an **Ordinary Council Meeting** held in Council Chambers, Municipal Head Office, Swakopmund on **Thursday, 01 October 2026** at **19:00.**

PRESENT:

Councillor S M Kautondokwa	:	Mayor
Councillor E Salomon	:	Deputy Mayor
Councillor A S Angula	:	Chairperson of the Management Committee
Councillor H U Weiman	:	Member of the Management Committee
Councillor C A Hartung	:	Member of the Management Committee
Councillor D Aribes	:	Member of Council
Councillor S S Iitembu	:	Member of Council
Councillor M Kooitjie	:	Member of Council

OFFICIALS:

Mr C McLune	:	Chief Executive Officer (Acting)
Ms L N Mutenda	:	General Manager: Health Services and SWM
Mr J T Heita	:	General Manager: Town Planning (Acting)
Mr M Cloete	:	General Manager: Economic Development Services (Acting)
Mr M Kruger	:	General Manager: Corporate Services, HC & ICT (Acting)
Ms G Mukena	:	General Manager: Finance (Acting)
Mr D Guruseb	:	Assistant Animal Control Officer
Mr U Tjurutue	:	Corporate Officer: Administration

ALSO PRESENT:

Members of the public.

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1. **OPENING BY PRAYER**

Councillor M Kooitjie opened the meeting with a scripture reading and a prayer.

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2. **ADOPTION OF THE AGENDA OF THE MEETING OF COUNCIL**
(C/M 2026/10/01 - 5/2/1/1/2)

On the proposal of Councillor D Aribes, seconded by Councillor C A Hartung, it was:

RESOLVED:

That the agenda be adopted.

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196 / 2026

3. **APPLICATIONS FOR LEAVE OF ABSENCE AND DECLARATION OF INTEREST BY MEMBERS OF COUNCIL**

3.1 Application for leave of absence:

Councillor M N Amushila - Approved
Councillor B H Naweses - Approved

3.2 Absent without an apology:

None.

3.3 Declaration of interest:

None.

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4. **CONFIRMATION OF MINUTES**

4.1 **MINUTES OF THE ORDINARY COUNCIL MEETING HELD ON 03 SEPTEMBER 2026**
(C/M 2026/10/01 - S/2/1/1/2)

During the discussion of the minutes, Councillor M Kooitjie stated that the following statement recorded under item 11.1.46 is incorrect:

"Councillor M Kooitjie proposed the item but did not request that persons who had previously benefited from austerity measures be removed from the list."

On the proposal of Councillor D Aribes, seconded by Councillor C A Hartung, it was:

RESOLVED:

(a) That the confirmation of the minutes of the Ordinary Council Meeting held on 03 September 2026 be confirmed as correct subject to the amendment on item 11.1.46 i.e. deletion of the following statement:

"Councillor M Kooitjie proposed the item but did not request that persons who had previously benefited from austerity measures be removed from the list."

(b) That item 11.1.46 be resubmitted to the Management Committee.

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5. **INTERVIEWS WITH DEPUTATIONS OR PERSONS SUMMONED OR REQUESTED TO ATTEND THE MEETING OF A COUNCIL**

None.

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6. **PETITIONS**

None.

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7. **MOTIONS OF MEMBERS**

None.

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197 / 2026

8. **ANSWERS TO QUESTIONS OF MEMBERS OF WHICH NOTICE WAS GIVEN**

None.

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9. **OFFICIAL ANNOUNCEMENTS, STATEMENTS AND COMMUNICATIONS**
(C/M 2026/10/01 - 5/5/2)

Honourable Councilors, Mr. Alfeus Benjamin, the Chief Executive Officer, General managers, Managers and officials of Council, Pastor, Members of the community, Members of the media, Ladies and gentlemen

Good evening once again.

Thank you very much for joining us this evening. Your participation in and attendance at these meetings are important, as they keep you informed about local government matters, many of which directly affect you as residents. I thank our staff members and residents for their continued attendance, and I encourage more community members to attend, listen and remain informed about the matters discussed in this chamber.

With that said, I wish to provide an update on the key activities that took place during the month of September.

We begin with highlights from one of Swakopmund's cherished traditions, the symbolic handing over of the Karneval Key. Although the occasion is treated with great seriousness, it also invites us to enjoy the humour and light-hearted spirit of Karneval. The key is entrusted to the Narren, or jester, who carries the spirit of the festivities throughout the week. Once the key changes hands, the message is simple: have fun, spread laughter and embrace the Karneval spirit.

On Thursday, 24 September 2026, the Municipality's Chief Executive Officer, Mr Alfeus Benjamin, delivered a humorous message during the handover, reminding everyone that, while the key may be symbolic, the fun is very real. The key must, of course, be guarded carefully until it is returned to its rightful owner at the close of the festivities. We thank the organisers and participants for once again bringing energy, laughter and community spirit to our town.

Honourable Councillors, Ladies and gentlemen

From celebrating the traditions that bring our community together, I now turn to the practical work being done to care for the environment in which we live.

A beautiful Swakopmund begins with well-maintained public spaces. As part of the Parks and Gardens Public-Private Partnership Horticulture Training, 56 participants received training aimed at strengthening their knowledge and practical skills in horticulture and garden maintenance.

The training was facilitated by Mr Ignatius Fillimon, an agriculture graduate, and Mr Jeftha Uvanga, Superintendent in the Parks and Gardens Section. The sessions also created an opportunity for our PPP partners and municipal officials to address challenges experienced on site and to strengthen cooperation. We thank everyone involved for helping us keep Swakopmund's public spaces neat, vibrant and welcoming.

Esteemed residents

While caring for our physical surroundings remains essential, investing in the next generation of leaders is equally important. This brings me to a significant milestone for our young people.

198 / 2026

On the 15th September 2026, Council officially inaugurated the newly elected Junior Town Councillors, who will serve a two-year term. During the same ceremony, the new Junior Mayor and members of the senior executive were sworn in to serve for the ensuing year.

I congratulate Junior Mayor Cllr Prenge Anghowo; Deputy Junior Mayor Cllr Shoombe Shanyengana; Chief Executive Officer Cllr Sasha Katoti; Secretary Cllr Kristophina Onesmus; Public Relations Officer Cllr Elina Nangombe; Treasurer Cllr Menson Iita; and Ordinary Councillors Cllr Victoria Biuker and Cllr Ernest Doeseb.

I also congratulate the newly sworn-in Junior Town Councillors: Cllr Sebastian Cloete, Cllr Kaylee Kruger, Cllr Jordan Tjali, Cllr Dewald Sass, Cllr Daniella Uwites, Cllr Aziel Cloete, Cllr Kanye Gom-Khaiseb, Cllr Mutakarne Murangi, Cllr Miley Mpahleni and Cllr Christina Harris.
We wish the entire Junior Town Council wisdom, commitment and success as its members represent the voices and aspirations of Swakopmund's young people.

Honorable Councillors, Ladies and gentlemen

As we nurture leadership here at home, we also continue to strengthen Swakopmund's presence beyond our borders and promote the opportunities our town offers to the world.

I am pleased to inform you that Swakopmund, the Centre of Adventure, was also represented at IFTM, the International and French Travel Market. This platform enabled our team to connect with tour operators, tourism professionals and exhibitors from across the world. Our mission was clear and that was to introduce more people to Swakopmund and to showcase the remarkable tourism experiences that our town and Namibia have to offer.

From adventure and sports tourism to medical tourism and meetings, incentives, conferences and exhibitions, the engagement provided an opportunity to tell the Swakopmund story, build meaningful relationships and open doors to new possibilities. We commend the team for taking the Centre of Adventure to the world.

Our efforts to represent Swakopmund with pride were not limited to the tourism sector. Our staff members also carried the Municipality's name with distinction on the sporting stage.

During September, our staff members participated in the SAIMSA Games hosted in Eswatini and returned home with medals. I congratulate the entire team on this achievement. We are proud of the discipline, teamwork and commitment with which they represented the Municipality of Swakopmund. Sport plays an important role in promoting wellness, camaraderie and a healthy balance between our professional and personal lives.

These achievements remind us that the strength of our Municipality lies in its people. It is therefore fitting that I conclude by honouring staff members whose years of dedicated service have contributed to the growth and success of our institution.

Ladies and gentlemen, I would like to close this evening's update by recognising our staff members who are receiving long-service awards. These awards honour years of dedication, loyalty and valuable service to the Municipality and to the people of Swakopmund. To every recipient, thank you for your commitment, your institutional knowledge and the contribution you continue to make to our organisation and our town.

It is now my honour to invite the following officials to proceed with the presentation of the long-service awards. Congratulations to all the recipients, and thank you for your service.

199 / 2026

- *SA Shikesho for 15 years of service*
- *AN Malumo for 15 years of service*
- *PP Ndiweteko for 25 years of service*
- *EDM Kashona for 35 years of service*

I would also like to take a moment to celebrate and honour Ms Denise Booysen, in her absence, following her retirement after an incredible 33 years of dedicated service to the Municipality.

Ms Booysen has been an invaluable asset to this organisation, and her commitment, contribution and years of service are deeply appreciated. We thank her for the lasting impact she has made throughout her career and for the role she played in serving our institution and community.

On behalf of the Municipality, I wish Ms Booysen a happy, fulfilling and well-deserved retirement. May this new chapter bring her much joy, good health and cherished moments with her loved ones.
We thank Ms Booysen, for 33 years of dedicated service, and we wish her all the very best in your retirement.

Honorable Councillors, Ladies and gentlemen

That brings us to the end of the Council announcements.

I would like to thank all Councillors and officials for the matters raised and for your continued commitment to the work of Council. I trust that the information shared today will assist us as we continue working collectively in the best interests of the Municipality and the residents of Swakopmund.

We will now proceed with the business of the day and continue with the Council meeting as outlined in the agenda.

I thank you, and let us proceed with the next item on the agenda.

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10. **REPORT OF THE MANAGEMENT COMMITTEE REFERRED TO IN SECTION 26(1) (E) OF THE ACT**

10.1 **REPORT TO COUNCIL ON RESOLUTIONS TAKEN BY MANAGEMENT COMMITTEE DURING SEPTEMBER 2026**
(C/M 2026/10/01 - 5/2/1/1/2)

RESOLVED:

That the report to Council on the resolutions taken by Management Committee meetings held on 10 September 2026 be noted.

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200 / 2026

11.1.1 **REZONING OF ERF 4665, SWAKOPMUND EXTENSION 9 FROM *SINGLE RESIDENTIAL* WITH THE DENSITY OF 1:600M² TO *GENERAL RESIDENTIAL* WITH A DENSITY OF 1:300M²**
(C/M 2026/10/01 - E 4665)

RESOLVED:

That the Council Resolution of the 4th November 2025, under Item No. 11.1.31 be substituted by this resolution:

(a) That the rezoning of Erf 4665, Swakopmund Extension 9, from "*Single Residential*" with a density of 1:600m² to "*General Residential 2*" with a density of 1:300m² be approved.

(b) That the applicant provides proof that the rezoning of Erf 4665, Swakopmund, Extension 9, has been approved by the Minister and promulgated before any submission of building plans, inclusive of relaxation of building lines and aesthetics approval to the Engineering and Planning Services Department for approval.

(c) That the rezoning of Erf 4665, Swakopmund, Extension 9, from "*Single Residential*" with a density of 1:600m² to "*General Residential 2*" with a density of 1:300m² be subject to a 20% compensation fee calculated according to the Betterment Fee Policy of 2009 and be paid by the applicant.

(d) That no building plans, inclusive of relaxation of building lines or aesthetics application, be approved until proof of payment of the compensation fee for the rezoning has been received by Council.

(e) That all additional infrastructures required because of the proposed development shall be for the account of the applicant or the owner and in accordance with the specifications and satisfaction of the General Manager: Engineering and Planning Services.

(f) That onsite parking be provided as per the Swakopmund Zoning Scheme, and no street parking will be permitted.

(g) That the objectors be informed of this decision and of their rights that they may appeal the Council decision to the Minister of Urban and Rural Development with valid reasons within twenty-one (21) days from the date of the decision in accordance with Regulations 18 of the Urban and Regional Planning Act.

11.1.2 **RENEWAL OF THE MEMORANDUM OF UNDERSTANDING (MOU) WITH THE MINISTRY OF EDUCATION, INNOVATION, YOUTH, SPORTS, ARTS AND CULTURE**
(C/M 2026/10/01 - M 4358)

RESOLVED:

(a) That Council approves the renewal of the attached Memorandum of Understanding between the Municipality of Swakopmund and the Ministry of Education, Innovation, Youth, Sport, Arts and Culture on the management of Mondesa Community Library, for the period October 2026 to October 2031.

201 / 2026

(b) That Council authorizes the Chief Executive Officer, Mr. Alfeus Benjamin and the Chairperson of the Management Committee, Councillor Shivute Angula, to sign the MoU on behalf of the Municipality of Swakopmund.

11.1.3 **REQUEST TO RESERVE A CORNER IN THE SWAKOPMUND CEMETERY**
(C/M 2026/10/01 - 15/2/6/2/1)

RESOLVED:

(a) That Council takes note of the presentation by the Local Spiritual Assembly of the *Bahá'ís*, regarding the request to reserve a corner in the Swakopmund Cemetery.

(b) That approval be granted to purchase 50 spaces in the Swakopmund Cemetery for the local spiritual assembly of the *Bahá'ís*.

11.1.4 **PLACEMENT OF STORAGE CONTAINERS AT DANIEL KAMHO HAWKERS SITE**
(C/M 2026/10/01 - 14/1/3/1)

RESOLVED:

(a) That Council consider repealing the Council resolution of 25 November 2021 under item 11.1.26 which approved the placement of 16m x 3m storage containers at Daniel Kamho Hawkers site for the storage of wood.

(b) That Council approves the discontinuation of placing storage containers at the Daniel Kamho Hawkers site for trading purposes to avoid repeating the same mistake.

(c) That the sale of charcoal and firewood be approved only on conditions that it will not be kept/stored at the market site at the end of each business day.

(d) That the Economic Development Services Department make sure that no firewood or charcoal is kept on the Daniel Kamho Hawkers Trading Site.

11.1.5 **HW INVESTMENT (PTY) LTD REQUEST FOR AN EXTENSION OF TIME TO DEVELOP ERF 4679, MONDESA**
(C/M 2026/10/01 - M 4679)

RESOLVED:

(a) That Council makes budgetary in the 2027/2028 financial year for the installation of services to the Extension 13, Mondesa.

(b) That HW Investments (PTY) Ltd be granted extension of time of 24 months to commence and complete the development of Erf 4679, Mondesa from the date of completion of the services to Extension 13, Mondesa.

(c) That an addendum to the agreement be compiled to affect the amendments above.

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202 / 2026

11.1.6 **NOTIFICATION OF APPROVED BUDGET FOR THE 2026 / 2027 FINANCIAL YEAR**
(C/M 2026/10/01 - 3/1/1/1/1; 3/1/1/2/1)

RESOLVED:

That this item be referred back to the Management Committee.

11.1.7 **APPROVAL OF A 5% INCREASE ON THE CURRENT GENERAL VALUATION ROLL (2020-2025) FOR THE DETERMINATION OF PROPERTY RATES FOR THE 2026 / 2027 FINANCIAL YEAR**
(C/M 2026/10/01 - 3/6/3)

RESOLVED:

That Council approves the 5% increase in property rates and taxes Tariffs for the 2026 / 2027 Financial Year, to be applied to the existing approved General Valuation Roll (2020-2025) as an interim billing basis, pending the correction, finalization and implementation of the General Valuation Roll for the period 2026-2030:

Rates and Taxes - 2026 / 2027				
			2025 / 2026	*2026 / 2027*
1.1	*Swakopmund Town*	*Site value*	*0.015617*	*0.016398*
		Improvement value	*0.007209*	*0.007569*
1.2	*Agricultural - Building Clause*	*Site Value*	*0.004363*	*0.004581*
		Improvement Value	*0.001768*	*0.001856*
1.3	*Agricultural - Building Clause 2*	*Site Value*	*0.004363*	*0.004581*
		Improvement Value	*0.003536*	*0.003713*
1.4	*Residential - Building Clause*	*Site Value*	*0.015617*	*0.016398*
		Improvement Value	*0.007209*	*0.007569*
1.5	*Residential - Building Clause 2*	*Site Value*	*0.015617*	*0.016398*
		Improvement Value	*0.014418*	*0.015139*
1.6	*Small Holdings*	*Site value*	*0.043704*	*0.045889*
		Improvement value	*0.008795*	*0.009235*
1.7	*Agriculture*	*Site value*	*0.004363*	*0.004581*
		Improvement value	*0.001768*	*0.001856*

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203 / 2026

11.1.8 **PRESENTATION TO SUBMIT A STRATEGIC PARTNERSHIP PROPOSAL WITH THE SWAKOPMUND MUNICIPALITY**
(C/M 2026/10/01 - 15/2/11/1)

RESOLVED:

(a) That Council takes note of the presentation given by Sidney Halupe Foundation.

(b) That the Acting General Manager for Economic Development Services should identify a suitable site / space for consideration by Council.

11.1.9 **ACKNOWLEDGEMENT OF LAND APPLICATION SUBMITTED BY SWAKOPMUND INBOORLINGE**
(C/M 2026/10/01 - 15/2/1/2)

RESOLVED:

(a) That Council takes note of the land application submitted by the Swakopmund Inboorlinge (Annexure "A" and Annexure "B", on file).

(b) That Council takes note that there is currently no land available for allocation for this request.

(c) That the physical application documents be transferred to archives for record-keeping purposes.

(d) That Council takes note of the 195 Swakopmund Inboorlinge applicants (Annexure "C", on file) as the official baseline for this land application and that the same be loaded to NHIS when the facility is operational.

(e) That Council takes note of the 67 Swakopmund Inboorlinge members that appear on the Master Waiting list (Annexure "D", on file).

11.1.10 **PROPOSED MEMORANDUM OF UNDERSTANDING BETWEEN THE MUNICIPALITY OF SWAKOPMUND AND KAMANJAB VILLAGE COUNCIL**
(C/M 2026/10/01 - 12/2/4/5)

RESOLVED:

That this item be referred back to the Management Committee.

11.1.11 **APPLICATION BY ITALIAN STYLE FOOD CC FOR OUTSIDE SEATING ON A PORTION OF SIDEWALK IN FRONT OF ERF 953, SWAKOPMUND**
(C/M 2026/10/01 - 4/1/1/8, Erf 953)

RESOLVED:

(a) That Council approves the application by Italian Style Food CC to lease a portion of the sidewalk (upper portion) located in front of their business premises on Erf 953, Swakopmund.

(b) That the lease period for Italian Style Food CC be for an initial 1-year period, followed by the standard 5 years lease period:

204 / 2026

(i) *the initial 1 year lease period to commence from the date of signing the lease agreement;*
(ii) *the standard 5-year period will commence upon expiry of the initial lease period and is subject to successful publication in terms of the Local Authorities Act, Act 23 of 1992, as amended and approval granted by the Ministry of Urban and Rural Development.*

(c) **That the monthly rental be N$ 61.85/m² per month x ±10m² = N$ 618.50 + N$ 92.77 (15% VAT) = N$ 711.27, with an annual escalation of 7% starting 1 July 2027.**

(d) **That Council reserves the right to cancel the lease if valid objections from the public are received.**

(e) **That the lease be subject to the standard conditions and the following:**

(i) That a deposit equal to 1 month's lease be paid and be adjusted in order to equal the current monthly rental amount over the lease period.
(ii) That a notice of termination period of three (3) months for both parties be applicable.
(iii) That the demarcated area be barricaded by way of a non-permanent fixture, such as a rope.
(iv) That the lessee does not operate later than 22:00.
(v) That no fixed structures be erected and that temporary structures be erected at the risk of the lessee and be removed at the cost of the lessee at the termination / lapsing of the lease period.
(vi) **That all costs involved be for the applicant's account.**
(vii) **That should the lessee cease operating, they must inform Council in writing and reinstate the area to its original condition at their own cost.**
(viii) **That the applicant shall indemnify and keep Council indemnified during the full period of this agreement against possible claims, which may arise from the use of a portion of the sidewalk concerned by the lessee.**

11.1.12 **OVERVIEW: FUTURE AVAILABILITY OF ERVEN FOR SALE BY PUBLIC CLOSED BID SALE**
(C/M 2026/10/01 - 17/1/4/2/1/1; 17/1/4/2/1/2; 17/1/4/2/1/7; 17/1/4/2/1/8; 17/1/4/2/1/11, 17/1/4/2/1/14)

RESOLVED:

(a) **That Council takes note of the estimated number of erven which will become available in future pending registration and services installation as indicated below:**

	Extension	Township	No of Erven
1	Swakopmund Proper	Swakopmund	2
2	Hage Geingob Square	Swakopmund	116
3	Extension 1	Myl 4	0
4	Extension 2	Myl 4	62
5	Extension 9	Swakopmund	3
6	Extension 14	Swakopmund	0
7	Extension 15	Swakopmund	5
8	Extension 1	Tamariskia	1

205 / 2026

	Extension	Township	No of Erven
9	Extension 3	Tamariskia	20
10	Extension 1	Matutura	8
11	Extension 2	Maturura	14
12	Extension 3	Matutura	84
13	Extension 4	Maturura	62
14	Extension 5	Matutura	22
15	Matutura Proper	Matutura	82
16	Extension 6	Matutura	6
17	Extension 7	Matutura	22
18	Extension 8	Matutura	232 n/a at this stage
19	Extension 9	Matutura	281 n/a at this stage
20	Extension 10	Matutura	678 n/a at this stage
21	Extension 11	Matutura	160 n/a at this stage
22	Extension 12	Matutura	4
23	Extension 13	Matutura	2
24	Extension 3	Mondesa	1
25	Extension 11	Mondesa	0
26	Extension 12	Mondesa	n/a
27	Extension 13	Mondesa	14
28	Extension 14, Mondesa &Prt 184	Mondesa	313 n/a at this stage
29	Extension 24	Swakopmund (located in Mondesa)	n/a at this stage
30	Extension 25	Swakopmund (located in Mondesa)	n/a at this stage
31	Extension 27	Swakopmund (located in Mondesa)	4
32	Extension 28	Swakopmund (located in Mondesa)	247 n/a at this stage
33	Extension 29	Swakopmund (located in Mondesa)	3
34	Extension 30	Swakopmund (located in Mondesa)	283 n/a at this stage
35	Extension 31	Swakopmund (located in Mondesa)	5
36	Extension 32	Swakopmund (located in Kramersdorf)	78
37	Extension 33	Swakopmund (located in Kramersdorf)	151
38	Extension 34	Swakopmund (located in Matutura)	0
39	Extension 35	Swakopmund (located in Matutura)	0
40	Extension 36	Swakopmund (located in Kramersdorf)	167
41	Extension 37	Swakopmund (located in Mondesa)	2
42	Extension 38	Swakopmund (located in Mondesa)	19 for staff

206 / 2026

	Extension	Township	No of Erven
43	Extension 40	Swakopmund (located in Mondesa)	254 n/a at this stage
44	Extension 41	Swakopmund (located in Mondesa)	276 n/a at this stage
45	Extension 42	Swakopmund (located in Mondesa)	305 n/a at this stage.
46	Extension 43 of Prt 182	Swakopmund (located in Mondesa)	282
47	Extension 44, Swakopmund of Prt 183	Swakopmund (located in Mondesa)	312
48	Subdivision of Northern Wedge	14 portions	n/a
49	River Plots Scheunemann Erven Erven 379, 402, 403, 404 & 410	Erven created: E 10956 E 10957 E 10958 E 10959 E 10960 Re E 10955	5
50	Consolidation of Erven 380, 411 and 448	Erf created: E 10964	
51	Registration of 7 Farms - Aquaculture Area	Aquaculture Area	5
52	Smallholdings		20
53	Portion 96	Aquaculture Area	64

11.1.13 **REQUEST FOR APPROVAL OF 15% DISCOUNT - BOOKING NO. 226197 - 2026 NAMIBIAN CHORAL FESTIVAL**
(C/M 2026/10/01 - 15/2/7/1/2)

RESOLVED:

(a) **That an exceptional 15% discount of N$2,495.70 be approved on Booking No. 226197 made by IMBA Namibia for the 2026 Namibian Choral Festival.**

(b) **That the revised amount payable of N$14,142.30 be approved, based on the original booking value of N$16,638.00.**

(c) **That the discount be granted for eight (8) Spitzkoppe Rest Houses and one (1) Fish Unit, accommodating a maximum of 50 persons, subject to the booking remaining unchanged, including the number of units and persons.**

(d) **That the approval be specific to Booking No. 226197 for the 2026 Namibian Choral Festival, and that IMBA Namibia does not make any changes to the booking if the approved discount is to remain applicable.**

207 / 2026

11.1.14 **APPLICATION TO CONSTRUCT A PUBLIC ABLUTION FACILITY**
(C/M 2026/10/01 - E 2774)

RESOLVED:

(a) That Council takes note and acknowledges the application from the Salt Company (Pty) Ltd for the proposal to construct a public ablution facility on Erf 2774.

(b) That Council approves the concept proposal that the Salt Company constructs the public ablution facility on Erf 2774 at their costs.

(c) That Council approves the proposal that the cleaning will be done by the Salt Company to the specification & supervision of the Health & Solid Waste Management department.

(d) That Council attend to the maintenance requirements of the facility and maintain the appearance of the building to an acceptable standard.

(e) That the facility includes the following minimum features:

- ***(i) That the facility includes a male & female portion separately with separate entrances.***
- ***(ii) Wheelchair access must be possible with sufficient space and accessibility fittings in one of the toilets to accommodate a person in a wheelchair.***
- ***(iii) Female side to include at least two toilets' cubicles and two hand wash basins.***
- ***(iv) The Male side to include at least one toilet, one urinal and two hand wash basins.***
- ***(v) The fittings and materials used to be basic, easily obtainable items.***
- ***(vi) The Council will install the water meter and cover the costs of the water supply.***
- ***(vii) That no electrical supply be included. Only sufficient windows to provide natural lighting.***
- ***(viii) No special paints, finishes. Floors to be concrete with a steel floated finish.***
- ***(ix) That a submission be made for a standard Building Permit to the Building Control division of the Engineering, Urban Development and Environmental Management department to review the conformation to standards and the prerequisites above.***

(f) That the public ablutions be accessible from the street.

(g) That the public ablution facility on Erf 2774 be opened to the public Monday to Friday from 7:00 in the morning and closed at 18:00 in the evenings.

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209 / 2026

(e) That Council reserves the right to cancel a consent use should there be valid complaints.

(f) That the applicant registers with the Health Services Department and that the standard Health Regulations will apply.

(g) That the applicant must operate within the Swakopmund Zoning Scheme provisions.

(h) That consent is not transferable.

(i) That objectors be informed of this decision and the right to appeal to the Minister against Council's Resolution in terms of the provisions of Clause 8 of the Swakopmund Zoning Scheme within 28 days of receipt of notice of this Resolution, provided written notice of such an appeal shall be given to the Ministry, as well as Council within the said period.

11.1.18 **APPLICATION FOR CONSENT TO CONSTRUCT AND OPERATE A TOURIST FACILITY OR ESTABLISHMENT ON PORTION 136 (A PORTION OF PORTION 40) OF FARM 163 SWAKOPMUND**
(C/M 2026/10/01 - PTN 136/PTN 40/FARM 163)

RESOLVED:

(a) That the application for Consent Use for a Tourist Establishment on Portion 136 (a portion of Portion 40) of Farm 163, Swakopmund, be approved.

(b) That the applicant is limited to not more than 10% the size of the portion to be utilized for the *"Tourist Establishment or Tourist Facilities"* activities.

(c) That all additional infrastructure that is to be required as a result of the proposed development be for the account of the applicant and in accordance with the specifications of the General Manager: Urban Development and Environmental Management.

(d) That Council reserves the right to cancel a consent use should there be valid complaints.

(e) That the applicant registers with the Health Services Department and that the standard Health Regulations will apply.

(f) That the applicant must operate within the Swakopmund Zoning Scheme provisions.

(g) That consent is not transferable.

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210 / 2026

11.1.19 **PROPOSED SUBDIVISION OF ERF 8570, EXTENSION 31, SWAKOPMUND**
(C/M 2026/10/01 - E 8570)

RESOLVED:

(a) That it be noted that in terms of the conditions of establishment for Erf 8570, Swakopmund, Extension 31 is not reserved as an endowment erf for the Government of Namibia.

(b) That in order to gauge the viability of subdividing Erf 8570, Extension 31, Swakopmund, zoned "*Institutional*" (10 652m²) into various erven of different sizes, a survey be published calling upon interested qualifying non-profit entities to submit their land size requirements and proof of funding at, at least N$62.50/m² for the land; and it be clearly stated that the information is to consider the subdivision.

(c) That once Erf 8570, Extension 31, Swakopmund is subdivided and the newly created erven registered, Council calls for development proposals from qualifying entities in terms of Council's decision made on 25 February 2021 under item 11.1.8, point (c).

11.1.20 **SUBDIVISION OF POTION 140 (A PORTION OF PORTION 40) OF FARM NO. 163, SWAKOPMUND INTO PORTION A AND REMAINDER**
(C/M 2026/10/01 - PTN 140/PTN40/FARM 163)

RESOLVED:

(a) That the subdivision of Portion 140 (A Portion of Portion 40) of Farm 163, into Portions A and Remainder be approved in terms of Section 101(2)(a) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018), as per the table below:

Proposed Portion number	*Area (Ha)*	*Zoning*
Portion A	*5.01ha*	*Agricultural*
Remainder of Portion 40	*5.01ha*	*Agricultural*
Total	*10.02 ha*	

(b) That the area of proposed Portion A and Remainder of Portion 140 (A Portion of Portion 40) of Farm 163, Swakopmund be not less than 5 Ha in extent as per stipulations of Zone B - Urban Agriculture of the Swakopmund Structure plan 2020-2024.

(c) That the conditions registered against Portion 140 (A Portion of Portion 40) of Farm 163 Swakopmund be cancelled and that the following conditions be registered against newly created Portion A and the Remainder Portion 140 (A Portion of Portion 40), Swakopmund:

(i) That the portion shall be used or occupied for the purposes which are in accordance with, and the use or occupation of the portion shall at all times be subject to, the provisions of the Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018).

(ii) The building value of the main building, excluding the outbuilding to be erected on the portion, shall be at least four times the municipal valuation of the portion.

(iii) Registration of a Servitude of Right of Way, over Portion 5 (Street) of Farm No. 263, in favour of proposed Portion A.

208 / 2026

11.1.15 **REQUEST FOR SPONSORSHIP - ART EXHIBITION HOSTED BY THE ARTS ASSOCIATION SWAKOPMUND**
(C/M 2026/10/01 - 3/15/1/1)

RESOLVED:

(a) That Council approves sponsorship of N$10,000.00 towards the framing of artworks for the "*Fibonacci (Golden Spiral)*" Art Exhibition, to be held at the Woermannhaus Art Gallery, Swakopmund, from 3 October to 3 November 2026.

(b) That the applicant be responsible for the outstanding balance of N$1,687.12.

(c) That the funds be defrayed from the Corporate Services Publicity Vote: 150515533000, where N$192,217.00 are available.

11.1.16 **APPLICATION FOR THE CONSENT TO OPERATE A RESIDENT OCCUPATION - FROZEN MEAT DISTRIBUTOR ON ERF 2883, SWAKOPMUND, EXTENSION 9**
(C/M 2026/10/01 - E 2883)

RESOLVED:

(a) That the application for consent use to operate a resident occupation for frozen meat distribution on Erf 2883, Swakopmund Extension 9 be turned down.

(b) That the objector be informed of this Council decision.

(c) That the applicant be informed of this decision and of the rights to appeal the Council decision to the Minister of Urban and Rural Development with valid reasons within 28 days in terms of Clause 8 of the Swakopmund Town Planning Scheme.

11.1.17 **APPLICATION FOR CONSENT TO CONSTRUCT AND OPERATE A TOURIST ESTABLISHMENT ON PORTION 146 (A PORTION OF PORTION 40) OF FARM NO. 163, SWAKOPMUND**
(C/M 2026/10/01 - PTN 146/PTN40/FARM 163)

RESOLVED:

(a) That the application for Consent to construct and operate a tourist facility or establishment (subject to confirmation of the applicable option by the applicant before issuance of the business registration and fitness certificate) on Portion 146 (a Portion of Portion 40) of Farm 163, Swakopmund be approved.

(b) That the applicant is limited to not more than 10% of the size of the portion to be utilized for "*a tourist facility or establishment*" activities.

(c) That all additional infrastructure that is to be required as a result of the proposed development be for the account of the applicant and in accordance with the specifications of the General Manager: Engineering, Urban Development and Environmental Management.

(d) That no excessive noise or loud music be permitted after 22h00.

(d) **That the applicant obtains a Portion Number from the Surveyor General before certification of the subdivisional plans by the Council's Town Planner.**

(e) **That upon presentation of portion numbers obtain from the Office of the Surveyor General by the applicant to the Town Planning Department, the Town Planner issue the subdivision certificate and certify the subdivision plan.**

(f) **That Portion A be subject to a compensation fee in respect of endowment of 7.5% of the land value (market value as determined by Council valuer).**

(g) **That no building plans be approved until proof of payment of the compensation fee for the newly created portion has been received by Council.**

(h) **That all additional infrastructure that are required as a result of the proposed subdivision be for the account of the applicant/owner and in accordance with the specifications and to the satisfaction of the General Manager: Engineering, Urban Development and Environmental Management and that no construction be considered before approval has been obtained from the General Manager: Engineering, Urban Development and Environmental Management.**

(i) **That the applicant be informed of this decision in accordance with Section 101(3)(a) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).**

11.1.21 **APPLICATION FOR SUBDIVISION OF PORTION 78 (A PORTION OF PORTION 71) OF FARM 163 SWAKOPMUND INTO PORTION A AND REMAINDER**
(C/M 2026/10/01 - PTN.78/PTN 71/F 163)

RESOLVED:

(a) **That the subdivision of Portion 78 (a portion of Portion 71) of Farm 163, Swakopmund into Portion A and Remainder be turned down as it is not in line with the provisions of the Swakopmund Structure Plan 2020-2040.**

(b) **That the owners update the building plans to reflect all the structures that are on Portion 78 (a portion of Portion 71) of Farm 163, Swakopmund.**

(c) **That the applicant be informed of this decision and of the rights to appeal the Council decision to the Minister of Urban and Rural Development with valid reasons within twenty-one (21) days from the date of the decision in accordance with Regulations 18 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).**

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212 / 2026

11.1.22 **SUBDIVISION OF ERF 1439, MATUTURA, EXTENSION 7 INTO 11 PORTIONS AND REMAINDERAND THE REZONING OF PORTION 1-11 FROM *GENERAL RESIDENTIAL 2* WITH A DENSITY OF 1:250M² TO *SINGLE RESIDENTIAL* WITH A DENSITY OF 1:300M²**
(C/M 2026/10/01 - E 1439M)

RESOLVED:

(a) **That as provided for in terms of Section 101(2)(a) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018), the subdivision of Erf 1439, Matutura Extension 7 into 11 portions and remainder and subsequent rezoning of Portions 1-11 from "*General Residential 2*" with a density of 1:250m² to "*Single Residential*" with a density of 1:300m² be approved as per determination of the Swakopmund Authorized Planning Authority during its hearing held on 30th July 2026, as follows:**

PORTION NUMBER	*APPROXIMATE AREA (m²)*	*PROPOSED USE*
Portion 1	*392*	*Single residential*
Portion 2	*392*	*Single residential*
Portion 3	*372*	*Single residential*
Portion 4	*334*	*Single residential*
Portion 5	*341*	*Single residential*
Portion 6	*349*	*Single residential*
Portion 7	*356*	*Single residential*
Portion 8	*380*	*Single residential*
Portion 9	*348*	*Single residential*
Portion 10	*348*	*Single residential*
Portion 11	*480*	*Single residential*
Remainder/1439	*3010*	*General residential 2*
Total	*7102*	

(b) **That the applicant obtains Erf Numbers from the Surveyor General before certification of the subdivisional plans by the Council's Town Planner.**

(c) **That upon presentation of portion numbers obtain from the Office of the Surveyor General by the applicant to the Town Planning Department, the Town Planner issue the subdivision certificate and certify the subdivision plan.**

(d) **That the subdivision of Erf 1439, Matutura, Extension 7 be subject to a 7.5% compensation fee with respect to endowment calculated according to Section 9 (b) of Regulations relating to the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) in conjunction with the Swakopmund Municipality Property Policy, to be paid in full by the applicant (owner) before submission of any building line relaxation application and/or building plans to the Engineering, Urban Development and Environmental Management Department for approval.**

(e) **That should there be a need for the upgrading of municipal services, it be for the account of the applicant, and it must be designed to the satisfaction of the General Manager: Engineering, Urban Development and Environmental Management.**

213 / 2026

(f) That all the parking be provided on-site in accordance with the provisions of the Swakopmund Zoning Scheme and no parking on street reserve shall be tolerated.

(g) That the title deed conditions registered against Erf 1439, Matutura, Extension 7 be cancelled and that the following conditions be registered against the title of the Remainder of Erf 1439, Matutura, Extension as follows:

(i) The erf shall only be used or occupied for purposes which are in accordance with and the use or occupation of the erf shall at all times be subject to the provisions of the Swakopmund zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018);

(ii) The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf.

(h) That it is proposed that the following title deed conditions be registered against the titles of the newly created 11 portions and Extension 7 as follows:

(i) The erf shall only be used or occupied for purposes which are in accordance with and the use or occupation of the erf shall at all times be subject to the provisions of the Swakopmund zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018);

(ii) The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least two times the municipal valuation of the erf.

(i) That the Chief Executive Officer inform the applicant of the decision in accordance with Section 101(3)(a) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

(j) That the Chief Executive Officer inform the objector of Council's decision in accordance with Section 101(4) and right to appeal to the Minister against Council's Resolution in terms of Section 110 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) within 21 days of receipt of notice of this Resolution, provided that written notice of such an appeal shall be given to the Ministry, as well as Council within the said period.

11.1.23 **REZONING OF ERF 9030 SWAKOPMUND, EXTENSION 35 FROM *"SINGLE RESIDENTIAL"* WITH A DENSITY OF 1:300M² TO *"GENERAL RESIDENTIAL 2"* WITH A DENSITY OF 1:100M²**
(C/M 2026/10/01 - E 9030)

RESOLVED:

(a) That the rezoning of Erf 9030, Swakopmund, Extension 35 from *"Single Residential"* with a density of 1:300m² to *"General Residential 2"* with a density of 1:100m² be approved.

(b) That the applicant provides proof that the rezoning of Erf 9030, Swakopmund, Extension 35 from *"Single Residential"* with a density of

214 / 2026

1:300m² to *"General Residential 2"* with a density of 1:100m² has been approved by the Minister and promulgated before any submission of building plans to the Engineering, Urban Development and Environmental Management for approval.

(c) That the rezoning of Erf 9030 Swakopmund, Extension 35 from *"Single Residential"* with a density of 1:300m² to *"General Residential 2"* with a density of 1:100m² is subject to a 20% compensation fee calculated according to the Betterment Fee Policy of 2009 and be paid by the applicant.

(d) That no building plans inclusive of relaxation of building lines relaxation or aesthetics application be approved until proof of payment of the compensation fee has been received by Council.

(e) That all additional infrastructure that are to be required as a result of the proposed development be for the account of the applicant and in accordance with the specifications of the General Manager: Engineering, Urban Development and Environmental Management.

(f) Any proposed vehicular access to the site shall be subject to the prior review and approval of the Engineering, Urban Development and Environmental Management Department before the commencement of any development.

(g) That parking requirements be on-site as per the Swakopmund Zoning Scheme.

(h) That the objectors be informed of this decision and of the right to appeal the Council decision to the Minister of Urban and Rural Development within twenty-one (21) days from the date of the decision in accordance with Regulations 18 of the Urban and Regional Planning Act.

11.1.24 **APPROVAL OF FUNDS FOR CONTINUATION PROJECTS**
(C/M 2026/10/01 - 1/2/3)

RESOLVED:

(a) That Council approves the request to identify the following 2025/2026 Capital Projects as *"Continuation"*:

(i) Slurry Seal & Paint Beach Walkway = 1,500,000.00 (6500 310 323 00), be declined.

(ii) Resealing of Roads and Ancillary Works Phase 1 = 1,516,490.49 (650031026300), be approved.

(b) That the balance of the votes be made available to complete the projects under point (a)(ii) above.

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215 / 2026

11.1.25 **REQUEST FOR APPROVAL OF SUBSISTENCE & TRAVEL (S&T) FOR COUNCILLORS AND ONE MANAGEMENT REPRESENTATIVE ACCOMPANYING THE DELEGATION TO THE SAIMSA GAMES: KINGDOM OF ESWATINI**
(C/M 2026/10/01 - 1/2/3)

RESOLVED:

(a) That Councillors and one Management representative who accompany the delegation to the SAIMSA Games 2026 (20 - 25 September 2026), in Eswatini be paid Subsistence & Travel (S&T) allowances in accordance with the Council's approved Travel Policy and applicable rates.

(b) That the DSA expenditure be defrayed from their respective departmental votes.

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12. **DRAFT REGULATIONS AND TARIFFS, IF ANY**

None.

The meeting adjourned: **19:51**

Minutes to be confirmed on **29 October 2026.**

Mr C McLune
CHIEF EXECUTIVE OFFICER (ACTING)

Councillor S M Kautondokwa
MAYOR

10. (A) **REPORT TO COUNCIL ON RESOLUTIONS TAKEN BY PREVIOUS MANAGEMENT COMMITTEE MEETING HELD ON 15 OCTOBER 2026**

2. **CONFIRMATION OF MINUTES**
(M/C 2026/10/15 - 5/2/1/1/2)

2.1 **MINUTES OF MANAGEMENT COMMITTEE MEETING HELD ON 10 SEPTEMBER 2026**

On the proposal of Councillor M N Amushila and seconded by Councillor C A Hartung, it was:

RESOLVED:

That the Minutes of the Management Committee meeting held on 10 September 2026 be confirmed as correct.

7.4 **EXTENSION 3, MATUTURA: TAPEYA INVESTMENT HOLDING (PTY) LTD**
1. REQUEST TO INCREASE THE MINIMUM AND MAXIMUM SALES VALUE OF THE HOMES
2. BREACH
(M/C 2026/10/15 - 17/1/4/2/1/14)

RESOLVED:

That this item be referred to the Special Management Committee meeting of 22 October 2026 with additional information from the Engineering, Urban Development and Environmental Management Services.

7.7 **AESTHETICS COMMITTEE: RESIGNATION OF REGISTERED ARCHITECT MEMBER AND NOTICE OF VACANCY**
(M/C 2026/10/15 - 9/1/4/1)

RESOLVED:

That this item be referred to the Special Management Committee meeting of 22 October 2026.

7.11 **ERONGO RED : APPOINTMENT OF ALTERNATE BOARD MEMBERS**
(M/C 2026/10/15 - 9/1/4/12)

RESOLVED:

That this item be referred to the Special Management Committee meeting of 22 October 2026.

8.3 **PRESENTATION: ON PROPOSED ERONGO WASTE TREATMENT AND DISPOSAL FACILITY BY FRONTIER MULTI INDUSTRIES (PTY) LTD, TRADING AS CAPITEC WASTE MANAGEMENT**
(M/C 2026/10/15 - 18/6/1)

RESOLVED:

That it be noted that Frontier Multi Industries (Pty) Ltd, trading as Capitec Waste Management, did not turn up for the presentation.

8.5 **ENVIRONMENTAL CONCERNS, DUE-DILIGENCE REQUIREMENTS AND PREVIOUS ENVIRONMENTAL ENGAGEMENT WITH DEMSHI INVESTMENT HOLDINGS (PTY) LTD**
(M/C 2026/10/15 - 17/1/1/1)

RESOLVED:

That this item be referred to the Special Management Committee meeting of 22 October 2026 and that Demshi Investment Holdings (Pty) Ltd be invited for an audience.

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9. **PERSONAL MATTERS**

9.1 **REQUEST FOR APPROVAL FOR COUNCILLORS AND MR A BENJAMIN CHIEF EXECUTIVE OFFICER TO ATTEND THE STRATEGY: WISDOM OF A LEADER WORKSHOP**
(M/C 2026/10/15 - 12/1/1)

RESOLVED:

(a) That the Management Committee approves the attendance of all Swakopmund Councillors and Mr A. Benjamin at the Strategy: Wisdom of a Leader seminar to be held at The Rock Lodge, Okahandja, on a date to be determined in January 2027.

(b) That the Management Committee authorize the expenditure of N$31,900.00 for the attendance of the ten Councillors and Mr A Benjamin.

(c) That the Management Committee approves the amount of N$37,400.00 for the subsistence and travelling allowance.

(d) That the Management Committee approves the attendance of the Personal Assistant to the Mayor to accompany the delegation and provide administrative, logistical, coordination, and protocol support to the Councillors throughout the seminar.

(e) That the total amount of N$69,300.00 be defrayed from Conference Vote: 101015550500 where N$195,884.22 is available.

9.2 **REQUEST FOR APPROVAL TO HOST A MEETING FOR THE ELECTION OF THREE EMPLOYER TRUSTEE REPRESENTATIVES**
(M/C 2026/10/15 - 11/2/2/5)

RESOLVED:

That this item be referred to the Special Management Committee meeting of 22 October 2026.

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10. **MATTERS NOT ON THE AGENDA, BUT DISCUSSED WITH PERMISSION OF THE CHAIRPERSON**

10.6 **REQUEST FOR FINANCIAL ASSISTANCE TO PARTICIPATE IN THE 2026 NEDBANK DESERT DASH AND TO REPRESENT THE SWAKOPMUND MUNICIPALITY**
(M/C 2026/10/15 - 3/15/1/6/1)

RESOLVED: **(For Condonation by Council)**

(a) That Council approves the sponsorship request of Mr M Gaweseb to participate and represent the Swakopmund Municipality at the Nedbank Desert Dash that will be hosted from 11-12 December 2026.

(b) That the sponsorship for both applicants be towards the branded cycling gears / kits, amounting to the value of N$11 842.00.

(c) That the Municipal logo be prominently branded on the cycling gear as acknowledgement of the Council's sponsorship.

(d) That the funds be defrayed from the Corporate Services Publicity Vote: 150515533000 where N$169,492.26 is available.

10.7 **REQUEST FOR FINANCIAL ASSISTANCE TO PROCURE MEDALS FOR THE UPCOMING BEACH WRESTLING CHAMPIONSHIP**
(M/C 2026/10/15 - 3/15/1/1)

RESOLVED: **(For Condonation by Council)**

(a) That Council approves the sponsorship request of Swakopmund Atlantic Wrestling Academy (SAWA) for 90x tryumf medals and ribbons valued at N$2175.00 to support the upcoming 2026 Beach Wrestling Championship that will be hosted on 24 October 2026.

(b) The Swakopmund Atlantic Wrestling Academy (SAWA) pays the rental fees of N$1,134.16 for the use at the Mole Beach.

(c) That the funds for the medals and ribbons be defrayed from the Corporate Services Publicity Vote: 150515533000 where N$169 492.26 is available.

10.8 **REQUEST FOR AN AUDIENCE WITH COUNCIL TO PRESENT THE NAMIBIAN WOMEN'S INITIATIVE - NATIONAL, REGIONAL AND INTERNATIONAL SUMMIT 2026**
(M/C 2026/10/15 - 3/15/1/1, 15/2/7/1/2)

RESOLVED:

That this item be withdrawn from the agenda.

10.9 **REQUEST TO PLACE STORAGE CONTAINERS AT DANIEL KAMHO PARKING AREA FOR THE STORING AND SELLING OF WOOD**
(M/C 2026/10/15 - 14/1/3/1)

RESOLVED:

That it be recorded that this item is a duplication of item 8.2.

10.19 **REQUEST FOR A MEMORANDUM OF UNDERSTANDING (MOU) WITH THE ONE ECONOMY FOUNDATION**
(M/C 2026/10/15 - M 4353, Erf 8570, Extension 31)

RESOLVED:

That this item be kept in abeyance pending the submission of all memoranda of understanding entered into by Council and other institutions to Council, including the specific areas of cooperation.

11.1.1 **INVESTMENT PROJECT STATUS:**
1. TRUCK PORT
2. INTERNATIONAL CONVENTION CENTRE
3. PRIVATE HOSPITAL
(C/M 2026/10/29 - 17/1/4/2/1/12, 17/1/4/2/1/14 , E 4666)

Ordinary Management Committee Meeting of **15 October 2026**, Addendum **7.1,** page **03,** refers.

A. This item was submitted to the Management Committee for consideration:

1. **INTRODUCTION**

The purpose of this submission is to report on the status of the above 3 projects based on the latest Council resolutions passed on **02 June 2026** as listed under point 2 below.

The following attachments are listed in order to have a complete report:

Annexure "A"	:	*The decisions made by Council on **26 March 2026** under item 11.1.13 and by the Management Committee on **16 April 2026** under item 7.10 with regard to submissions regarding the identification for land for truck ports.*
Annexure "B"	:	*The decision made by Council on **05 March 2026** under item 11.1.25 with regard to the identification of a portion of land for the establishment of a convention centre.*
Annexure "C"	:	*A memo dated **02 July 2026** from the Office of the Chief Executive Officer confirming the status of the required statutory processes executed in terms of Council's decision made on **05 March 2026** under item 11.1.25 and on **02 June 2026** under item 11.1.24.*
Annexure "D"	:	*The decision made by Council on **24 November 2025** under item 11.1.12 with regard to the Remainder of Erf 4666, Swakopmund to be reserved for a private hospital.*
Annexure "E"	:	*A memo dated **02 July 2026** from the Office of the Chief Executive Officer confirming the status of the required statutory processes executed in terms of the High Court Ruling.*

2. **LATEST COUNCIL RESOLUTIONS MADE IN REGARD TO THE ABOVE 3 PROJECTS**

2.1 **10% Equity Requirement for Each of the three Projects**

The respective Council resolutions for all three projects require Council to obtain 10% equity without Council being subjected to any financial obligations (which excludes losses incurred).

In this regard, it is necessary to clarify and make a decision on the following management issues:

- *Whether the acquiring of equity in the business ventures will be regulated by (the basis of the relationship between Council and the entity must be in terms of some enabling statute):*
  - *section 94 A (1) (b) of the* ***Local Authorities Act, Act 23 of 1992****, as amended (heavily regulated under the authority of the Minister); or in terms of the*
  - ***Public Private Partnership Act, Act 4 of 2017*** *(various prescribed steps to comply with). Which Official will ensure compliance with either one of these acts?*
- *At which stage will* ***special purpose vehicles*** *be registered? Is it prior to allocation to an entity?*
- *Will the successful entity just be added as a member/shareholder to the special purpose vehicle? What if this entity also has other business ventures registered in their entities?*
- *Seeing that Council does not have a Business Section, which Department / Section will spearhead the registration of the spv entity.*
- *Although not relevant at this early stage, which Official will be assigned the fiduciary responsibility to ensure Council's interests are protected and dividends correctly calculated? See section 94A (1) (b) (ix) for accounting records and financial records. Or, will Council appoint an accounting firm?*
- *No purchase price was determined for any of these developments, can it be assumed that Council's 10% equity is the allocation of the land?*

2.2 **Council's Decision made on 02 June 2026 under Item 11.1.22 (TRUCK PORTS)**

Quoted below is the decision made with comments where relevant:

"(a) That Council takes note that provision is made in the 2020 - 2040 Structure Plan for a site for the construction of a truck port.

(b) That the draft survey / expression of interest document be reviewed and additional information be added where applicable.

(c) That Council takes note of the applications received to date, the sizes indicated by them and their continued interest to pursue the venture.

(d) That Council considers the following:

(i) identification of 2 portions of land measuring 10 ha each located on the Structure Plan and indicated as G (circled in red) at the north and south of the B2 for the establishment of truck ports taking into consideration the Structure Plan 2020 - 2040 and guided by the sizes indicated by the interested applicants.

(ii) That the successful entity identified for the establishment of a Truck Port be responsible for the Environmental Impact Assessment (EIA), Town and Cadastral Planning procedures.

(ii)	*That the successful entity identified for the establishment of a Truck Port be responsible for the Environmental Impact Assessment (EIA), Town and Cadastral Planning procedures.*	*Although Council will issue a power of attorney to the developer to attend to the subdivision, Council as property owner will not be able to attend to such in terms of*

		the decentralization of the function.
(iii)	*the future sale of such established portions of land by inviting development proposals at a fixed purchase price, alternatively selling the portion of land for the purposes of establishing a truck port by closed bid sale to the highest bidder.*	*On 15 June 2026 the General Manager: CS, HC & ICT confirmed that this point is interpreted to call for development proposals. However, Council reserves the right to take a different option at any given stage e.g of closed bid sale.*

(e) That once a site is determined, Council's decision made on 27 February 2020 under item 11.1.2, point (j) be repealed.

(f) That the expression of interest should make provision for Council to acquire at least a 10% equity in the proposed development without Council being subjected to any financial obligations."

An expression of interest notice was drafted, but clarity needs to be obtained with regard to a number of issues as Council may not negotiate key aspects after allocation which might have excluded the entity if such were set as requirements.

2.3 **Council's Decision made on 02 June 2026 under Item 11.1.24 (CONVENTION CENTRE)**

Quoted below is the latest decision made:

"(a) That Council take note of the basic conditions (on file) to allow for the formal invitation of development proposals when the site is ready and approved.

(b) That the expression of interest should make provision for Council to acquire at least a 10% equity in the proposed development without Council being subjected to any financial obligations."

Attached as **Annexure "B"** is Council's decision made on **05 March 2026** under item 11.1.25 reserving Farm 265 as a site.

Attached as **Annexure "C"** is a memorandum dated **02 July 2026** from the Office of the Chief Executive Officer stating the status of the rezoning and EIA process required for Farm 265 from a zoning as "aquaculture" to "general business (see Council's resolution made on **05 March 2026** under item 11.1.25, point (e)):

(e) That the Planning Department attends to the rezoning of Farm 265 to a suitable business zoning.

Council embarked on these statutory requirements as challenges might be encountered, seeing that the area is earmarked for reservation as aquaculture in order for the Ministry of Fisheries and Marine Resources to execute its various mandates.

As per point (a) of Council's resolution, proposals will only be invited when the site is ready. In this regard, the Ministry of Fisheries and Marine Resources supports

the preservation of these sites to enable them to execute their mandate is terms of Namibia's Second National Biodiversity STRATEGY AND ACTION PLAN 2013-2022 stating the following:

The sustainable development of the aquaculture industry, guided by the Aquaculture Act of 2002, was identified in Vision 2030 as a priority area to enhance food security, generate employment and improve livelihoods in rural areas. The Aquaculture Act contains strong measures to ensure that this industry grows in a responsible manner, which will also be promoted through NBSAP2.

	Strategic Initiative
2.2.3	**Promote the sustainable management of the aquaculture and mariculture industries as vehicles for socio-economic development**

The Aquaculture Act, Act 18 of 2002 provides under Part VI for aquaculture development zones to be identified. At a meeting held with the Ministry of Fisheries and Marine Resources, the importance of having these zones.

2.4 **Council's Decision made on 02 June 2026 under Item 11.1.25 (PRIVATE HOSPITAL)**

As background regarding the High Court Ruling, Council's decision made on **24 November 2025**, under item 11.1.12, is attached as **Annexure "D"**.

With regard to the progress of the subdivision of Erf 4666, Swakopmund, in terms of the High Court Ruling, attached as **Annexure "E"** is a memorandum dated **02 July 2026** issued by the Office of the Chief Executive Officer confirming the status of the subdivision process.

Quoted below is the latest decision made by Council on **02 June 2026** under item 11.1.25:

"(a) That Council takes note of the basic conditions (on file) and the draft Expression of Interest (on file) to allow for the formal invitation of proposals.

(b) That this initiative will secure the necessary private-sector investment to bridge the current gap in secondary and specialist healthcare services.

(c) That the project be approved in principle, subject to the subdivision and consolidation of a new portion to Council as per order of the High Court.

(d) That the expression of interest should make provision for Council to acquire at least a 10% equity in the proposed development without Council being subjected to any financial obligations."

Once point (c) above is finalized and Council is the owner of the land, a notice for the invitation of development proposals will be published.

B. After the matter was considered, the following was:-

RECOMMENDED:

(a) That legal advice be obtained on the formation of Council's business entity and the process of acquiring equity shares.

(b) That Council takes note of the progress in executing Council's decisions made on 02 June 2026 listed under points 2.2 (item 11.1.22, truck port sites), 2.3 (item 11.1.24, convention centre) and 2.4 (item 11.1.25, private hospital).

ANNEXURE "A"

The decisions made by Council on **26 March 2026** under item 11.1.13 and by the Management Committee on **16 April 2026** under item 7.10 with regard to submissions regarding the identification for land for truck ports.

11.1.13 **IDENTIFICATION, SUBDIVISION AND REGISTRATION OF LAND FOR THE ESTABLISHMENT OF A TRUCK PORT**
(C/M 2026/03/26 - 17/1/4/2/1/12)

RESOLVED:

That this item be referred back to the Management Committee.

Ordinary Council Meeting - 26 March 2026

7.10 **IDENTIFICATION, SUBDIVISION AND REGISTRATION OF LAND FOR THE ESTABLISHMENT OF A TRUCK PORT**
(M/C 2026/04/16 - 17/1/4/2/1/12)

RESOLVED:

That this item be referred to back and be resubmitted to the 19 May 2026 Management Committee Meeting for consideration together with the expression of interest document.

ANNEXURE "B"

The decision made by Council on **05 March 2026** under item 11.1.25 with regard to the identification of a portion for land for the establishment of a convention centre.

11.1.25 **IDENTIFICATION, SUBDIVISION, AND REGISTRATION OF LAND FOR THE ESTABLISHMENT OF AN INTERNATIONAL CONVENTION CENTRE**
(C/M 2026/03/05 · 17/1/4/2/1/12, 17/1/4/2/1/14)

RESOLVED:

(a) That Council endorses the identification of Farm 265 as a suitable site for the establishment of an international convention centre and auxiliary uses.

(b) That expressions of interest be invited from entities for the project, including a feasibility study complying with the requirements of the Investor Proposal Checklist and subject to due diligence review by the NIPDB.

(c) That the prequalified entities identified as a result of (b) above, be subjected to a second round of selection based on the following criteria:

(i) purchase / financial proposal
(ii) design proposal
(iii) experience in the field
(iv) capacity and specifications of facilities
(v) timelines
(vi) technical teams

(d) That after points (b) and (c) above are completed, the matter be resubmitted to Council to consider allocation to the preferred bidder, subject to compliance with the Local Authorities Act, Act 23 of 1992, as amended (publication for objections) and subsequent approval by the Ministry of Urban and Rural Development.

(e) That the Planning Department attends to the rezoning of Farm 265 to a suitable business zoning.

ANNEXURE "C"

A memo dated **02 July 2026** from the Office of the Chief Executive Officer confirming the status of the required statutory processes executed in terms of Council's decision made on **05 March 2026** under item 11.1.25 and on **02 June 2026** under item 11.1 24.

AH SB

SWAKOPMUND
MUNICIPALITY

+264 64 410 4200 | mhang.na@swakop.com.na | P.O.Box 53, Swakopmund, Namibia

Internal Memorandum

To : General Manager: Corporate Services, Human Capital and ICT
From : Office of the Chief Executive Officer
Date : 02 July 2026
Ref No : 17/1/4/2/1/12, 17/1/4/2/1/14
Subject : **REZONING FARM 265 SWAKOPMUND**

Your memorandum dated 15 June 2026 refers:

The status and anticipated timeline for the rezoning projects relating to Farm 265, Swakopmund is outlined below:

The rezoning process commenced in May 2026, during which the statutory notices were published in both the local newspaper and the Government Gazette. The advertising period lapsed on 15 June 2026.

The remaining outstanding requirement is the completion of an Environmental Impact Assessment (EIA) and the subsequent issuance of an Environmental Clearance Certificate. This process is expected to take approximately six (6) months. A memorandum has already been submitted to the Department of Engineering, Urban Development and Environmental Management requesting that the EIA process be initiated.

6 months

Given the anticipated timeframe for completion of the EIA, the Town Planning Department will proceed with processing and submitting the rezoning application. However, the rezoning will not be submitted to the Urban and Region Planning Board until the Environmental Clearance Certificate is obtained in accordance with the applicable environmental piece of legislation.

Regards,

A Benjamin
CHIEF EXECUTIVE OFFICER
SM

ANNEXURE "D"

The decision made by Council on **24 November 2025** under item 11.1.12 with regard to the Remainder of Erf 4666, Swakopmund to be reserved for a private hospital.

221 / 2025

11.1.12 **CURRENT STATUS OF THE EXECUTION OF THE SETTLEMENT AGREEMENT REACHED BETWEEN COUNCIL AND SCHOOL OF EXCELLENCE CC REGARDING ERF 4666, SWAKOPMUND**
(C/M 2025/11/24 - E 4666)

RESOLVED:

(a) That Council takes note of the progress made with the execution of the settlement agreement reached in the High Court of Namibia on 19 October 2023 between Council and School of Excellence CC.

(b) That Council takes note that the subdivision of the portion of land measuring approximately 3,000 m² is underway, as delays were experienced due to the Townships Board not accepting the Power of Attorney issued by School of Excellence CC during December 2024.

(c) That Council takes note that following the subdivision, a survey must be done and a diagram approved by the Surveyor-General, whereafter the property description, size and shape of the remaining portion are known in order to register transfer of ownership to Council.

(d) That Council takes note that Council cannot deal / trade with property of which Council is not the owner.

(e) That once the subdivision in (c) above is completed and the remaining portion measuring approximately 70,192m² is registered in the name of Council, a development proposal be invited through expression of interest to set up a private hospital.

(f) That point (c) of Council's decision passed on 24 November 2024 under item 11.1.23 be repealed and create a separate erf for the Public Open Space required due to the closure of Erf 3352, Swakopmund, as Public Open Space because of the sale thereof to Andrico Investments No 12 (Pty) Ltd

(g) That it be made a condition in the expression of interest document that an area measuring not less than 4820m² be created and be registered as a public open space in the name of Council.

ANNEXURE "E"

A memo dated **02 July 2026** from the Office of the Chief Executive Officer confirming the status of the required statutory processes executed in terms of the High Court Ruling.

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+264 64 410 4200 | swkmun@swkmun.com.na | P O Box 53, Swakopmund, Namibia

Internal Memorandum

To : General Manager: Corporate Services & Human Capital & ICT
From : Office of the Chief Executive Officer
Date : 2nd July 2026
Ref No : E 4666

Subject : **STATUS OF STATUTORY PROCESSES FOR THE FOLLOWING DEVELOPMENT: ERF 4666, SWAKOPMUND**

Your memorandum dated 15th May 2026 refers,

The application for the subdivision of Erf 4666, Swakopmund into Portions A, B and Remainder served before the Board in February 2025, and it was deferred back. The comments were attended to and resubmitted in June 2025. No response yet from the Board.

The item forms part of the list of *"outstanding approvals from various Ministries/Agencies"* compiled last month by Corporate Services, Human Capital and ICT, for the planned follow-up on all pending and delayed approvals.

Regards,

A Benjamin
CHIEF EXECUTIVE OFFICER
JA

11.1.2 **INVESTMENT OPTIONS OFFERED BY VARIOUS FINANCIAL INSTITUTIONS**
(C/M 2026/10/29 - 3/13/1/2)

Ordinary Management Committee Meeting of **15 October 2026**, Addendum **7.2** page **12** refers.

A. **This item was submitted to the Management Committee for consideration:**

1. Purpose.

The purpose of this submission is to request Council's approval to invest surplus funds in a safe and beneficial way. The investment should earn interest for Council while keeping enough cash available for daily operations.

2. Background.

Management have requested investment quotations from various financial institutions, namely **FNB, Nedbank Namibia, Bank Windhoek, Standard Bank, Letshego Bank and NamPost.**

The options received are mainly call accounts and fixed deposits. A call account gives easier access to money when it is needed. A fixed deposit normally gives a higher interest rate, but the money is kept for an agreed period before it can be withdrawn without conditions.

3. Investment Options.

An executive summary of the investment options is attached for Councilors' ease of reference.

4. Assessment.

The quotations received show that call accounts offer interest rates between **5.40% and 6.15%**. Fixed deposits offer higher rates, ranging between **7.16% and 7.55%**.

The quotations are not fully comparable because the banks used different investment amounts, conditions, tax treatment and access rules. Updated quotations should therefore be obtained before the final placement of funds.

5. Recommendation.

It is recommended that Council approve a **blended investment approach**. This means the Council should not place all surplus funds in one type of account. The funds should be divided as follows:

1. *A portion should be kept in a call account so that money is available when needed for operations; and*
2. *The balance should be placed in a fixed deposit to earn a better return where the funds are not immediately required.*

Before Council invests the funds, Management should request final written quotations from the banks using the same investment amount, same period, and same quotation date. The final selection should be based on:

- *How much cash the Council may need for operations.*
- *Any penalties for withdrawing money early.*
- *The need to avoid placing too much money with one institution.*
- *Compliance with the approved investment policy and*
- *Whether the financial institution is approved and financially sound.*

6. Financial Implications.

The amount of interest earned will depend on the amount invested, the selected institution, the investment period, fees, and the interest rate available on the day the funds are invested.

7. Investment Policy.

Attached hereto also is the Council's revised investment policy for Council's review and approval thereof.

B. After the matter was considered, the following was:-

RECOMMENDED:

(a) That Council takes note of the investment options received from the financial institutions.

(b) That Council approves the use of a blended investment approach, meaning surplus funds may be split between a call account and a fixed deposit.

(c) That the General Manager: Finance must obtain final written quotations before investing, using the same amount, same period and same quotation date for all Institutions.

(d) That the General Manager: Finance may place the funds with the compliant financial institution or institutions that offer the best overall benefit to Council.

(e) That the final decision must consider fees, cash-flow needs, access to funds, early-withdrawal rules, risk and the approved investment policy.

(f) That the General Manager: Finance reports the final investment placement to Council for information.

(g) That Council also reviews and approves the attached revised Investment Policy.

SUBMISSION TO COUNCIL: INVESTMENT OPTIONS

Review of call and fixed-deposit products offered by participating financial institutions

To	**Council**
Subject	**Consideration of available investment options**
Date	**15-Oct-26**
Source	**Investment Options schedule supplied for review**
Decision required	**Approve an investment approach and authorise final rate confirmation before placement**

1. EXECUTIVE SUMMARY

Banks offer two main choices: call accounts, which allow quick access to funds, and fixed deposits, which pay higher interest but restrict access. Quoted rates range from 5.40% to 6.15% for call accounts and from 7.16% to 7.55% for fixed deposits. It is recommended that Council keep funds needed for operations in a call account and invest funds not needed for 12 months in a fixed deposit. Before investing, Management should obtain updated quotations and select the safest compliant option with the best return after tax and fees.

2. COMPARISON OF AVAILABLE OPTIONS

Institution / category	Product	Quoted nominal rate / basis	Term and access	Fees / tax	Key conditions and assessment
FNB – Call	Business Call Account	5.40% on N$50m	12 months; immediate access	No monthly management fee	Daily calculation; monthly interest; tiered rates. Lowest stated call rate, but highly liquid.
Nedbank Namibia – Call	Call Account	6.00% on N$10m	Access at any time	Not stated	Minimum N$10m; requires a Nedbank current account.
Bank Windhoek – Call	Call Deposit Account	6.00% on N$10m+	No fixed maturity; same-day access	Not stated	Competitive liquid option at the N$10m threshold.
Letshego Bank – Call	Call Deposit	6.15% on N$20m+	Additional funds and access permitted	No monthly account fees; 10% withholding tax	Highest stated call rate; confirm net return and withdrawal mechanics.
Standard Bank – Call	Call-type account	Rate not stated	Quick access for current-account holders	Not stated	Unlimited deposits/transfers; source schedule omits product name and rate, so a complete quote is required.

NamPost – Call	Call Deposit	Rate reviewed periodically	No fixed maturity; immediate access	No admin or monthly fees; no withholding tax stated	Potential tax advantage, but no rate is quoted; obtain a current written rate.
Bank Windhoek – Fixed	Fixed Term Deposit	7.16% on N$10m+	4–12 months; maturity access	Not stated	Monthly or maturity interest; early access needs approval and may reduce interest.
Standard Bank – Fixed	Fixed Access Account	7.18%	12 months; 30% accessible after 61 days	Not stated	Monthly interest; no top-ups; useful compromise between yield and partial liquidity.
Nedbank Namibia – Fixed	Fixed Deposit Account	7.35% on N$10m	12 months; no partial redemption	Not stated	Strong yield; early redemption carries cost and interest impact.
FNB – Fixed	Business Fixed Deposit	7.50% on N$100m	12 months quoted; product range 4–60 months	Not stated	Guaranteed maturity return; no withdrawals during term; quote shows N$107.5m after 12 months on N$100m.
Letshego Bank – Fixed	Fixed Deposit	7.55% on N$20m+	12 months; payout at maturity	No monthly fees; 10% withholding tax	Highest stated fixed rate; early redemption fees apply.
NamPost – Fixed	Fixed Deposit	Rate reviewed periodically	1–42 months stated	No monthly fees	Early withdrawal penalty is 1% of accumulated interest; current rate required.

3. EVALUATION AND RECOMMENDATION

A blended approach is recommended, subject to the approved investment policy and cash-flow forecast: retain the amount required for near-term obligations in a call account, and place the surplus not required for 12 months in a fixed deposit. Letshego's 6.15% call and 7.55% fixed rates are the highest stated benchmarks, while Standard Bank's fixed-access product offers partial liquidity after 61 days. Council should not select solely on headline rate: counterparty limits, fees, liquidity needs, early-withdrawal costs, and deposit thresholds must be assessed on a common investment amount.

4. CONDITIONS BEFORE PLACEMENT

1. Obtain same-day written quotations from all institutions for the exact investment amount and term.

5. PROPOSED COUNCIL RESOLUTION

Council resolves to approve, in principle, the placement of available surplus funds using a blended call-account and fixed-deposit approach aligned to the institution's cash-flow needs and investment policy. Management is authorised to obtain final like-for-like written quotations for the approved amount and term, select the compliant institution(s) offering the best effective net return within approved counterparty limits, and report the final placement terms to Council. No placement should be concluded until all rates, taxes, fees, liquidity conditions, and early-withdrawal provisions have been confirmed in writing.

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INVESTMENT POLICY

1. Purpose.

The purpose of this Investment Policy is to provide a clear framework for the prudent investment of surplus funds of the Council, while ensuring sufficient liquidity for operational and contractual obligations, safeguarding public funds, and obtaining competitive returns from approved investment options offered by registered Financial Institutions.

2. Policy Statement.

Council shall invest surplus cash only after provision has been made for day-to-day cash flow requirements. An operating balance of between N$5 million and N$8 million, or such other amount as Council may approve from time to time based on cash flow needs, shall be maintained in Council's current bank account. All remaining surplus funds may be invested in accordance with this policy.

Council have delegated the investment of funds to the Chairperson of the Management, Chief Executive Officer and the General Manager, as per Council resolution of 09 August 20

DELEGATION OF POWERS TO INVEST COUNCIL'S FUNDS
(M/C 2018/08/09 - D 4)

RESOLVED: (For Condonation by Council)

That the Swakopmund Municipal Council delegate its powers to the Chief Executive Officer and the General Manager: Finance, in consultation with the Chairperson of the Management Committee, to invest Council's funds.

3. Investment Principles.

- **Safety of capital:** Investments shall be made with due regard to the protection of Council funds.
- **Liquidity:** Investment maturities shall be aligned to Council's expected cash flow requirements.
- **Return:** Competitive returns shall be sought after considering risk, liquidity and compliance requirements.
- **Diversification:** Funds shall not be concentrated with one institution or in one investment term.
- **Transparency:** Investment decisions shall be supported by documented quotations, comparisons and approvals.

4. Approved Investment Options.

Investment option	Purpose	Typical use
Call account / overnight deposit	Immediate access to funds while earning interest.	Short-term liquidity and emergency cash requirements.
Notice deposit	Funds are available after a specified notice period.	Planned payments where the required date is known.
Fixed deposit	Funds are placed for a fixed term at an agreed interest rate.	Surplus funds not required immediately, for terms such as 88 days up to 13 months.
Money market placement	Investment in low-risk short-term instruments through a registered financial institution.	Short- to medium-term cash management, subject to approved risk limits.
Treasury Bills	Short-term Government debt instruments issued through the Bank of Namibia.	Secure short-term placement where auction timing and cash flow requirements allow.
Government Bonds	Longer-term Government debt instruments.	Longer-term reserves where Council has no immediate need for the funds and market risk is acceptable.

5. Investment Procedure

1. The General Manager: Finance shall determine surplus funds available for investment after confirming current and projected cash flow needs.
2. Quotations or rate indications shall be invited from local registered Financial Institutions and, where applicable, information on Government security auctions may be considered.
3. The invitation shall specify the amount available, proposed investment term, required maturity date and any liquidity requirements.
4. On receipt of quotations, a summary shall be prepared showing the Institution, investment option, term, interest rate or yield, maturity value, maturity date, and existing exposure to that institution.
5. The summary shall also indicate total funds already invested by institution and by maturity period to support diversification and cash flow planning.
6. The recommendation shall be submitted to the General Manager: Finance and the Chairperson of the Management Committee for consideration and approval.
7. Funds may be split between Institutions and investment options where this improves diversification, liquidity or overall return.

6. Investment Limits and Risk Controls

- Total investments with any one Financial Institution shall not exceed one third of the total investment portfolio, unless otherwise approved by Council for exceptional circumstances.
- Investments shall be placed only with registered and reputable Financial Institutions or in Government securities.
- Investment maturities shall be spread to avoid unnecessary liquidity pressure.
- No investment shall be made for speculative purposes.
- All investment decisions shall be properly documented and retained for audit purposes.
- Any early withdrawal shall be approved Chairperson of the Management Committee, Chief Executive Officer and General Manager: Finance and supported by a written motivation, in line with the delegated Powers

7. Reporting and Review

The General Manager: Finance shall maintain an investment register reflecting al active investments, including institution, investment type, principal amount, interest rate or yield, maturity date, interest earned and approval reference.

A summary of anvestments shall be reported to Council or the relevant committee at agreed intervals.

This policy shall be reviewed periodically, or earlier if there are changes in legislation, market conditions, Council's liquidity requirements, or available banking and investment products.

Revised October 2026.

11.1.3 **REQUEST FOR AN IN-KIND PARTNERSHIP WITH NBC *OF* ACCOMMODATION & FILM LOCATION FEES FOR THE PRODUCTION OF *"I COOK YOU PLAY" TV PROGRAMME***
(C/M 2026/10/29 - 15/2/7/1/2, 3/15/1/1)

Ordinary Management Committee Meeting of **15 October 2026**, Addendum **7.3,** page **20,** refers.

A. This item was submitted to the Management Committee for consideration:

1. INTRODUCTION

An application was received from the Namibian Broadcasting Corporation (NBC) requesting an in-kind partnership with Council for the waiver of accommodation fees at the Swakopmund Municipal Rest Camp (SMRC) as well as a waiver of the film location fees to host the ***"I Cook You Play"*** film at various sites in Swakopmund (**Annexure "A"**).

2. BACKGROUND

The Namibian Broadcasting Corporation (NBC), through its Commissioning Department, is producing Season 3 of the television programme *"I Cook You Play"*, which is scheduled to be filmed in Swakopmund. The programme, which is aired on weekdays on NBC, celebrates Namibia's cultural diversity by sharing the unique stories behind a variety of dishes and bringing flavour to it with music. Season 2 of the programme was done in collaboration with Lake Oanub Resort, which partnered with the NBC under similar conditions.

3. PROPOSAL

(a) Swakopmund Municipal Rest Camp

The NBC is seeking in-kind support from Council by providing accommodation for **fourteen (14) members** production crew members at the Municipal Rest Camp for the duration of ten (10) days.

As recognition for Council's support, NBC proposes to utilize the SMRC as one of its filming location. This collaboration would provide an opportunity to showcase the Municipal Bungalows to audiences across the country as well as abroad through the programme and its associated promotional activities. The Municipal Bungalows have issued a Pro-Forma Invoice (**Booking Ref. 226511**) with accommodation cost for four (4) Brandberg A units, accommodating four (4) persons per unit, for ten (10) days to the total value of **N$39,817.60 (Annexure "B"**).

Item	*Amount (N$)*
4x Brandberg A units × 10 days (exclusive)	*34,032.00*
VAT (15%)	*5,104.80*
NTB Tourism Levy (2%)	*680.80*
Total accommodation cost (inclusive)	***39,817.60***

Should Council approve the proposal outlined, the fees above would be waived.

(b) Film Location Fees

The NBC has requested permission to film the third season of *"I Cook You Play"* which will include filming at the Municipal Bungalows as well as B-roll

footage at various locations within Swakopmund. The proposed production schedule indicates filming at the following locations:

- *Municipal Bungalows;*
- *Woermann haus and surrounding area;*
- *Swakopmund Jetty;*
- *Swakopmund CBD;*
- *Quad-bike activities;*
- *Camel-riding activities; and*
- *Other locations for B-roll and pick-up shots.*

It should be noted that **any other locations outside the Swakopmund Municipal boundaries do not fall under the jurisdiction of the Municipality**. Council therefore cannot grant permission for filming at such locations, and NBC will be required to obtain the necessary approvals from the relevant authorities or property owners. The approved Filming Guidelines confirm that locations outside the jurisdiction of the Municipality are subject to the permit procedures of the relevant authorities.

Applicable Film Location Fee

In accordance with the approved **2026/27 Film Location Fee Structure**, the production is considered under the **Medium Shoot** category at a tariff of **N$3,708.75 per day, VAT inclusive.**

For purposes of the proposed waiver, only the **ten (10) days of filming activities within the Swakopmund Municipal boundaries** are considered.

Description	*Calculation*	*Amount*
Medium Shoot - 10 days	*10 × N$3,708.75*	*N$37,087.50*
TOTAL LOCATION FEES PROPOSED TO BE WAIVED - VAT Included		*N$37,087.50*

The waiver does not include any additional municipal services that may be required, including dedicated parking, traffic assistance, street closures or other services, which shall remain subject to the applicable municipal tariffs and operational requirements. The approved Filming Guidelines specifically provide that additional services are charged separately in accordance with Council's tariff schedule.

4. DISCUSSION

NBC is Namibia's national public broadcaster and reaches the largest television and radio audience of any media platform in Namibia; any on-air acknowledgement and dedicated tourism-promotion inserts would ordinarily need to be purchased as paid advertising or sponsorship, at a cost that typically exceeds the value of the proposed accommodation.

In consideration of the in-kind partnership, NBC agrees to grant the City of Swakopmund the following promotional benefits:

- *Recognition as the Official Corporate Accommodation & Location Sponsor of the Programme.*
- *Squeeze-back exposure: 2 x per episode, across all 13 episodes.*
- *On-screen credit acknowledging the City of Swakopmund as a sponsor.*
- *Prominent visual exposure of Swakopmund Bungalows as the primary filming location of the programme;*

According to Ms Glendyrr Bailey, Commissioning Editor of the NBC, the total NBC media value equivalent for the benefits provided by the NBC is calculated as follows:

1. Opening & Closing Programme Mention

- *N$1,861.00 x 2 = N$3,722.00 per episode*
- *13 episodes total –* ***N$48,386.00***

2. 15-Second Squeeze Back Exposure

- *N$1,861.00 per episode*
- *13 episodes total –* ***N$24,193.00***

The proposed waiver may therefore be regarded as a strategic promotional contribution by Council towards a locally produced television programme, in consideration of the promotional exposure offered to Swakopmund through the proposed in-kind partnership.

5. CONCLUSION:

The proposed in-kind partnership requested by the NBC presents a strategic opportunity for Council to promote Swakopmund on one of the largest media platforms in Namibia. The event aligns with Council's broader economic development objectives and offers both immediate and long-term benefits to the local economy.

B. After the matter was considered, the following was:-

RECOMMENDED:

(a) That Council approves the proposed in-kind partnership between the Municipality of Swakopmund and the Namibian Broadcasting Corporation (NBC) in respect of the production of *"I Cook You Play - Season 3"*.

(b) That Council, as part of the in-kind partnership with the NBC, waives accommodation fees for 15 crew members for 10 days at (4) Brandberg A units of the Swakopmund Municipal Rest Camp to the value of N$39,817.60, subject to availability.

(c) That Council waives the applicable filming and location fees for filming activities within the Swakopmund Municipal boundaries, based on the Medium Shoot tariff of N$3,708.75 per day for ten (10) days, amounting to N$37,087.50 (VAT inclusive).

(d) That NBC agrees to grant the City of Swakopmund the following promotional benefits:

(i) Recognition as the Official Corporate Accommodation & Location Sponsor of the Programme.
(ii) Squeeze-back exposure: 2 x per episode, across all 13 episodes.
(iii) On-screen credit acknowledging the City of Swakopmund as a sponsor.
(iv) Prominent visual exposure of Swakopmund and the Municipal Rest Camp as the primary filming location of the programme;

(e) That the filming/location fee waiver applies only to filming activities within the Swakopmund Municipal boundaries and that the Municipality does not have jurisdiction to approve filming at locations outside its boundaries, including The Burning Shore, NBC shall be responsible for obtaining all required permissions from the relevant authorities or property owners for such locations.

(f) That the NBC and the Municipality agree in writing, prior to commencement of the production, on the final accommodation dates, number and type of units, approved filming locations, promotional deliverables and any conditions applicable to the in-kind partnership.

24 August 2026

Dear Mr Benjamin,

Thank you for your response and for outlining the Municipality's requireme**ANNEXURE "A"** approval process.

As the requested accommodation is essential to the feasibility of the production, NBC is unable to proceed with the provisional booking as a paid booking. We have therefore decided to reschedule the Swakopmund production to take place after the Council meeting scheduled for 10 September 2026.

NBC remains flexible regarding the revised filming dates and would appreciate the Municipality's recommendation based on the availability of the Municipal Bungalows following Council's consideration of our request.

NBC requests accommodation for fourteen (14) production crew members for ten (10) days at no direct cost to NBC. This is proposed as an in-kind partnership, with the accommodation provided in exchange for promotional exposure during the television broadcast of *I Cook You Play*.

As part of the proposed partnership, NBC can offer the City of Swakopmund the following promotional opportunities during the broadcast of *I Cook You Play*:

- Squeeze-back promotional advertisements;
- On-air acknowledgement of the Municipality of Swakopmund's support during the broadcast of two seasons of *I Cook You Play*;
- The use of approved transitional videos within the programme to promote the City of Swakopmund, its tourism attractions and facilities;
- Exposure of the Municipal Bungalows and selected Swakopmund locations within the programme; and
- Recognition in the programme credits.

The specific promotional deliverables and their placement will be mutually agreed upon by NBC and the Municipality, subject to the relevant internal and editorial approvals. The proposed promotional exposure will be limited to the broadcast of *I Cook You Play* and will not extend to NBC's general television or radio programming.

As requested, the completed Film Location Application/Permit is attached for the Municipality's consideration. We further request that any applicable filming and location fees be included as part of the proposed in-kind partnership, ensuring that no direct accommodation or location costs are payable by NBC.

This collaboration would provide meaningful national exposure for Swakopmund as a tourism, cultural and filming destination while supporting the production of quality Namibian content.

We kindly request that the proposal be submitted to Council for consideration at its meeting on 10 September 2026. Following Council's decision, we would appreciate confirmation of the available accommodation and proposed alternative dates so that NBC can finalise its revised production schedule.

We look forward to your favourable consideration.

Kind regards,

Glendyrr Elzina Bailey
Commissioning Editor/Content Acquisition
Namibian Broadcasting Corporation

I Cook You Play – Season 3

Production Schedule

Synopsis

I Cook You Play is a unique and engaging television show that brings together the love of food and music. Hosted by That Guy Chef, DJ Croc—a talented chef and DJ—the show invites guests to share their favourite meals and top 10 songs while enjoying heartwarming conversations.

The show creates a relaxed and intimate atmosphere, allowing guests to open up about their life experiences and the emotional connections tied to their favourite food and music.
Season 3 consists of 26 episodes filmed along the Narellan coast.

Production Day	Venue	Episodes and Shooting Times
Day 1	Burning Shore	Episode 1: 09:00–11:00 Episode 2: 12:00–14:00 Episode 3: 15:00–18:00
Day 2	Burning Shore	Episode 4: 09:00–11:00 Episode 5: 12:00–14:00 Episode 6: 15:00–17:00
Day 3	Burning Shore	Episode 7: 09:00–11:00 Episode 8: 11:00–14:00 Episode 9: 15:00–17:00
Day 4	Burning Shore	Episode 10: 09:00–11:00 Episode 11: 12:00–14:00 Episode 12: 15:00–17:00
Day 5	Burning shore	Episode 13: 09:00–11:00 Episode 14: 12:00–14:00 Episode 15: 15:00–17:00
Day 6	Bungalows	Episode 16: 09:00–11:00 Episode 17: 12:00–14:00 Episode 18: 15:00–17:00
Day 7	Bungalows	Episode 19: 09:00–11:00 Episode 20: 12:00–14:00 Episode 21: 15:00–17:00

Day 8	Bungalows	Episode 22: 09:00–11:00 Episode 23: 12:00–14:30 Episode 24: 15:00–17:00
Day 9	Bungalows and Walvis Bay	Episode 25: 09:00–11:00 Episode 26: 12:00–14:30 B-roll: 15:00–17:00
Day 10	Swakopmund	B-rolls & Activities 1: 09:00–14:00 Additional B-roll and pick-up shots

Proposed B-Roll Locations and Activities

Swakopmund:

- Woermannhaus and surrounding area
- The Bungalows
- Swakopmund Jetty
- Swakopmund CBD
- Quad-bike activities
- Camel-riding activities

Outside the Swakopmund municipal boundaries:

- The Dunning Shore
- Catamaran activity, depending on the confirmed departure point

All locations and activities remain subject to confirmation and availability from the relevant venue owners, operators and responsible authorities.

ANNEXURE "B"

Swakopmund Municipality Bungalows

Cnr Hendrik Witbooi & Swakop st, Swakopmund, Namibia
Phone: +264(64) 4104618/9 / +264(64) 4104621
Fax: +264(64) 4104130 E-mail: resteamp@swakmun.com.na
Tax Reg. No: VAT 0667545-01-5

NBC

qbailey@nbc.na

Pro-Forma Invoice

Date	24 Aug 2026 14:57
Booking	226511
Reference	
Status	Provisional
Tax Number	
Staff	Albertina Mutalani
	1 of 2

Accounts: [6219009][226511.GM] NBC

Detail	Exclusive	Standard (15%)	NTB Levy (2%)	Inclusive
Accommodation: 226511.1, SMB BRANDBERG A, 10 days @ N$995.44 per day Guest: NBC Tariff: Namibian 10% Unit: LUX157 1 Sep 2026 — 11 Sep 2026. Adults: 4, Children: 0	N$8 608.00	N$1 276.20	N$170.20	N$9 954.40
Accommodation: 226511.2, SMB BRANDBERG A, 10 days @ N$995.44 per day Guest: NBC Tariff: Namibian 10% Unit: LUX158 1 Sep 2026 — 11 Sep 2026. Adults: 4, Children: 0	N$8 608.00	N$1 276.20	N$170.20	N$9 954.40
Accommodation: 226511.3, SMB BRANDBERG A, 10 days @ N$995.44 per day Guest: NBC Tariff: Namibian 10% Unit: LUX159 1 Sep 2026 — 11 Sep 2026. Adults: 4, Children: 0	N$8 608.00	N$1 276.20	N$170.20	N$9 954.40
Accommodation: 226511.4, SMB BRANDBERG A, 10 days @ N$995.44 per day Guest: NBC Tariff: Namibian 10% Unit: LUX160 1 Sep 2026 — 11 Sep 2026. Adults: 4, Children: 0	N$8 608.00	N$1 276.20	N$170.20	N$9 954.40
Deposit schedule summary N$19 910.00 by 31 Aug 2026				
	N$34 432.00	**N$5 104.80**	**N$680.80**	**N$39 817.60**

MUNICIPALITY OF SWAKOPMUND

Filming Liaison Office
Office of the Chief Executive Officer
Cnr. Rakotoka & Daniel Kamho Street
PO Box 53, Swakopmund, Namibia
Tel: +264 64 410 4100
Web: www.swkmun.com.na
Email: swkmun@swkmun.com.na

Application No.:	

SWAKOPMUND FILMING PERMIT APPLICATION FORM

The Swakopmund filming guidelines included the procedure, standards, forms, and permits required when filming in Swakopmund, Namibia. These guidelines have been developed for the Council to be aware of filming activities and to create a safe, productive, and enjoyable work environment for the film industry, officials, businesses, and the general public to ensure consistent high-quality services to the film industry and to offer a platform of accountability to the residents of Swakopmund. A complete application is required 15 business/working days prior to any filming activity.

APPLICANT			
Production Title:	I Cook You Plan		
Director/Producer Name:	Namibian Broadcasting Corporation		
Company Name:	Gladys Kaulu		
Mailing Address:	applied 20 Nov 24		
Main Phone/Office:	061-291317	Office E-mail:	
Contact Name &Title:	Commissioning Editor		
Phone/Cell:	0817485367	E-mail:	
Insurance Company:		Expiry Date:	

Type of Production: (Check all that apply)

☐ Commercial ☐ Documentary ☐ Feature Film ☐ Independent ☐ Music Video
☐ Pilot ☒ Series ☐ Short Film ☐ Corporate Video ☐ Student
☐ Local Film ☐ Other: Television Content

Estimated Production Value:	N$
Number of Crew:	15
Number of Cast:	N/A

VENUES/FILMING SITE/S:			
Location #1	Sea Side Hotel and Spa		
Venue Name:			
Address:	064-415400		
Phone/Cell:	[illegible]	E-mail:	

Location #2	Burning Shore		
Venue Name:			
Address:			
Phone/Cell:	0814341092.	E-mail:	

Should filming take place at various sites/venues kindly attached list with the required detail to the application! Location #3, #4.....

FILMING			
Arrival Date & Time:	01Sep2026	Departure Date &Time:	10Sep2026
Number of Days on Site:	10 days	Interior/Exterior:	10days
Filming Commence date:	01Sep 2026	Filming End Date:	10Sep2026
Require parking:	N/A	Number of Vehicles:	3
Number of Trucks:	N/A	Number of Cars:	
Number of People on site:	15 pax		

Describe the potential impact on the neighborhood: None

Indicate the use of any weapons or imitations thereof	☐ Yes	☒ No
If yes, please describe the scene and prop being used:		
Are there any scenes that may cause alarm to the public or where a criminal act is bring simulated?	☐ Yes	☒ No
If yes, please describe the scene/s:		
Will UAV (Unmanned Aircraft System) or Drone be used?	☐ Yes	☒ No
If Yes, refer to Aviation Authority and apply for permission. *Also be referred to Municipality of Swakopmund's Film Permit Guide.*	Attach permission obtained	

SERVICES REQUIRED FROM LOCAL AUTHORITY

Check all that apply. Specify location for service on map.

☒ **Film in/on Local Authority property and/or Local Authority operated facility** (i.e.. *Amphitheater, public parks, streets, sport fields, playgrounds, cemeteries, heritage sites, buildings*)

Describe/mention site/property:
B-rolles, Shots of City of Swakopmund to establish the locations

☐ **Utilize of Local Authority property/sites or facility for film purposes** (i.e., *use of parking spaces, use ablution facilities or other property to build sets*)

Describe/mention site/property/street area: N/A

Location #2	Burning Shore		
Venue Name:			
Address:			
Phone/Cell:	0834346952.	**E-mail:**	

Should filming take place at various sites/venues kindly attached list with the required detail to the application! Location #3, #4 .....

FILMING			
Arrival Date & Time:	01Sep2026	**Departure Date &Time:**	05Sep2026
Number of Days on Site:	10days	**Interior/Exterior:**	10days
Filming Commence date:	01Sep2026	**Filming End Date:**	10Sep2026
Require parking:	N/A	**Number of Vehicles:**	3
Number of Trucks:	N/A	**Number of Cars:**	
Number of People on site:	15 pax		

Describe the potential impact on the neighborhood: None

Indicate the use of any weapons or imitations thereof	☐ Yes	☒ No
If yes, please describe the scene and prop being used:		
Are there any scenes that may cause alarm to the public or where a criminal act is bring simulated?	☐ Yes	☒ No
If yes, please describe the scene/s:		
Will UAV (Unnamed Aircraft System) or Drone be used?	☐ Yes	☒ No
If Yes, refer to Aviation Authority and apply for permission. *Also be referred to Municipality of Swakopmund's Film Permit Guide.*	**Attach permission obtained**	

SERVICES REQUIRED FROM LOCAL AUTHORITY	
Check all that apply. Specify location for service on map.	
☒	**Film in/on Local Authority property and/or Local Authority operated facility.** *(i.e., Amphitheater, public parks, streets, sport fields, playgrounds, cemeteries, heritage sites, buildings)*
Describe/mention site/property:	B-rolles, Shots of City of Swakopmund to establish the locations
☐	**Utilize of Local Authority property/sites or facility for film purposes** *(i.e., use of parking spaces, use ablution facilities or other property to build sets)*
Describe/mention site/property/street area:	N/A

☐	**Request services from the Municipality of Swakopmund for filming purposes** (i.e., street closures, detour traffic, reserve street parking, delay, any work, or maintenance of the Local Authority, renting of property/sites/buildings/fields, refuse removal, traffic assistance, fire brigade, etc.)

Describe: N/A

ATTACHMENTS

- ☐ Permit/Approval from the Namibia Film Commission
- ☐ Liability Insurance Certificate
- ☐ Drone or UAV (Unmanned Aircraft System) as required by the Namibian Aviation Authority
- ☒ Synopsis/Summary of the film
- ☐ **Map** indicating where you would like to film in Swakopmund, park and any other details to be included. Go to google maps and specify exactly where you wish to film.

TERMS & CONDITIONS

The following terms and conditions apply to the use of Local Authority property, facility, and services for filming purposes, in addition to the **Swakopmund Municipality's Filming Permit Guide**, and other applicable federal, national, or municipal law, bylaws, or policy. The applicant agrees as follows:

1. To identify, save harmless and defend the Swakopmund Local Authority and its employees and agents from and against any and all claims, actions, damages, injuries, cost, expenses losses, lawsuits, or judgements of any kind, which may be brought against or suffered by the Swakopmund Local Authority. As a result of or in connection with the applicant's activities.
2. To release the Swakopmund Local Authority and its employees and agents, from any responsibility or liability, in conjunction with the death, or personal injury of any person, and for any damage to or loss of property of the applicant, the Swakopmund Local Authority or any third party caused by the activity of the applicant and or any third party that is present at the venue at the applicant's request or acquiescence.
3. That the film permit granted is for the exclusive benefit of the applicant and may not be transferred, assigned, or sublicensed to any other party.
4. That the Swakopmund Local Authority acknowledges that the applicant shall be the sole owner of all rights, title, and interests in the production and images created under the approved permit.
5. Should the film permit be terminated for circumstances beyond the Swakopmund Local Authority's control, the applicant will have no claim against the Swakopmund Local Authority or Right to damages or entitlement to reimbursement on account of any loss, damage, or expense.
6. Letter of permission/Filming Permit must be available for inspection by authorities at any time.
7. The applicant will be held responsible for the removal of rubbish, waste or any material left by spectators of participants at all the filming sites.
8. All Local Authority instructions issued and or laws must be strictly obeyed.

No. 7914

FILMING PHOTOGRAPHY PERMIT

namibia

The Namibia Film Commission hereby grants permission to: Namibian Broadcasting Corporation

Contact Person: Commissioning NBC

Location: Burning Otora (Walvis), Dosokilo and City of Swakop Bungalows

Production / Project Title: I Cook, You Play

Production Type: TV Shows

Synopsis / Description: is a Unique engaging television show that brings together the love for food and music. Hosted by That Guy Chef ,DJ Oras a talented chef and DJ , the show invites guests to share their favorite meals and top 10 songs while enjoying a heartwarming conversation. The show creates a relaxed and intimate atmosphere, allowing guests to open up about their lives experiences and the emotional connections tied to their favorite music and food.

Shooting Start Date: 01/09/2026 ***Shooting End Date:*** 10/09/2026

Arrival Date: 31/08/2026 ***Departure Date:*** 11/09/2026

Authorised by: ***Wrap time:*** 10/09/2026

Subject to the conditions set out below. Breach of any these conditions may result in cancellation of this permit. The Namibia Film Commission reserves the right to withdraw this permission in whole or in part should it become necessary to do so.

PLEASE NOTE:
This permit must be available for inspection by authority personnel at all times. Issued at Namibia Film Commission.

Enquiry: Shirley Kariango ***Tel:*** +264 81 1400000

Terms and Conditions

- *This permit is not transferable.*
- *Filming or photography permit does not exempt production companies from obtaining temporary work visas, locations permits, permits from Civil Aviation and all others necessary permits.*
- *Permit Fee is not refundable.*
- *Permit should always be available for inspection by relevant stakeholders.*
- *NFC shall not be liable for any claims, accidents, injuries or loss, which may arise during the production period in Namibia.*
- *A separate permit needs to be obtained for the filming / photographing of indigenous tribes with due respect for their Constitutional rights, property, dignity and privacy.*
- *The location utilized during the shoot must be cordoned off with danger tape, and shooting-in-progress signs must be clearly displayed.*
- *Access for emergency vehicles should be available at all times.*
- *Usage of Drones in National Parks is at the discretion of the Ministry of Environment, Forestry and Tourism.*
- *All props and artefacts must be removed immediately after the shoot.*
- *Terms and Conditions on rehabilitation should be arranged and agreed with all Location Managers as per their policies.*

Notes:

Please note that this permit does not exempt you from obtaining other film-related permits. You are required to ensure that all necessary permits and authorizations are obtained prior to commencement.

NAMIBIA FILM COMMISSION
2026 -09- 20
Fees Exempted

11.1.4 **APPLICATION FOR THE REZONING OF ERF 2098, SWAKOPMUND, EXTENSION 1 FROM *SINGLE RESIDENTIAL* WITH A DENSITY OF 1:900M² TO OFFICE WITH A BULK OF 0.6 AND CONSENT USE FOR A *RESIDENTIAL BUILDING* AND CONSENT TO OPERATE THE OFFICE WHILE THE REZONING IS IN PROCESS**
(C/M 2026/10/29 - E 2098)

Ordinary Management Committee Meeting of **15 October 2026**, Addendum **7.5,** page **52,** refers.

A. This item was submitted to the Management Committee for consideration:

1. **Purpose**

The purpose of this resubmission is for Council to consider the request by the applicant to amend Council Resolution C/M 2026/05/07- E 2098, under item number 11.1.15, with regard to the residential component versus the bulk factor.

2. **Introduction and Background**

Council, during its ordinary meeting held on the 7th of May 2026, resolved to approve the rezoning of Erf 2098, Swakopmund Extension 1 from "*Single Residential*" with a density of 1:900m² to "*Office*" with a bulk of 0.6, and consent to operate an administrative office while the rezoning is in process. However, the second request, the consent use for a residential building, was turned down, as the bulk factor has already been exceeded with 1m². The request has been attached as **Annexure A**.

(a) That the rezoning of Erf 2098, Swakopmund Extension 1 from "Single Residential" with a density of 1:900m² to "Office" with a bulk of 0.6 be approved.

(b) That the consent use for a residential building on Erf 2098, Swakopmund Extension 1, not be approved as the bulk factor has already been exceeded with 1m².

(c) That consent to operate an administrative office on Erf 2098, Swakopmund while the rezoning is in process be approved.

(d) That the rezoning of Erf 2098, Swakopmund Extension 1 from "Single Residential" with a density of 1:900m² to "Office" with a bulk of 0.6 is subject to a 75% compensation fee calculated according to the National Betterment Fee Policy of 2009 and be paid by the applicant.

(e) That no building plans inclusive of relaxation of building lines or aesthetics application be approved until proof of payment of the compensation fee for the rezoning has been received by Council.

(f) That all the parking be provided on-site in line with the Swakopmund Zoning Scheme and no parking on street reserve, shall be tolerated.

(g) That the applicant provides proof that the rezoning has been approved by the Minister and promulgated, before any submission of building plans to the Engineering and Planning Services Department for approval.

(h) That the cost of all additional infrastructure required at the erf as a result of the proposed development be for the account of the applicant and be installed in accordance with the specifications of the General Manager: Engineering and Planning Services.

The primary purpose of the application is to formalize the existing situation on the ground by aligning the existing land uses, comprising residential and office uses, with the provisions of the Swakopmund Zoning Scheme.

The applicant indicated that the existing building footprint already accommodates both the office and residential components applied for. Although, the internal layout of the existing building may be altered from time to time to accommodate changing operational requirements. The applicant assured that such alterations will remain entirely within the existing building footprint; no increase in the existing building footprint or additional development on the property is proposed.

3. **Conclusion**

Based on the clarification and assurance given above by the applicant, the request for consent use for a residential building can be granted.

B. After the matter was considered, the following was:-

RECOMMENDED:

(a) That the Council Resolution of 07 May 2026, under Item Number 11.1.15, be substituted by this resolution.

(b) That the rezoning of Erf 2098, Swakopmund, Extension 1 from *"Single Residential"* with a density of 1:900m² to *"Office"* with a bulk of 0.6 be approved.

(c) That the consent uses for a residential building on Erf 2098, Swakopmund Extension 1, be approved.

(d) That consent to operate an administrative office on Erf 2098, Swakopmund, while the rezoning is in process, be approved.

(e) That the rezoning of Erf 2098, Swakopmund, Extension 1 from *"Single Residential"* with a density of 1:900m² to *"Office"* with a bulk of 0.6 is subject to a 75% compensation fee calculated according to the National Betterment Fee Policy of 2009 and be paid by the applicant.

(f) That no building plans inclusive of relaxation of building lines or aesthetics application be approved until proof of payment of the compensation fee for the rezoning has been received by Council.

(g) That all the parking be provided on-site in line with the Swakopmund Zoning Scheme and no parking on street reserve; shall be tolerated.

(h) That the applicant provides proof that the rezoning has been approved by the Minister and promulgated, before any submission of building plans to the Engineering and Planning Services Department for approval.

(i) That the cost of all additional infrastructure required at the erf as a result of the proposed development be for the account of the applicant and be installed in accordance with the specifications of the General Manager: Engineering and Planning Services.

ANNEXURE A- APPLICATION

Stubenrauch
Planning Consultants TOWN AND REGIONAL PLANNERS
SPC

Reference: W/25073
Enquires: G. Stubenrauch / A. van Staden

27 August 2026

The Chief Executive Officer
Swakopmund Municipality
PO Box 53
Swakopmund

Dear Mr. A Benjamin

AMENDMENT OF COUNCIL RESOLUTION C/M 2026/05/07-E2098: REZONING OF ERF 2098, SWAKOPMUND EXTENSION 1, FROM SINGLE RESIDENTIAL WITH A DENSITY OF 1:900 TO OFFICE WITH A BULK OF 0.6 AND CONSENT USE FOR A RESIDENTIAL BUILDING AND CONSENT TO OPERATE THE OFFICE WHILE THE REZONING IS IN PROCESS.

Our office submitted an application to the Swakopmund Municipality in September 2025 for the rezoning of the subject property and the associated consent uses. In a letter dated 9 June 2026, the Swakopmund Municipality approved the rezoning application and granted consent for the existing office use to continue operating while the rezoning process is being finalised. However, consent for the residential building was not granted, as the permitted bulk factor has already been exceeded by approximately 1m².

As stipulated in the application submitted to the Swakopmund Municipality in September 2025, the primary purpose of the application is to formalise the existing situation on the ground by aligning the existing land uses, comprising residential and office uses, with the provisions of the Swakopmund Zoning Scheme No. 12.

Furthermore, it should be noted that the existing building footprint already accommodates both the office and residential components applied for, as illustrated on the attached plan. Although the internal layout of the existing building may be altered from time to time to accommodate changing operational requirements, any such alterations will remain entirely within the existing building footprint. Consequently, no increase in the existing building footprint or additional development on the property is proposed.

In light of the above, our office respectfully requests Council to reconsider Paragraph (b) of the Council Resolution and grant consent for the residential building on Erf 2098, Swakopmund Extension 1. The requested consent is intended solely to formalise the existing residential use on the property and does not entail any increase in the existing building footprint or additional bulk beyond what is already physically present on the property.

We trust that Council will consider the above motivation favourably and reconsider its decision regarding the residential component of the application.

In support of this request, kindly find attached the following documents:

a) Copy of the letter dated 9 June 2026
b) Map illustrating the existing activities on Erf 2098, Swakopmund Extension 1
c) Letter of commitment from the registered owner of Erf 2098, Swakopmund Extension 1

Should you require any additional information or wish to discuss this matter further, please do not hesitate to contact our office.

Yours faithfully

Odrithe Stutenbach

SWAKOPMUND

+264 64 410 4111 | P O Box 53, Swakopmund, Namibia

Ref: E 2098

Enquiries: JT Heita

09 June 2026

Stubenrauch Planning Consultants
P O Box 41404
WINDHOEK
10005
Namibia

gunther@spc.com.na/
ancke@spc.com.na

Dear Sir/Madam,

APPLICATION FOR THE REZONING OF ERF 2098, SWAKOPMUND, EXTENSION 1, FROM *SINGLE RESIDENTIAL* WITH A DENSITY OF 1:900M² TO *OFFICE* WITH A BULK OF 0.6 AND CONSENT USE FOR A RESIDENTIAL BUILDING AND CONSENT TO OPERATE THE OFFICE WHILE THE REZONING IS IN PROCESS
(C/M 2026/05/07 - E 2098)

Kindly be informed that the Municipal Council of Swakopmund has on 7th May 2026 resolved as follows:

RESOLVED:

(a) **That the rezoning of Erf 2098, Swakopmund Extension 1 from *"Single Residential"* with a density of 1:900m² to *"Office"* with a bulk of 0.6 be approved.**

(b) **That the consent use for a residential building on Erf 2098, Swakopmund Extension 1, not be approved as the bulk factor has already been exceeded with 1m².**

(c) **That consent to operate an administrative office on Erf 2098, Swakopmund while the rezoning is in process be approved.**

(d) **That the rezoning of Erf 2098, Swakopmund Extension 1 from *"Single Residential"* with a density of 1:900m² to *"Office"* with a bulk of 0.6 is subject to**

a 75% compensation fee calculated according to the National Betterment Fee Policy of 2009 and be paid by the applicant.

(e) That no building plans inclusive of relaxation of building lines or aesthetics application be approved until proof of payment of the compensation fee for the rezoning has been received by Council.

(f) That all the parking be provided on-site in line with the Swakopmund Zoning Scheme and no parking on street reserve; shall be tolerated.

(g) That the applicant provides proof that the rezoning has been approved by the Minister and promulgated, before any submission of building plans to the Engineering and Planning Services Department for approval.

(h) That the cost of all additional infrastructure required at the erf as a result of the proposed development be for the account of the applicant and be installed in accordance with the specifications of the General Manager: Engineering and Planning Services.

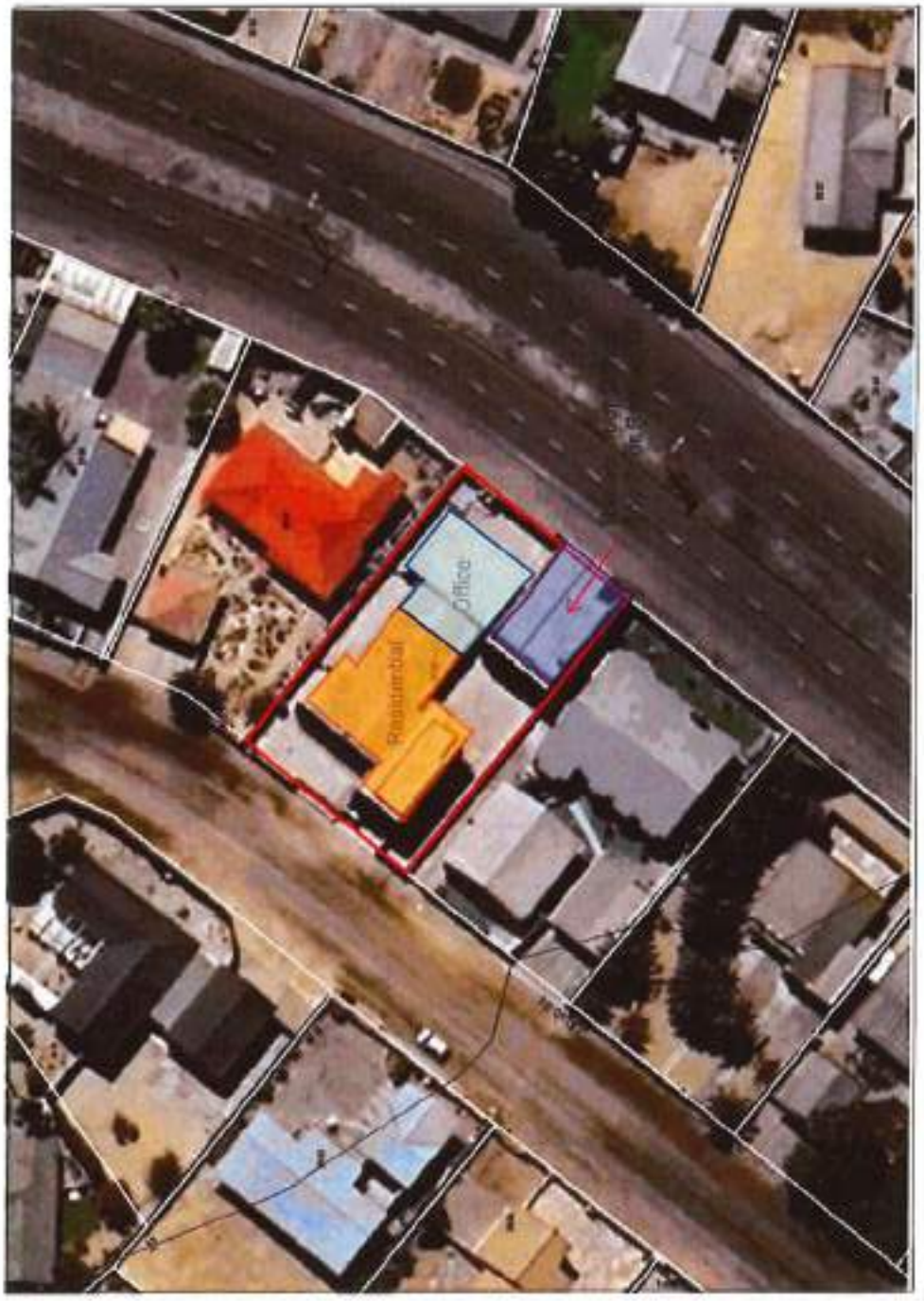
Should you have any queries, please do not hesitate to contact the Manager: Town Planning, Mr. J Heita, at telephone number (064) 410 4403 or email at jheita@swkmun.com.na

Yours sincerely,

A Benjamin
CHIEF EXECUTIVE OFFICER

/B/p

MUNICIPALITY OF SWAKOPMUND
2026 -06- 11
Chief Executive Officer


Office
Residential

IGS Engineers
Namibia CC

Reg.-No. CC 2023/01818
VAT-Reg. No. 13644820-015

P. O. Box 7121, Swakopmund, NAMIBIA
11 Ugab Street, Vineta, Swakopmund

+264 (0)83 720 1107
+264 (0)81 288 3992

info@namigs-b.com

www.nam-igs-b.com

Your ref:
Our ref: *IGS\Nam Ltd 2026.014.MOS Letter of Commitment.docx*

09 July 2026

Chief Executive Officer
Municipality of Swakopmund
Corner of Rakotoka & Daniel Kamho Avenue
P. O. Box 53 Swakopmund
Namibia

Attention: Mr. Alfeus Benjamin

SUBJECT: REZONING OF ERF 2098 SWAKOPMUND EXTENSION 1, FROM "SINGLE RESIDENTIAL" WITH A DENSITY OF 1:900 TO "OFFICE" WITH A BULK OF 0.6 AND CONSENT IN TERMS OF TABLE B OF THE SWAKOPMUND ZONING SCHEME FOR A RESIDENTIAL BUILDING.

I, Heiko Hermann Fleidl, as authorised and appointed by Jens Barthl, the registered owner of Erf 2098 Swakopmund Extension 1, hereby confirm that the existing building footprint will accommodate both the office and residential components as applied for and as indicated on the attached plan.

It should, however, be noted that the internal layout of the existing building may change over time to accommodate operational requirements. However, such changes will remain within the existing building footprint. For example, the office component may be expanded, resulting in a reduction of the residential component, or vice versa.

I trust that the above clarifies the intended use of the property and kindly request Council to revisit paragraph (b) of the Council Resolution and grant consent for a residential building on Erf 2098, Swakopmund Extension 1.

I will instruct Stubenrauch Planning Consultants to submit a formal application which will request Council to amend Council Resolution C/M 2026/05/07-E2098.

We thank you for your time and consideration and look forward to your guidance in this matter.

Yours faithfully,
IGS ENGINEERS NAMIBIA CC
P.O. Box 7121, Swakopmund
Tel: +264 83 720 1107
VAT: 13644820-015

Heiko Hermann Fleidl
Managing Director

Beratung · Planung · Baumanagement · Bauwerksdiagnostik

IGS INGENIEURE

IGS INGENIEURE GmbH & Co. KG · Kantstraße 5 · 99425 Weimar

Herrn
Heiko Hermann Fleidl

Swakopmund, Namibia

Ihr Zeichen:
Ihre Nachricht vom:

Projekt-Nr.:
Bei Anfrage und Rückfragen bitte stets angeben!

Unser Zeichen: IGS / GF_Ba
Bearbeiter: Dr. Jens Barthl

Telefon: +49 3643 542850
Telefax: +49 3643 542899
E-Mail: weimar@igs-ib.de
Website: www.igs-ib.de

Datum: 17.07.2026

POWER OF ATTORNEY / CONSENT LETTER
General Authorization for Property-Related Transactions

I, **Dr. Jens Barthl**, holder of [Passport: CHFP2GN91], residing in Weimar in Germany, hereby appoint **Mr. Heiko Hermann Fleidl** [ID: 85012610016], residing in Swakopmund, Namibia, as my lawful representative and local agent in connection with all matters relating to my property situated at:

Erf 2098
11 Ugab Street, Swakopmund, Namibia

This Power of Attorney grants Mr. Fleidl full authority to act on my behalf in relation to the above-mentioned property, including but not limited to:

- Representing me at the Municipality of Swakopmund or any relevant government or regulatory body
- Submitting and collecting documents or applications related to municipal accounts, rates, or utilities
- Handling matters pertaining to electricity, water, sewer, building control, town planning, or zoning
- Applying for and collecting permits or approvals as may be necessary
- Receiving notices or correspondence including invoices and statements related to the property
- Signing and submitting forms, affidavits, and other documentation required for property-related purposes

This authorization shall remain valid until expressly revoked in writing by me.

All actions taken by Mr. Fleidl in good faith in relation to the matters listed above shall be deemed to have the same legal effect as if done by myself.

Signed at Weimar on this 17 day of July, 2025

Dr. Jens Barthl
(Signature)

IGS INGENIEURE GmbH & Co. KG
Kantstraße 5 Tel. 03643/5428-0
99425 Weimar Fax 03643/5428-99

11.1.5 **ERONGO RED: BOARD OF DIRECTORS REPORT**
(C/M 2026/10/29 - 9/1/4/12)

Ordinary Management Committee Meeting of **15 October 2026**, Addendum **7.6** page **62**, refers.

A. **This item was submitted to the Management Committee for consideration:**

In accordance with Point 13, "*Role of Directors*", the Swakopmund Municipal Council, in its capacity as a shareholder of Erongo RED, requires its appointed Directors and Alternate Directors to submit a Six-Monthly Report and to present such report to Council at an Ordinary Management Meeting on a six-monthly basis.

The attached report submitted by Board Member Wilfried Groenewald on Erongo RED's current financial position and projects is hereby presented for Council's consideration and noting.

B. **After the matter was considered, the following was:-**

RECOMMENDED:

That the Erongo RED report on the current financial position and projects submitted by Council's Erongo RED Board of Directors be noted.

TOTAL ASSETS	NON-CURRENT LIABILITIES	QUICK RATIO	PROJECTED PROFIT
N$ 2.361 bn *Sound overall position*	**N$ 152.87 m** *Down from N$ 210.38 m (2025)*	**2.26** *Up from 1.21 – strong liquidity*	**N$ 98.6 m** *To March 2026*

REVENUE GROWTH	TAXATION	VAT REFUNDS DUE	MUNICIPAL SURCHARGES PAID
+5.6% *Above prior year*	**N$ 30.9 m** *Related to projected profit*	**N$ 44.3 m** *As at end Feb 2026*	**N$ 49.6 m** *Paid to date*

CURRENT ASSETS & LIABILITIES

Erongo RED remains in a sound financial position, with total assets of approximately N$ 2.361 billion and non-current financial liabilities reduced to approximately N$ 152.87 million from N$ 210.38 million in the 2025 financial year. This strengthened the quick ratio to 2.26 from 1.21, indicating a strong liquidity position and improved short-term financial resilience.

FINANCIAL ASPECTS

Projected profit to March 2026 is approximately N$ 98.6 million, with related taxation of approximately N$ 30.9 million and municipal surcharges paid of N$ 49.6 million. Revenue income performed 5.6% above the previous year, while VAT refunds stood at approximately N$ 44.3 million at the end of February 2026, which should be monitored for cash-flow timing. The potential exemption of the REDs from income tax remains a strategic consideration. Given that municipalities did not historically pay income tax on profits from profitable services, and that the REDs were established primarily to upgrade regional electricity infrastructure rather than to generate Government income, the exemption position appears justifiable and should be advanced through the appropriate policy channels.

CAPITAL PROJECTS

Capital projects for the 2025/26 financial year amount to approximately N$ 78.1 million, of which N$ 56.7 million are own-funded projects. Erongo RED's net contribution towards NamPower's new Sekelduin Substation amounted to approximately N$ 130.4 million; the project commenced in 2021 and required the loans noted above. The investment was driven by rising electricity demand, with Swakopmund's demand having doubled since the establishment of Erongo RED, resulting in the town being upgraded to 30 MVA.

Capital Project Item	Amount (N$)	Notes
Total capital projects (2025/26 FY)	**78.1 million**	Regional total
– of which own-funded	56.7 million	Internally financed
Sekelduin Substation (net contribution to NamPower)	130.4 million	Commenced 2021; loan-funded
Outstanding VAT refunds & income tax duties	**~75.2 million**	Constrains electrification financing
Government subsidy (specific developments)	28.0 million	Insufficient to cover full need

Current Swakopmund capital projects:

- New Customer Care building on Erf 4056
- Electrification of 650 erven in DRC
- New substation for Myl 4 Extension

Across the broader Erongo Region, additional electrification of erven and power upgrades across various towns remain important capital priorities.

OPERATIONAL RISKS

The Modified Single Buyer Model (MSBM), introduced in 2019, allows REDs to purchase up to 30% of their power requirements from registered Independent Power Producers (IPP). Erongo RED currently purchases most of its power from NamPower and has partnered with OLC Arandis Solar Energy Pty Ltd (Olthaver & List) on a solar power project near Arandis with capacity of up to 3.8 MW. Erongo RED is also investigating the construction of its own 20 MW solar power plant at a location still to be determined, which could reduce exposure to supply interruptions from NamPower, particularly given Swakopmund's current maximum demand of approximately 28 MW.

A further operational risk is the increasing installation of private solar power systems by large electricity consumers, which contributes to slower growth in electricity sales. During the Covid pandemic, Erongo RED experienced a negative growth rate of 3% as the tourism sector was severely affected; however, sales have since recovered to positive growth.

IPP purchase allowance (MSBM)	Up to 30% of power requirements
Arandis solar partnership capacity	Up to 3.8 MW (OLC Arandis / Olthaver & List)
Proposed own solar plant	20 MW (location to be determined)
Swakopmund maximum demand	≈ 28 MW
Covid-period growth impact	-3% (tourism sector impact)

Wilfried Groenewald
BOD : Erongo RED
For Municipality of Swakopmund

11.1.6 **AERODROME ADVISORY COMMITTEE**
(C/M 2026/10/29 - 19/1/1/1)

Ordinary Management Committee Meeting of **15 October 2026**, Addendum **7.8,** page **65,** refers.

A. **This item was submitted to the Management Committee for consideration:**

1. Purpose

The purpose of this submission is to seek the approval of Council for the establishment of an Aerodrome Advisory Committee for the Swakopmund Municipal Aerodrome.

The proposed committee will provide strategic oversight and guidance on matters relating to aerodrome operations, aviation safety, security, regulatory compliance, and infrastructure development.

2. Background

Council, on **30 July 2026**, under item 11.1.19, resolved that an Aerodrome Advisory Committee be established to strengthen the governance, oversight and management of the Swakopmund Municipal Aerodrome, as reflected in **Annexure A**.

The establishment of the committee is intended to provide a structured platform through which key stakeholders can collectively consider matters affecting the aerodrome and make recommendations aimed at ensuring the safe, efficient and sustainable operation and development of the facility.

The aerodrome plays an important role in supporting aviation activities within the Swakopmund area. As the operational requirements and infrastructure needs of the aerodrome continue to develop, it is considered necessary to have a dedicated committee responsible to advise Council, provide oversight and facilitate effective coordination among the relevant stakeholders.

3. Mandate of the Committee

The proposed Aerodrome Advisory Committee shall have the following broad mandate to advise Council on:

1. *Aerodrome operations and matters affecting the efficient and effective operation of the aerodrome.*
2. *Promoting aviation safety and security, including the implementation and maintenance of appropriate safety and operational standards.*
3. *Regulatory compliance and alignment of aerodrome operations with applicable aviation legislation, regulations, standards and requirements.*
4. *Infrastructure development and improvement projects, including proposed upgrades, maintenance and future development of aerodrome facilities.*
5. *Facilitate stakeholder coordination between the Municipality, aviation industry representatives and other relevant stakeholders.*
6. *Operational challenges and risks affecting the aerodrome and recommend appropriate measures to address such matters.*

7. *Long-term development and sustainability of the aerodrome in accordance with the Municipality's strategic objectives.*
8. *Make recommendations to the appropriate Municipal structures on matters requiring further consideration or approval.*

4. Proposed Composition of the Committee

It is proposed that the revised Aerodrome Advisory Committee consist of the following members:

No.	***Member***	***Representation***
1.	*H. Weimann*	*Councillor / Council Representative*
2.	*A. Benjamin*	*Chief Executive Officer*
3.	*C. McClune*	*General Manager: EUE*
4.	*M. Gaweseb*	*Aerodrome Superintendent*
5.	*H. Koster*	*Swakopmund Airfield Hangers Owners & Operators Association*

B. After the matter was considered, the following was:-

RECOMMENDED:

That Council approves the establishment of an Aerodrome Advisory Committee, comprising:

- ***Councillor: H. Weimann;***
- ***Chief Executive Officer;***
- ***General Manager: Engineering, Urban Development and Environmental Management;***
- ***Aerodrome Superintendent;***
- ***Swakopmund Airfield Hangers Owners & Operators Association: H. Koster***

NNEXURE A

11.1.19 **COUNCIL'S REPRESENTATIVES ON VARIOUS COMMITTEES AND BODIES - 2026**
(C/M 2026/07/30 - 9/4/1/1)

Special Management Committee Meeting of **30 July 2026**, Addendum **5.6** page **03** refers.

A. **This item was submitted to the Management Committee for consideration:**

1. Council from time to time, approves the establishment of various committees/bodies to assist Council in the execution of its social and governance responsibilities.

2. The Local Authorities Act, Act No.23 of 1992, Section 26 (1) states the following:

> Powers, duties and functions of management committees
>
> *26. (1) A management committee shall be required -*
>
> *(a) to ensure that the decisions of the local authority council are carried out;*
>
> *(b) to consider any matter entrusted to the local authority council by virtue of any provisions of this Act or any other law in order to advise the local authority council on such matter;*
>
> *(c) to prepare and compile for the approval of the local authority council the estimates and supplementary estimates of revenue and expenditure of the local authority council;*
>
> *(d) to control the expenditure of moneys voted by the local authority council in its approved estimates and additional estimates, and all other moneys or funds made available to the local authority council;*
>
> *(e) to report at meetings of the local authority council on the exercise of the powers and the performance of the duties and functions of the management committee;*
>
> *(f) to exercise any power conferred upon the management committee under any provision of this Act or any other law;*
>
> *(g) to exercise any power of the local authority council delegated to the management committee by the local authority council under section 31, and*
>
> ***may establish from time to time such committees as it may deem necessary to advise it on the exercise of any of its powers or the performance of any of its duties and functions and may appoint such members of the management committee or such other persons as it may deem fit to be members of such committees.***

3. Various committees appear to be dormant, and the Management Committee is advised to reconsider their existence. They are as follows:

(a) Erongo Education Task Force
(b) Erongo Regional Gender Permanent Task Force
(c) Health Board of Namibia: Preliminary Investigation Committee
(d) Solar User Workshop
(e) Training Forum
(f) Housing Development Committee
(g) Re-Employment After Retirement Committee
(h) Municipal Sports Facilities Committee
(i) Steering Committee: Brickmaking Machines
(j) Regional Development / Constituency Development Committee

4. Below are the recent audit findings regarding the approved Council committees:

Medium risk observation

4.2 Lack of formal mandates for approved committees

Standard(s)

The Municipality has approved various committees/bodies to assist the Council in the execution of its social and governance responsibilities. The existence of these committees and the members appointed to serve on these committees should be reviewed on an annual basis after the election of the office bearers to ensure the Council's interests are better served.

Observation(s)

The list of Council representatives on various committees was last reviewed and approved by the Council on 31 March 2022. No review was done on the list of committees and individuals serving on these committees for the 2023 financial year.

After discussions with management, mandates and objectives have not been formalised for each committee. While the approved list of Council representatives is available, it lacks essential details such as the frequency of committee meetings and the specific objectives associated with each committee.

- ***The mandates of various committees are not formalised.***

- ***When the mandates of various committees are not formalised, the objectives of the committees are not clearly defined. This could result in the committees not functioning effectively for the intended objectives.***

It is recommended that:

- ***Charters for each committee should be developed, reviewed and approved by the appropriate authority.***
- ***These charters should have the following, but not limited to:***
  - ***the duties and responsibilities of each member;***
  - ***the frequency of meetings; and***
  - ***the objectives of the respective committee.***

Action: *1. Committees are established in terms of Section 26 (1) of the Local Authorities Act, Act 23 of 1992, as amended.*
2. The list of Committees will be submitted to the Management Committee of February for consideration.

3. A number of these committees are dormant, and the Management Committee will have to reconsider their existence.
Person Responsible: *Not indicated.*
Completion Timing: *Not indicated.*

5. The Management Committee does not have a Disaster and Risk Management Committee to mitigate the effects of disasters such as the heavy rains experienced recently. In this regard, a committee is proposed for consideration by the Management Committee.

6. **Attached** is a list of Council's representatives on various committees/bodies for consideration.

8. After the matter was considered, the following was:-

RECOMMENDED:

(a) That the attached list of Council's representatives on various committees / bodies for 2026 be reviewed by the Management Committee and the necessary committees be approved.

(b) That each of the committees approved in (a) above, be required to develop and submit a mandate on or before 01 November 2026, explaining their purpose and the authority to make decisions for consideration by Council.

(c) That the Management Committee considers the representatives of Council in external bodies and considers whether the representation is required, *and if it is required:*

(i) Whether it is a benefit for Swakopmund,
(ii) Whether it is a benefit for the employee,
(iii) The effectiveness of the committee,
(iv) The number of activities of the committee.

---

10. AERODROME MANAGEMENT COMMITTEE

Mandate: To oversee airport operations, safety, and infrastructure development.

Members:

1. **Former Councillor M. Henrichsen** - Political oversight
2. **Former Councillor E. Shitana** - Political oversight
3. **Former Councillor W. O. Groenewald** - Political oversight
4. **Chief Executive Officer** - Executive management
5. **General Manager: Economic Development Services** - Economic strategy
6. **General Manager: Engineering, Urban Development & SM** - Infrastructure planning
7. **Retired Pilot** - Aviation expertise

11.1.7 **REQUEST FUNDS FOR URBAN AGRICULTURE**
(C/M 2026/10/29 - 18/5/2)

Ordinary Management Committee Meeting of **15 October 2026**, Addendum **7.9,** page **67,** refers.

A. This item was submitted to the Management Committee for consideration:

1. Purpose

This submission seeks funding for the Urban Agriculture initiative for the 2026-2027 financial year.

2. Background

At a Council meeting held on **02 October 2025,** it was resolved under item 11.1.7

(a) The Council approves the allocation of N$ 100,000.00 for the support, maintenance, and construction of urban agriculture projects, with special focus on schools and community gardens.

(b) That the General Manager: Health Services and Solid Waste Management, be granted permission to budget for Urban Agriculture under the operational item.

(c) That the General Manager: Finance secures funds amounting to N$ 100,000.00 for the Urban Agriculture project to Vote: 300031013600, (Urban Agriculture Project).

Urban agriculture plays an important role in enhancing food security, strengthening local economies, promoting environmental sustainability, and fostering community participation. It contributes to job creation and livelihood opportunities, reduces the environmental footprint associated with food transportation, supports biodiversity, and enables the productive use of underutilized urban spaces. Since 2020, the Swakopmund Municipal Council has implemented an Urban Agriculture Project at the former sewage plant in Tamariskia. The project was established to enhance local food security, stimulate economic opportunities, promote sustainable agricultural practices, and foster biodiversity within the community.

Over the years, the project has shown positive outcomes, reflected in increased resident participation and growing demand from local customers for organically produced vegetables. The initiative has also served as a model for other community-based organizations, non-profit organizations, projects, and schools, which have subsequently established their own food gardens using the Urban Agriculture Project as a benchmark.

Currently, several non-profit organizations have expressed significant interest in participating in urban agriculture, as evidenced by the attached requests submitted to Council. These organizations have requested assistance with the establishment of community gardens, including support with gardening tools, agricultural inputs, infrastructure, and other resources required to develop and sustain productive garden projects.

The continued expansion and support of the Urban Agriculture Programme therefore presents an opportunity for Council to strengthen community food production, promote self-reliance, create livelihood opportunities, and contribute to national development priorities relating to food security, poverty reduction, employment creation, and sustainable development.

3. Garden projects supported by Council

The following projects have exemplified Council's commitment to community engagement, education, and environmental sustainability through practical gardening initiatives:

1) *Coastal High School*
2) *Vrede Rede Primary School*
3) *West Side High School*
4) *Swakopmund Primary School*
5) *Atlantic Junior Secondary School*
6) *DRC Clinic Garden Project*
7) *Welwitschia No 2*
8) *Dantago Arts Group*
9) *Tamariskia Clinic*

4. Estimated Budget

The Urban Agriculture Project (UAP) is a key initiative aimed at enhancing food security and promoting sustainable agricultural practices. To achieve these objectives, it is essential to support the construction of greenhouses and maintain the necessary infrastructure. The following activities are proposed as part of the project, with an estimated total budget of N$90,200.00.

Activities	Cost
1. *Construction of Matutura Allotment Plots*	*N$25 900.00*
2. *Namib High School – Garden Project*	*N$31 800.00*
3. *UAP - Repair of electric fence to enhance security*	*N$32 500.00*
Total	***N$90 200.00***

5. Conclusions

Supporting urban agriculture through the provision of the necessary resources to establish new gardens and maintain existing projects is essential to enhancing food security, promoting local economic development, and improving community livelihoods.

Against this background, funding is required to support the establishment, operation, and maintenance of urban agriculture garden projects within Swakopmund. It is therefore requested that an amount of N$90,200.00 be allocated by the Finance Department to Vote 300031013600 - Urban Agriculture Project. The requested funding will contribute towards ensuring the sustainability and effective implementation of the Municipality's urban agriculture initiatives.

B. After the matter was considered, the following was:-

RECOMMENDED:

(a) That Council approves the requested funds to the amount of N$90 200.00 for the Urban Agriculture Project to support and maintain garden projects in Swakopmund.

(b) That the General Manager: Finance secures funds amounting to N$90 200.00 for the Urban Agriculture project to Vote: 300031013600 (Urban Agriculture Project).

11.1.8 **CALENDAR AND PROGRAMME FOR MONTHLY SPONSORSHIP AND DONATION COMMITTEE MEETINGS FOR THE YEAR 2027**
(C/M 2026/10/29 - 3/15/1/1)

Ordinary Management Committee Meeting of **15 October 2026**, Addendum **7.10,** page **77,** refers.

A. **This item was submitted to the Management Committee for consideration:**

1. PURPOSE

This submission serves to seek approval for fixed calendar dates for the Sponsorship and Donation Committee meetings for the year 2027.

2. PROPOSED MEETING DATES

The following dates are proposed for the Sponsorship and Donation Committee meetings to be held from **February 2027 to October 2027**:

No.	Date	Day
1.	23 February 2027	Tuesday
2.	23 March 2027	Tuesday
3.	20 April 2027	Tuesday
4.	18 May 2027	Tuesday
5.	22 June 2027	Tuesday
6.	20 July 2027	Tuesday
7.	24 August 2027	Tuesday
8.	21 September 2027	Tuesday
9.	26 October 2027	Tuesday

Attached hereto is the proposed calendar and programme for the Sponsorship and Donation Committee meetings to be held during 2027.

3. DAY AND TIME OF MEETINGS

It is proposed that all Sponsorship and Donation Committee meetings be held on **Tuesdays at 12:00**, except where the proposed date falls on a public holiday or where circumstances require an alternative date. The meeting time may be adjusted by the Chairperson, where necessary, and members will be informed accordingly.

4. SUBMISSION OF APPLICATIONS

All sponsorship and donation applications to be considered by the Sponsorship and Donation Committee should be directed to the relevant Department based on the nature of the facility, venue, service, goods, resources or financial assistance requested from Council.

5. RESPONSIBILITY OF HEADS OF DEPARTMENT

The relevant Heads of Department where the relevant service is provided, or from whom facilities, venues, resources, monetary contributions, sponsorships or donations are requested, shall ensure that the necessary submission is prepared and processed.

The submission must:

- *be circulated to all relevant Heads of Department for confirmation and signature; and*
- *be submitted to the* ***General Manager: Corporate Services, Human Capital & ICT*** *before the applicable closing date for agenda items, as indicated in the attached calendar and programme.*

6. APPLICATION PERIOD AND MANDATORY DOCUMENTATION

All applications should be submitted **at least sixty (60) days prior to the date of the event or activity** to allow sufficient time for assessment and processing.

For an application to be considered by the Sponsorship and Donation Committee, the following mandatory supporting documents must be attached to **the cover letter and completed application form:**

1. *The total budget or projected cost of the event/project.*
2. *A list of all project contributors, partners, sponsors and/or donors.*
3. *A list of personnel involved in organising or implementing the project/event, together with proof of Swakopmund residency, where applicable. Acceptable proof may include an election voter's card, municipal water bill or other official proof of residence.*
4. *Proof of participation, invitation or registration, where applicable.*
5. *Proof of grants, sponsorships or financial contributions received or committed by other sponsors/donors.*
6. *A quotation or detailed cost breakdown in respect of the sponsorship or donation requested from Council.*
7. *Any other relevant supporting documentation that may assist the Committee in assessing the application.*

Incomplete applications may be returned to the relevant Department for additional information or supporting documentation before being placed on the Committee agenda.

7. COMPILATION AND DISTRIBUTION OF AGENDA

The Secretary and/or Vice-Secretary of the Sponsorship and Donation Committee shall be responsible for compiling and distributing the Sponsorship and Donation Committee agenda to the Committee members in accordance with the approved meeting schedule.

8. RECOMMENDATIONS TO MANAGEMENT COMMITTEE AND COUNCIL

Applications considered and recommended by the Sponsorship and Donation Committee shall, through the relevant Department, be submitted to the Management Committee and Council for consideration and final approval, where applicable.

9. DISCUSSION AT SPONSORSHIP COMMITTEE MEETING

This item was discussed at the Sponsorship Committee meeting held on **23 September 2026**, during which the Calendar and Programme for the Sponsorship and Donation Committee meetings for 2027 was approved.

It was proposed that three (3) quotations should be provided together with their application, where applicable. However, this requirement may be waived in cases where the requested product or service is specialised and only available from a specific supplier.

The Committee also considered and approved the procedures for the submission of sponsorship applications and recommended that the procedures be submitted to the Management Committee for consideration and approval.

B. **After the matter was considered, the following was:-**

RECOMMENDED:

(a) **That the Calendar and Programme (on file) for the Sponsorship and Donation Committee meetings for the year 2027 be approved.**

(b) **That all Sponsorship and Donation Committee meetings be held at 12:00 on Tuesdays, subject to changes necessitated by public holidays or as determined by the Chairperson.**

(c) **That relevant Heads of Department where the relevant service is provided, or from whom facilities, venues, resources, monetary contributions, sponsorships or donations are requested, should ensure that submissions are properly processed (compiled), signed and submitted to the General Manager: Corporate Services, Human Capital & ICT within the prescribed agenda deadlines.**

(d) **That all applications be submitted at least sixty (60) days prior to the event or activity and be accompanied by all mandatory supporting documentation.**

(e) **That all applicants should provide three (3) quotations together with their application, where applicable. However, this requirement may be waived in cases where the requested product or service is specialised and only available from a specific supplier.**

(f) **That the applications recommended by the Sponsorship and Donation Committee be processed through the relevant Department for consideration by the Management Committee and Council.**



SPONSORSHIP COMMITTEE MEETINGS FOR THE YEAR 2027

MONTH	CLOSING DATE FOR AGENDA AT 13:00	AGENDA OUT	DATE OF MEETING
FEBRUARY	Friday, 12 February	Thursday, 18 February	23 February
MARCH	Friday, 12 March	Thursday, 18 March	23 March
APRIL	Friday, 9 April	Thursday, 15 April	20 April
MAY	Friday, 7 May	Wednesday, 13 May	18 May
JUNE	Friday, 11 June	Thursday, 17 June	22 June
JULY	Friday, 9 July	Thursday, 15 July	20 July
AUGUST	Friday, 13 August	Thursday, 19 August	24 August
SEPTEMBER	Friday, 10 September	Thursday, 16 September	21 September
OCTOBER	Friday, 15 October	Thursday, 21 October	26 October

Calendar for Year 2027 (Namibia)



January						
Mo	Tu	We	Th	Fr	Sa	Su
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February						
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8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

March						
Mo	Tu	We	Th	Fr	Sa	Su
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29	30	31				

April						
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12	13	14	15	16	17	18
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26	27	28	29	30		

May						
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24	25	26	27	28	29	30
31						

June						
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28	29	30				

July						
Mo	Tu	We	Th	Fr	Sa	Su
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26	27	28	29	30	31	

August						
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23	24	25	26	27	28	29
30	31					

September						
Mo	Tu	We	Th	Fr	Sa	Su
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6	7	8	9	10	11	12
13	14	15	16	17	18	19
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27	28	29	30			

October						
Mo	Tu	We	Th	Fr	Sa	Su
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18	19	20	21	22	23	24
25	26	27	28	29	30	31

November						
Mo	Tu	We	Th	Fr	Sa	Su
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December						
Mo	Tu	We	Th	Fr	Sa	Su
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Holidays and Observances:

1 Jan	New Year
21 Mar	Independence Day
22 Mar	'Independence Day' observed
26 Mar	Good Friday
28 Mar	Easter Sunday
29 Mar	Easter Monday
1 May	Workers' Day
4 May	Cassinga Day
6 May	Ascension Day
25 May	Africa Day
28 May	Genocide Remembrance Day
26 Aug	Heroes' Day
10 Dec	Day of the Namibian Women and International Human Rights Day
25 Dec	Christmas Day

11.1.9 **NOTIFICATION OF APPROVED BUDGET FOR THE 2026 / 2027 FINANCIAL YEAR**
(C/M 2026/10/29 - 3/1/1/1/1; 3/1/1/2/1)

Ordinary Management Committee Meeting of **15 October 2026**, Addendum **7.12**, page **148**, refers.

A. This item was submitted to the Management Committee for consideration:

1. PURPOSE

The purpose of this submission is to formally inform Council of the approval of the 2026 / 2027 Budget, as communicated in the official letter from the Ministry of Urban and Rural Development, attached for ease of reference. **(Annexure 1)**

Accordingly, the communique highlights the approved amounts, statutory references, and all key conditions and requirements set by the Ministry.

2. BACKGROUND

The budget was approved subject to the conditions and requirements below.

2.1. ***Personnel Costs:*** *Must be restricted to 40% of total operating costs.*

2.2. ***Capital Projects:*** *Only projects with secured or approved funding may be implemented.*

2.3. *No expenditure should be incurred on projects without confirmed funding.*

2.4. ***Salary Increases and Bonuses:*** *The proposed 0.5% and 4.5% increases and bonuses for staff are not approved for 2026 / 2027. Any requests in the future must meet strict financial sustainability criteria.*

2.5. ***Motor Vehicle Allowances:*** *The proposed 5% increase for Management is not approved.*

2.6. ***Grants, Donations, and Bursaries:*** *Require prior written approval from the Minister as per Section 30(1)(z)(ii) of the Act.*

2.7. ***Cost Control:*** *Entertainment, travel, and related expenses must be minimized due to reduced economic activity and income.*

2.8. ***Statutory Levy:*** *The 5% levy of rates and taxes must be paid to the Erongo Regional Council as per Section 77(1) of the Act.*

2.9. ***Capital Project Implementation:*** *All approved capital projects must be implemented within the budgeted period, with quarterly reports submitted to the Ministry. Any delays must be reported with explanations.*

Council is urged to ensure strict compliance with all the above conditions to maintain financial sustainability and accountability.

B. **After the matter was considered, the following was:-**

RECOMMENDED:

(a) That Council takes note of the approved Budget and the following attached conditions and mandates for the administration to implement the Budget in strict accordance with the Ministry's Directives:

(i) Personnel Costs: Must be restricted to 40% of total operating costs.

(ii) Capital Projects: Only projects with secured or approved funding may be implemented.

(iii) No expenditure should be incurred on projects without confirmed funding.

(iv) Salary Increases and Bonuses: The proposed 0.5% and 4.5% increases and bonuses for staff are not approved for 2026 / 2027. Any requests in the future must meet strict financial sustainability criteria.

(v) Motor Vehicle Allowances: The proposed 5% increase for Management is not approved.

(vi) Grants, Donations, and Bursaries: Require prior written approval from the Minister as per Section 30(1)(z)(ii) of the Act.

(vii) Cost Control: Entertainment, travel, and related expenses must be minimized due to reduced economic activity and income.

(viii) Statutory Levy: The 5% levy of rates and taxes must be paid to the Erongo Regional Council as per Section 77(1) of the Act.

(ix) Capital Project Implementation: All approved capital projects must be implemented within the budgeted period, with quarterly reports submitted to the Ministry. Any delays must be reported with explanations.

(b) That points (a)(iv) and (v) of the ministerial approval conditions related to salary increases, bonuses and motor vehicle allowances be noted.

(c) That approval for benefits related to conditions of service for employees for Part I Municipalities are within the mandate of Council, after consultation with the Minister in terms of section 27(1)(c)(ii)(bb) of the Local Authority Act, Act 23 of 1992, as amended.

Republic of Namibia

Ministry of Urban and Rural Development

Enquiries: Mr. J Hatz
Tel.: (+264 61) 203 9031
Fax: (+264 61) 297-5305
E-mail: jahatz@murd.gov.na

Government Office Park
Luther Street

Our Ref: 14/1/1/7/2
Your Ref:

Private Bag 13289
Windhoek, Namibia

Mr. Alfeus Benjamin
Chief Executive Officer
Municipality of Swakopmund
P O Box 53
SWAKOPMUND
13001

Dear Mr. Benjamin

SUBJECT: MUNICIPALITY OF SWAKOPMUND BUDGET FOR THE FISCAL YEAR 1 JULY 2026 TO 30 JUNE 2027

This letter serves to inform you that your budget is approved in terms of Section 83 (1) and 84 (4) of the Local Authorities Act, 1992 (Act No. 23 of 1992) as amended, and in accordance with the Council Resolution CEM 2026/05/07 taken under item (3)(1)(1); 2)(1)(2)(i) for the fiscal year 1st July 2026 to 30th June 2027 estimated at N$707,146,180.00, subject to the following conditions:

1.1. The Municipality is once again urged to restrict Personnel costs at 40% of the total Operating costs to be sustainable as per the guideline threshold from the Ministry.

1.2 The Operational Budget is increased with an amount of N$2,878,160.00 which is the difference between the amount budgeted and the amounts allocated by the Road Fund Administration (RFA) for road maintenance and for traffic law enforcement as per the letter dated 10th April 2026.

1.3 The approved amount of the Capital Budget is limited to N$104,000,000.00 and the Municipal Council is urged not to incur expenditure or to only implement projects with secured and/or approved funding or where actual funding is received or guaranteed and internal funds are made available to avoid litigation and public disputes resulting from non-payment of contractors where there is no council funding.

1.4. Salary increases including bonuses of 0.5% and 4.5% across the board for staff members for the 2026/2027 Financial Year in accordance with Council's remuneration policy approved on 29th October 2020 are not approved in terms of the provisions of Section 27 (1) (e) (ii) (bb) of the Local Authorities Act, 1992 (Act No. 23 of 1992) as amended. Requests for consultations on salary increases for staff members should be made after a thorough consideration of the hardships which have made it difficult for most residents not being able to pay for basic goods and services, including municipal services. The residents are not in a financial position to bear and sustain such additional costs and the Council should meet the following criteria which ensure financial sustainability and justifies the salary increases, that:

a) Council demonstrates sound debt management, including honouring debts owed for utilities to Erongo RED and Namibia Water Corporation Ltd (NamWater) alongside efficient revenue collection currently at 80% year-to-date while approximately 51% of Councils year-to-date actual collections of N$439,882,299.00 was spend on Salaries, wages and allowances which had a year-to-date actual expenditure of N$224,927,985.00 for the 2025/2026 financial year;
b) Council is able to implement the salary adjustments without increasing the tariffs (rates) for your customers. The Municipal Council has increased service related tariffs with 5% for the 2026/2027 Financial Year due to prevailing economic circumstances; and
c) Council is able to adjust salaries without compromising Capital projects which improves service delivery.

1.5. Increases of 5% in the motor vehicle allowances for the Management Cadre is **not approved** for the 2026/2027 Financial Year in terms of Section 27 (1) (c) (ii) (bb) of the Local Authorities Act, 1992 (Act No. 23 of 1992) as amended.

1.6. The Municipal Council is urged to comply with Section 30 (1) (z) (ii) of the Local Authorities Act, (Act No. 23 of 1992) as amended, which requires the prior written approval of the Minister in every particular case and subject to such conditions as he may determine if it intends to make grants and donations which include bursaries.

1.7. The Council is once again urged to avoid by all means uneconomical entertainment and traveling exercises and implement drastic measures to manage and control the limited resources of the Local Authority in order to pay for the basic services such as water and electricity as well as other development initiatives. The amounts budgeted for subsistence and traveling allowances, entertainment & refreshments, lunch for the elderly and corporate gifts must be limited with due consideration of the overall reduction in economic activities and a subsequent reduction in income of the Municipal Council.

1.8. The Council is urged to comply with the provisions of Section 77 (1) of the Local Authorities Act, (Act No. 23 of 1992) as amended by paying the 5% levy of Rates and Taxes to the Erongo Regional Council.

1.9. The Council is advised to ensure that all approved Capital projects are implemented within the budgeted period and to submit quarterly reports to the Ministry to track implementation and accountability on public funds. Should Council experience project implementation challenges, an explanation of factors causing such delays should be brought to the attention of the Ministry for us to collectively seek responsive interventions in good time.

Yours Sincerely,

MINISTRY OF URBAN AND RURAL DEVELOPMENT
EXECUTIVE DIRECTOR
17 AUG 2025
PRIVATE BAG 13289
WINDHOEK

DR. WILHELMINE SHIVUTE
EXECUTIVE DIRECTOR

11.1.10 **PROPOSED MEMORANDUM OF UNDERSTANDING BETWEEN THE MUNICIPALITY OF SWAKOPMUND AND KAMANJAB VILLAGE COUNCIL**
(C/M 2026/10/29 - 12/2/4/5)

Ordinary Management Committee Meeting of **15 October 2026**, Addendum **7.13**, page **152**, refers.

A. **This item was submitted to the Management Committee for consideration:**

1. Background

The Kamanjab Village Council has expressed interest in entering a Memorandum of Understanding with the Municipality of Swakopmund to establish a formal partnership aimed at promoting cooperation, knowledge sharing, and institutional development between the two local authorities.

The proposed partnership seeks to strengthen local government capacity through the exchange of expertise, technical support, and best practices in areas of mutual interest. Memoranda of Understanding provide municipalities with an opportunity to collaborate on common developmental challenges, improve service delivery, and build long-term institutional relationships for the benefit of their respective communities.

Following preliminary engagements, the Kamanjab Village Council has proposed that the partnership focus on practical areas of cooperation that will contribute to improved municipal operations and sustainable development.

2. Discussion

The Kamanjab Village Council has requested that the Memorandum of Understanding focus on the following areas of cooperation:

- *Skills and knowledge exchange in key operational areas such as waste management, environmental compliance, and municipal service delivery.*
- *Institutional capacity building through technical support, mentorship, and the sharing of best practices.*
- *Access to equipment and machinery support, where feasible and subject to the Municipality of Swakopmund's operational requirements and resource availability.*
- *Strengthening inter-local authority cooperation through collaboration, networking, and the exchange of experiences in line with established local government best practices.*

The proposed partnership aligns with the Municipality of Swakopmund's commitment to promoting good governance, institutional excellence, and continuous improvement in municipal service delivery.

The Memorandum of Understanding will provide opportunities for officials from both councils to participate in technical exchanges, benchmarking visits, workshops, and collaborative projects aimed at improving operational efficiency and strengthening institutional capacity.

Any technical assistance, equipment support, or joint initiatives undertaken as part of the agreement will be subject to the availability of municipal resources, Council approval where required, and applicable legislative and

policy requirements.

3. Financial Implications

The conclusion of the Memorandum of Understanding will not have immediate financial implications for the Municipality of Swakopmund. However, future activities arising from the implementation of the agreement, including official visits, workshops, training programmes, technical assistance, or the provision of equipment support, may require financial resources. Such activities will be considered within approved budget allocations and, where necessary, be submitted to Council for approval through the normal budgeting and procurement processes.

Where possible, both parties will seek external funding opportunities, partnerships, or donor support to facilitate joint programmes and projects.

B. After the matter was considered, the following was:-

RECOMMENDED:

(a) That Council takes note of the proposed Memorandum of Understanding between the Municipality of Swakopmund and the Kamanjab Village Council.

(b) That this item be kept in abeyance pending the submission of all memoranda of understanding entered into by Council and other institutions to Council, including the specific areas of cooperation.

KAMANJAB VILLAGE COUNCIL

TEL: (+264 67)-330051
FAX: (+264 67)-330061
NAMIBIA

ERENS GURIRAB STR

P.O. BOX 81
KAMANJAB,

RECORDS & ARCHIVES
- 6 MAY 2026
MUNICIPALITY OF SWAKOPMUND

Enquiries: Ms. Elsie Geagases

15 May 2026

15 MAY 2026

To: Mr. Alfeus Benjamin
The Chief Executive Officer
P O Box 53
Swakopmund Town Council

Dear Mr. Alfeus Benjamin

SUBJECT: REQUEST FOR A TWINNING AGREEMENT BETWEEN KAMANJAB VILLAGE COUNCIL AND SWAKOPMUND TOWN COUNCIL

The Kamanjab Village Council hereby extends its compliments to your esteemed Local Authority and wishes to express its interest in establishing a twinning agreement and cooperative relationship with your Local Authority and to learn more from you.

The purpose of this proposed twinning agreement is to promote mutual cooperation, exchange of knowledge, institutional capacity building, and sustainable local development between our respective Local Authorities. The Council believes that through collaboration and the sharing of experiences, both institutions can benefit from improved service delivery and enhanced community development initiatives.

In this regard, the Council proposes cooperation in the following areas:

- Skills and knowledge exchange in key operational areas such as waste management, environmental compliance, and service delivery.
- Institutional capacity building through technical support and mentorship;
- Access to equipment and machinery support where required; and
- Strengthening inter-local authority cooperation in line with established best practices.

It is the Council's belief that the proposed partnership will create valuable opportunities for both Local Authorities to strengthen institutional relations and exchange best practices for the benefit of our communities.

Should your Council be interested in this initiative, we kindly request a formal response so that further engagements and discussions may be arranged regarding the framework and implementation of the proposed twinning agreement.

We look forward to establishing a fruitful and long-lasting relationship with your Local Authority.

Kindly accept the assurances of our highest consideration.

Yours faithfully,

.....

Ms. Seriane H Mukuta
Chief Executive Officer

Kamanjab Village Council
Chief Executive Officer
14 MAY 2026
P.O. Box 81
Kamanjab

11.1.11 **PHASE 4 - DONATION OF 66 ERVEN TO REMAINING OCCUPANTS IN EXTENSIONS 27, 29 AND 30, SWAKOPMUND**
(C/M 2026/10/29 - 15/2/1/5; 15/2/1/2; 15/2/1/3; 17/1/4/2/1/7))

Ordinary Management Committee Meeting of **15 October 2026**, Addendum **8.1,** page **03,** refers.

A. **This item was submitted to the Management Committee for consideration:**

1. **INTRODUCTION**

The purpose of this submission is to request Council's approval for the donation of 66 erven in Extensions 27, 29 and 30 (DRC Proper) to occupants who are residing on the erven. Attached as **Annexure "A"** is a locality map.

2. **BACKGROUND**

On **23 February 2023,** Council resolved under item 11.1.14 to donate **80** erven in Ext 27, 29 and 30 (DRC Proper) under phase1 of the project. Council received ministerial approval on **18 June 2024.**

On **28 November 2024,** Council approved the results of the verification report for the donation of **340** erven in Extensions 27, 29 and 30 Swakopmund (DRC Proper), to occupants (first-time homeowners) residing under item 11.1.47. However, ministerial approval is still awaited.

The list of 80 and 340 approved donations was shared with Erongo RED for the electrification project.

As part of Council's commitment in line with the government's objective to uplift the living standards for homeless residents, a separate submission for the donation of **165** additional erven in Extensions 27, 29 and 30 (DRC Proper), referred to as Phase 3, was tabled to Council and approved on **24 November 2025** under item 11.1.43.

3. **DISCUSSION**

From **18 September 2023 to November 2024**, the Housing Section commenced with the registration and enumeration of the overspill and unauthorized occupants in Extensions 27, 29 and 30, Swakopmund as part of the registration process. The socio-economic data and the number of households in Extensions 27, 29 and 30, Swakopmund, are recorded to plan for both the allocation of erven and relocation of overspill residents. Every household that is enumerated was issued with a registration form, while a copy remains in the registration book for record and audit purposes. An electronic database was also created to record data of the enumeration exercise that was undertaken.

- ***Number of erven***

There are **894** erven in Extensions 27, 29 and 30, Swakopmund, zoned single residential. In 2022, Council constructed **47** Social Houses under the 40/40 Housing Initiative. **Annexure "B"** is the photos of Social Houses constructed for the beneficiaries.

Substations were built on **5** single residential erven and **1** Fire Brigade; **14** new erven in Ext 30 North were allocated to staff members and **5** physically

challenged persons. The allocation and donation of erven in Extensions 27, 29 and 30, Swakopmund are dealt in phases.

On **23 February 2023,** Council resolved under item 11.1.14 to donate **80** erven in Ext 27, 29 and 30 (DRC Proper) under **phase 1 Annexure "C"**.

Additionally, **41** new erven were scattered across Ext 27, 29 and 30, of which **6** erven were allocated to the overspill residents. These **6** new erven are part of **340** erven approved for donation on **28 November 2024** under item 11.1.47 under **Phase 3**.

3.1. **Registration**

With the assistance of the Committee members, each household (unauthorized and overspill residents) in Extensions 27, 29 and 30, Swakopmund, was visited for registration. A notice of registration was placed at strategic gathering points, issued to Committee leaders for distribution, and placed under the doors where occupants were absent. Neighbours were also requested to inform those who were not found at home.

Progressive Donation of Erven	***Total Number***	***Comments***
Total number of erven in Ext 27, 29 & 30	*894*	
Number of erven occupied by households	*894*	
Total number of households registered	*3 454*	
Number of households yet to be registered	*127*	
Social Housing under 40/40 Project	*47*	
Total number of erven approved in phase 1	*75*	*5 of 80 benefitted under other projects*
Total number of erven approved in phase 2	*336*	*4 of 340 benefitted under other projects*
Total number of erven for phase 3	*165*	
Total number of erven for phase 4	*66*	

Out of the total **894** erven identified, **204** Single Residential erven remain available for donation. These erven can be categorised as follows:

(a) Unauthorized occupants residing on erven vacated by previous owners who benefitted under other housing programmes.
(b) Overspill residents whose erven no longer exist due to the changes on the new cadastral layout, but who still remain on non-existent erven.
(c) The registered tenants whose whereabouts is unknown.
(d) Deceased matters and
(e) Possibility of benefiting under other projects will be considered in phase 5 when the investigations are successfully completed.

3.2. **Co-applicant**

The co-applicant is described as any relative who is employed and who must provide his/her proof of income on behalf of the registered tenant to secure and retain the erf.

The registered tenants who are being considered for donation of erven and who are unemployed or pensioner or physically challenged at the time of assessment for consideration of donation are required to have a co-applicant.

This measure constitutes an important tenure security mechanism implemented by Council to ensure that beneficiaries are able to retain the erven they have occupied for an extended period. In addition, all co-applicants are required to complete **Annexure "D"** under oath, confirming that they relinquish any present or future claim, right, title, or interest in the property.

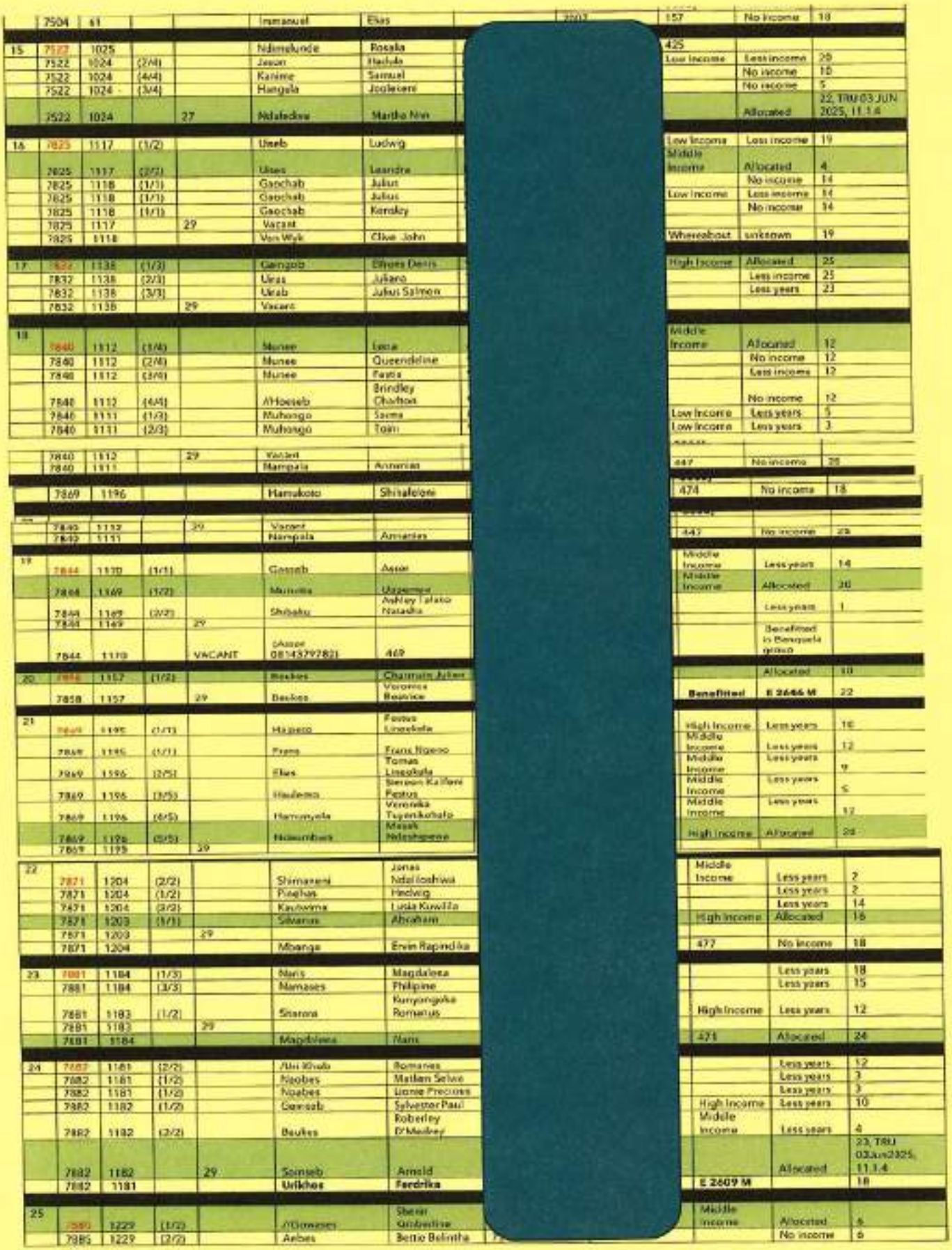
Table A below reflects all occupants recorded during the socio-economic survey conducted in Extensions 27, 29 and 30 (DRC Proper). All occupants were requested to update their income information before the closing date of **10 November 2025** to enable the verification of their eligibility for assistance.

Following the assessment of the information submitted, a total of **66 erven** and their respective beneficiaries were identified and selected for consideration under the donation programme. The occupants of the remaining **204** erven are in a vetting process.

Table A - 66 Erven Allocated for Donation

No	New Erf No	Erf	No.	Ext	Surname	Name	[redacted]	Income Category (High Inc above 6001 +), Middle Inc (6300 to 3001), Low Inc (Below 3000)	Allocation	Years of occupancy
1	7255	1079	(1/4)		Josef	Petrus Talipendu		Middle Income	Allocated	12, TRU 03 Jun 2025, 11.1.4
	7255	1079	(2/4)		Haulku	Polykapa			Less years	5
	7255	1079	(3/4)		Shipanga	Lovisa Nangula Natalie		Low Income	Less income	22
	7255	1079	(4/4)		Ndaumu	Jambainge Shikudule		Middle Income	Less years	1
	7255	1079	(5/5)		Mbangula	Tomas Nghishivali			No income	10
	7255	1080		Vacant				440		
2	7260	1101	(1/2)		Somses	Melinda			No income	12
	7260	1101	(2/2)		Somses	Ennce Ricky		Middle Income	Allocated	11
	7260	1102	(1/1)		Haregaib	Paulus Jehsed		Low Income	Less income	16
	7260	27	1102		Haregaib	Engelhard		Benefited MHDP		25
	7260		1101	Jackie Visagie	84031810202	2009	M	J Visagie relocated to Otavi		16
3	7264	1047	(1/2)		Gaises	Telia Sidelia		Middle Income	Allocated	14
	7264	1048	(1/2)		Shikongo	Hilya			No income	No years recorded
	7264	1048	(2/2)		Iita	Hamuteni Simon Petrus			Less years	3
	7264	27	1047	VACANT						
	7264		1048		Katonganga	Constancia		431	Out of town	24

4	7280	100	(2/3)	27	Andonje	Ester L			Less years	1
	7281	100	(3/3)	27	Titus	Simon Petrus		High income	Income too high	11
	7283	100		27	Njeno	Samwel			Allocated	17, 18/03 JUN 2025, 11.1.4
5	7330	420	(2/2)	27	Gurrab	Hennie Mervin			No income	20
	7333	420	(1/1)	27	Hoeses	Priscilla		Middle income	Allocated	23
	7334	27	420		Nawaseb	Jafet		**Benefitted**	**E 3496 M**	24
6	7364	221	(1/3)	27	Shikemeni	Tonie Ndeupewa			Less years	6
	7366	221	(2/3)	27	Amindi	Moses		Middle Income	Allocated	9
	7364	221	(3/3)	27	Immanuel	Petrus Hauwanga			Years of occupation not recorded	
	7364	221		27	Tjimange	Angelika		**Benefitted**	**E 4065 M**	18
7	7380	231	(1/2)	27	Ankugo	Dosi Bosco Hifaafi		Middle Income	Less years	4
	7380	231	(1/2)	27	Filipus	Filipus Muzanima		High Income	Less years	18
	7380	231	(2/2)	27	Ankugo	Tonita Vute		High Income	Less years	7
	7380	232	(1/2)	27	Amjera	Niklaas		Low Income	Less years	12
	7380	27	232	Gardao-Oas	Filipina	638911006659		**Benefitted**		16
	7380	231			Filipus	Silvester		108	Allocated	25
8	7384	222	(1/6)	27	Nyangana	Shigwedia Selestinus			No income	24
	7384	223	(5/6)	27	Uusingi	Augustinus Hangura		No income	Less years	1
	7384	222	(5/6)	27	Kalemo	Lesisia		No income	Less years	1
	7384	224	(1/3)	27	Khangus	Lissa			Allocated	18
	7384	224	(2/3)	27	Sonabes	Rosenta			Less years	2 months
	7384	224	(3/3)	27	Nambala	Haleni Kaudeeva		Low Income	Less years	1 months
	7386	224		27	Khaikun	Martha		**Benefitted**	**M 3963**	25
	7384	222			Uirbare	Niklaus		**Benefitted**	**E 3249 N**	
9	7412	219	(1/2)	27	Kindje	Ruzentine		Low Income	Allocated	20
	7417	219	(2/2)	27	Frederick	Kleopas Kamati		Middle Income	Less years	18
10	7431	197	(1/4)	27	April	Anna Magdalena		Middle Income	Allocated	10
	7431	197	(2/4)	27	Swartbooi	Isak			Less years	4
11	7464	7464	(1/8)		Nkunyango	Paulus Kauwuwete		No Income	Less years	8
	7464	7464	(1/8)		Lipolonine	Aleteo Ndapandula		No income	Less years	8
	7464	7464	(2/8)		Kapweya	Lahya		No income	Less years	4
	7464	7464	(4/8)		Kamborde	Ndeshihafela Johanna		No income	Less years	4
	7464	7464	(5/8)		Hamukanga	Kornelia Nembahelesi		No income	Less years	11
	7464	7464	(6/8)		Dunseni	Naomi Ndeiteseke		Low Income	Less years	5
	7464	7464	(6/8)		Simon	Hulpen			Less years	2
	7464	7464	(7/8)		Matheus	Titus Iwala		High Income	Allocated	19
	7464	7464	(7/8)		Mauricio	Filomena			Less years	4
	7464	7464	(8/8)		Hangalanango	Cleofas		No income		13
	7464	27	NEW							
12	7489	16	(2/2)	27	Ambondi	Kandjashi Ndangeva			No income	12
	7489	16	(1/1)	27	Ocathuzen	Tenecia Charlotte Sonya			Less years	2
	7489	16	(1/2)	27	Vaseksia	Johannes		High Income	Less years	7
	7489	16	(1/1)	27	Goreses	Annekee Annemarie			No income	2
	7489	15	(2/2)	27	Erasmus	Bertha			No income	13
	7489	15			Hanob	Emma 2006		High Income	Allocated	19
13	7497	38	(1/1)	27	Uises	Annette			Allocated	18
	7497	27	38		Vaiseb					
14	7504	60	(1/2)	27	Hans	Caroline		Middle Income	Allocated	3
	7504	60	(2/2)	27	Tanseb	Stanley		High Income	Less years	2



	7885	1229		29	/Goswami	Emma Elineke		E 1270 M		18
26	7886	1231	(1/2)		Burger	Elieke			No income	14
	7886	1231	(2/2)		Abedenego	Willem		Low Income	No number of years	
	7886	1210	(1/3)		Sofies	Laurentia		Middle Income	Allocated	8
	7886	1231			Pinehas	Michael		485	Deceased	
27	7887	1233	(1/2)		Hashiko	Jona		High Income	Less years	12
	7887	1233	(2/2)		Jonas	Josef Nghidawah Nghipumeke			Less years	15
	7887	1233		29	Jonas	Hashiko		High Income	Less years	12
	7887	1232	(1/3)		Amutenya	Ottilie		N$ 3150.00 Co-applicant	Allocated	16
28	7888	1225	(1/3)		Gaseb	Robert			No income	24
	7888	1226	(3/3)		Kalenga's	Johannes		High Income	Allocated	8
	7888	1226	(2/2)		Mika	Mika		Middle Income	Less years	3
	7888	1226		29	Garoes	Johanna		N$ 1170 M	No income	20
	7888	1225			Gaseb	Robert		484	No income	17
29	7909	658	(2/2)	29	Markurdi	Laimi Lovisa			No income	24
	7909	649	(1/6)	29	Hapinge	Johannes			Less years	4
	7909	649	(3/6)	29	Hahambo	Nestor N.		Middle Income	Less years	4
	7909	649	(3/6)	29	Shayuka	Nghidipofanwa P.		Middle Income	Less years	2
	7909	649	(6/6)	29	Ndakenordja	Frieda N.			Less years	3
	7909	649	(6/6)	29	Uaiyambala	Johannes		High Income	Less years	9
	7909	658			Johannes	Aron		15	Less years	20
	7909	649		29	Aron	Wilhelmina Dhimbukukwao			Allocated	25 TRU 03 JUN 25 11:14
30	7915	628		29	Shau	Thomas Natangwe			No income	25
	7915	636			Nawaya	Thomas		2437 M		19
	7915	635	(1/1)	29	Kamwaka	Martin Elia Hamwaka		High Income	Allocated	
	7915	635		29	Amushila	Shihepo			No income	4
31	7950	494	(1/1)	29	Hangihome	Amonius			No income	2
	7950	494	(1/2)	29	Nambala	Moses			No income	24
	7950	494	(1/2)	29	Nambala	Ndakikolala Ndeshipewa		Low Income	Less income	10
	7950	494	(2/2)	29	Simon	Panduleni			No income	7
	7950	493	(1/3)	29	Nuukuti	Johannes		Middle Income	Allocated	13
	7950	493		29	Nuukuti	Esther N		N$ 7123		16
	7950	494			Nambala	Moses		63	No income	22
32	7961	175	(2/2)	29	Tjaaku	Wesley Kangenene		Middle Income	Allocated	10
	7961	29	575		Vacant					
33	7977	157	(1/4)	29	Mateus	Gertrude		Middle Income	Allocated	16
34	7983	136	(2/2)	29	Sacraria	Phelemon Nghifnana		Middle Income	Allocated	18
	7983	135	(1/2)	29	/Useb	Mesrina Merlyn		Low Income	Less years	11
	7983	135	(2/2)	29	Obeb	Dwayne Gleuvarno Cleovando		Middle Income	Less years	10
	7983	136	(1/2)	29	Onesmus	Petrus		Middle Income	No years recorded	
	7983	135		29	Oxurus	Victorine		N$ 4850 M	No income	25
	7983	136			Junias	T Hikotilakwa		84	No income	23
35	7985	132	(2/5)	29	Amatenya	Moses Nastyenyo			No years recorded	
	7985	132	(3/5)	29	Ndaendapo	Elphas Hiyavau		High Income	Less years	7
	7985	132	(2/5)	29	Amatenya	Moses Nastyenyo		High Income	Less years	7
	7985	131	(1/1)	29	Aubes	Aletta		Middle Income	Allocated	8
	7985	131		29	Tjimune	Jafeet		N$ 2408 M	No income	17
	7985	132			Henzilelie	Mwatuvikaoge		84	Moved to the North	25
36	8002	396	(1/2)	29	Munenge	Linea Leena		High Income	Less years	6
	8002	396	(2/2)	29	Munenge	Frieda Natangwe		Middle Income	Less years	6

	8062	359	(2/3)	29	Hoseb	Ancheles		Low Income	No years recorded	
	8062	359	(1/3)	29	Seibes	Elaskia			Allocated	15
	8062	359	(3/3)	29	Hoseb	Laurens Jochen		Low Income	Less years	5
	8062	360	(1/2)	29	Swases	Bendelina		Low Income	Less years	5
	8062	360	(2/2)	29	Swases	Melody		Middle Income	Less years	5
	8062	359		29	Nauseb	Ismiel		E 2517 M	No income	25
37	8071	578	(1/3)	29	Absalom	David		Middle Income	Less income	17
	8071	576	(2/3)	29	Shelka	Abed Ngiyamomote		Low Income	Allocated	6
	8071	576	(3/3)	29	Shilmi	John			Less years	3
	8071	579	(1/3)	29	Shilmi	Absalom Shipingana			Less years	2
	8071	578		29	Hwiaula	Abed Mweselumo		M 7915	Less years	20
38	8075	572	(2/2)	29	Nampala	Albertine		Middle Income	Allocated	6
	8075	573	(1/3)	29	Jonas	Patricia Kwaleinge Shingala			No income	23
	8075	572		29	Nghilalweena	Laban Tumwaneni		M 2465	No income	23
	8075	573			Jonas	Alberto Popyeni		294	No income	25
39	8092	613	(3/3)	29	Vastern	Edwi Ndapandula			Allocated	10
	8092	613		29	Shikongo	Wilbard Elago		E 4049 M		18
40	8117	457		29	Haariku	Jonas Tangeni			Allocated	16
41	8122	452	(1/4)	29	Mukuni	Alfhoon Mopenge		High Income	Allocated	20
	8122	452	(2/4)	29	Likuwa	Kasemba Siamalwa		High Income	Qualify but registered overspill considered	20
42	8130	444	(1/3)	29	Kamandu	Manfried			No income	7
	8130	444	(3/3)	29	Alfeus	Elizabeth Langeria		Middle Income	Allocated	5
	8130	444		29	Gowases	Cleopatra		E 4062 M	No income	23
43	8140	437	(1/3)	29	Nekoto	Salmon		High Income	Allocated	20
	8140	437	(3/3)	29	Shimweta	Silvanus Shiwoomwenyo		Low Income	Less income	3
	8140	437		29	Haukongo	Henok Linealelo		M 1187		24
44	8159	1286	(2/2)		Hoxobes	Janet		Middle Income	Allocated	12
	8159	1285	(1/1)		Gui Dao Gab	Marvin David		Middle Income	No years recorded	
	8159	1286			Gawes	Victoria		505	Deceased	18
45	8161	1255	(1/1)		Nawaseb	Evens		Middle Income	Allocated	15
	8161	1254		30	VACANT					
	8161	1255			Nuuyoma	Martin Amagula		902	Whereabouts unknown	18
46	8169	1302	(1/1)		Andreas	Herman			No income	18
	8169	1303	(1/2)		Nambala	Fanelika Lena		Middle Income	Allocated	3
	8169	1303		30	Vacant					
	8169	1302			Ndemwaeda	Malena		515	Deceased	16
47	8173	1310	(1/3)		Ndopwashinwa	Petrus			No income	19
	8173	1310	(2/3)		Kalolera	Tesfeld Hashindushiya		Low Income	Less income	9
	8173	1310	(3/3)		Shifidi	Gerson		High Income	Allocated	6
	8173	1311	(1/1)		Likuwa	Peter Ndjamba		Low Income	Less income	14
	8173	1311		30	VACANT					
	8173	1310			Likuwa	Romanus Shigoka		520	No income	17
48	8180	1286	(1/3)		Gesuro	Sara Nankali		Middle Income	Allocated	16
	8180	1286	(2/3)		Veiko	Mama Joseph		Middle Income	Less years	10
	8180	1285		30	VACANT					
	8180	1286			Anon	Ahab		No income	Whereabout s not known	18
49	8193	1344	(2/3)		Shiwana	Beenildetas			No income	4

	8193	1344	(3/3)		Tjhaka	Concessie Da Carmo	Middle Income	Less years	5
	8192	1343	(1/2)		Ngudela	Sakaria Shigadeni	High Income	Allocated	17
	8193	1343	(2/2)		Hawdenga	Jackson	High Income	Less years	13
	8193	1343		30	Shindinga	Junti Linekela	E 4027 M		16
	8193	1344			Shinedima	Paulus Johannes	328	No income	18
50	8194	1346	(1/2)		Gowases	Alfeus Daniel	High Income	Less years	1
	8194	1346	(1/1)		Gowases	Ludwiga	Low Income	Less years	12
	8194	1346	(1/1)		Gowases	Hebnana	Middle Income	Less years	14
	8194	1345			Garoseb	Lazarus	High Income	Allocated	15
51	8196	1347	(1/2)		Lukas	Lukas Sanalande Ndeapo	Middle Income	Allocated	16
	8195	1347	(2/2)		Salom	Ahatel		No income	10
	8195	1348			Noobes	Nelcie	46	Relocated to 8416	20
52	8199	1316	(2/6)		Nhinda	Filipus	High Income	Allocated	5
	8199	1316	(5/6)		Heisens	Filippus Kastehelwa	High Income	Less years	8
	8199	1316	(1/6)		Shoura	Erikson	Middle Income	No years	
	8199	1316	(2/6)		Shaudesi	Jeroboam		No income	15
	8199	1316	(3/6)		Aron	Selma	Middle Income	No years	
	8199	1316	(4/6)		Martina	Josefata Jololeni	High Income	Less years	4
	8199	1316	(5/6)		Hede	Henry Nghishigua			
	8199	1316	(6/6)		Abraham	Kristof Valombola	High Income	Less years	4
	8199	1316		20	VACANT		Low Income	Less years	2
53	8200	1318	(1/5)		Johannes	Tshalen		Less years	6
	8200	1318	(2/5)		Nyhidangwa	Gabriel Kehlanghanda		No income	23
	8200	1318	(3/5)		Odeno	Enock Mwelunditenge		Less years	4
	8200	1318	(4/5)		Hanana	Elia	Middle Income	Less years	5
	8200	1318	(4/5)		Haulika	Sofia Ndeshipewa		Less years	1
	8200	1318	(5/5)		Nghilongwa	Petrus Pongwali		No income	9
	8200	1318	(2/3)		Amunime	Albertina		Less years	2
	8200	1319	(1/3)		Mbwalala	Rauni	Low Income	Less years	3
	8200	1319	(3/3)		Nangula	Festus	Middle Income	Allocated	7
	8200	1319	(2/3)		Shikonga	Filginon	High Income	Less years	4
	8200	1319		30	Nakale	Leena	M 2494		16
	8200	1318			Ndilenguwa	Tylina	522	Moved to the North	18
54	8211	1354	(1/1)		Shaanika	Bertha	Middle Income	Allocated	10
	8211	1353	(1/2)		Benard	Sabine		No years	
55	8298	795	(1/2)		Mbago	Israel Kwathenda	Middle Income	Allocated	8
	8298	795	(2/2)		Shikongo	Monika Indavo		Less years	3
	8298	795		30	Angawa	Petris Petrus	M 3498	Benefitted	18
	8298	796			Bpenge	Hilma	58	No income	18
56	8299	797	(2/33)		Nkhongwa	Junior		Less years	5
	8299	797	(1/3)		Ndapaka	Andreas Tuhonga	Middle Income	Allocated	13
	8299	798	(1/2)		Hashipala	Elia	Low Income	Less income	18
	8299	798	(2/2)		Shaningwah	Ndeshipanda	Low Income	Less income	14
	8299	798		30	VACANT				
	8299	797			Ndimulunde	Kalisa	353	No income	18
57	8305	745	(1/4)	30	Shindinge	Tomas	Middle Income	Less years	12
	8305	745	(3/4)	30	Shindinge	Tonata	Middle Income	Less years	13
	8305	745		30	Simson	Nghalvika Kaulancha		Allocated	29 TRU 03 Jun2025, 11:1 4
58	8322	739	(3/4)	30	Qshinga	Rebecca Nyama	Low Income	Less years	4
	8322	740	(1/3)	30	Ndjundo	Hendrik Antonius		No income	19
	8322	740	(3/3)	30	Nauyenga	Alfeus		No income	1 year 3 months
	8322	740		30	Nanuobes	Elisabeth	M 3903		22
	8322	739			Siefonia	Fredrick Shaningapo	Middle Income	Allocated	16
59	8334	724	(1/1)	30	Shilongo	Ananias		Less years	1
	8334	725	(4/6)	30	Shikemba	Samuel		No income	10

	8334	725	(5/6)	20	Amutenya	Josef Nekango	Low Income	Less income	16
	8335	725	(6/6)	30	Uukule	Mateus	Middle Income	Allocated	3
	8334	725		30	VACANT				
	8334	724			Nangolo	Ester	336	Moved to the North	22
60	8350	835	(1/4)		Nghidinwa	Lydia Popyeno		Less income	25
	8350	835	(2/4)		Nedimbi	Victor Frans		No income	20
	8350	835	(3/4)		Shaketega	Matheus		No income	15
	8350	836	(1/2)		Kambonde	Valde Tonsera	High Income	Less years	15
	8350	836	(2/2)		Gottlieb	Andreas	High Income	Allocated	30
	8350	835		30	VACANT				
61	8358	778	(2/2)		Nghidipa	Frans Nghiyaendele		Less years	6
	8358	779	(1/5)		Nghiwete	Kelao Hafeni Ndeipopamba	High Income	Less years	11
	8358	779	(2/5)		Haufpindo	Paramoshela	High Income	Less years	12
	8358	779	(4/5)		Paulus	Mapode Natalia	Middle Income	Allocated	13
	8358	779	(5/5)		Kalumbe	Helena Ndeyaendela		Less years	5 months
	8358	779		30	VACANT				
	8358	778			Opulume	Thomas Lemonamwene	348	No income	22
62	8375	853	(1/3)		Gawanas	Belinda		No income	15
	8375	853	(2/3)		Naobeb	Hanerath		No income	15
	8375	853	(3/3)		Richter	Sageus Johannes	Middle Income	Allocated	14
	8375	852	(1/1)		Gawanas	Alicia	Low Income	Less income	25
	8375	852	(1/1)		Gawanas	Natasha	Low Income	Less income	24
	8375	853		30	Naobeb	Herold	M 4837		22
	8375	852			Gawanas	Alid	73	No income	22
63	8312	927	(1/1)		Peroto	Moses Hausenga	High Income	Less years	3
	8312	927	(2/3)		Tourob	Ewald Edmond	No income	No years recorded	
	8312	927	(23/3)		Rudberg	Emilie Monenga	Middle Income	Allocated	6, TRU, 03 Jun25, 11.14
64	8359	937	(1/2)		Mathi	Teopolina	Middle Income	Allocated	16
	8359	936	(1/1)		Georgous	Riana	Middle Income		23
	8359	936		30	Georgous	Magdalena		No income	19
65	8431	689	(1/3)	30	Manuels	Ludwig	High Income	Allocated	5
	8431	689	(2/3)	30	Manuels	Ricardo Richard		Less years	2
	8431	689	(3/3)	30	Manuels	Albertine	Low Income	Less income	4
	8431	689		30	Hooobes	Cecilia	BT 7047	No income	19
66	8434	8434	(1/5)		Xaranga	Moses A.		Allocated	17
	8434	8434	(3/5)		Ndandi	Sewelinus	Middle Income	Less income	12
	8434	8434	(5/5)		Kambenda	Kristine K.		Less income	12
	8434	8434	(2/5)		Gawanas	Erna		Less years	2
	8434		NEW	30					

A total of 15 erven is allocated in Ext 27, 28 erven in Ext 29 and 23 erven in Ext 30. For information, TRU, stands for Transfer of Use of Right. Acquisition of use right by the surviving relatives of deceased enables them to have a fair opportunity in acquiring the property left behind by the deceased relative. The surviving spouse, children or distant relatives receive provisional allocation of erven from Council, whereafter the final selection is done using the criteria of highest years of occupation and minimum income of N$ 3000.00 thereby providing equal opportunity to all occupants to participate in the selection of qualifying beneficiaries. TRU is used as an abbreviation in the comment's column.

MEANING OF THE COLOUR CODE ON THE LIST

➡ The green colour represents the allocated beneficiaries, and it can be any number of years. Less years means less years of occupation than the selected beneficiaries.

The green represents the qualifying beneficiaries for donation of erven i.e. longest years of occupation and or income of N$3 000.00 and above. The white represents the occupants who have not qualified, due to no income or income below the threshold of N$3 000.00, even though occupying the erf longer than the other occupants. The complete list from which the **66** qualifying beneficiaries are selected is shown in the **Table A** above.

The application/registration forms of the **66** qualifying beneficiaries and copies of Council resolutions are enclosed in the submission. It is not scanned due to the quality of the printed product and voluminousness.

☞ ALLOCATION CRITERIA

The selection criteria for residents to be considered for donation of erven are ① the years of occupation by the first occupant as recorded on the registration form and ② minimum income of N$3 000.00 and above. The first occupant is allowed to have a co-applicant should the income is below N$3 000.00. It should be noted that the current criteria of a minimum income of N$3 000.00 will be replaced with the previously set criteria that requires an income of N$ 2600.00.

However, the new criteria of threshold of N$ 3000.00 and above are for middle income categories which are in line with the Decentralized Build Together Programme. The residents in DRC Informal Settlement Area are regarded as ultra-low-income categories, hence the construction of first 48 Social Houses for residents under the 40/40 Project.

Due to the scarcity of serviced land and housing, the high-income residing in the extensions meant for middle- and low-income households. An effort is made to cover high income residents through Closed Bid Sale of land, but the resources are not sufficient to cater for everyone. Therefore, high income residents (income bracket of N$ 6000.00 and upward) are also considered based on longest years of occupation.

With reference to the overspill residents, they are prioritized for allocation of erven before the unauthorized occupants due to non-existence of their erven as per the new layout.

☞ OVERSPILL RESIDENTS

On **28 November 2011** under item 11.1.4, Council appointed Messrs Winplan CC for formalization of DRC Informal Settlement. The process included the design of new cadastral layout. The old cadastral layout was having more residential erven (1370) in total which was reduced to **894** single residential erven as per the new cadastral layout.

This has resulted in cancellation of some residential erven or clustering of 2 erven into 1 erf across the entire settlement. Due to less erven the affected occupants are referred to as overspill residents. The terminology of prioritizing overspill occupants alluded above is a reference to residents who resides in DRC since year 2000 and onward to be assisted first whenever there is an opportunity to acquire an erf before considering the unauthorised occupants.

NB, all occupants were notified to update their income or submit proof of income of the co-applicant if they were unemployed. The closing date for the updating of income was **10 November 2025**. Therefore, by the time of drafting this submission it is believed that all the occupants were sufficiently addressed of the importance of updating their income.

4. **PROPOSAL**

It is proposed that Council approves the donation of **66 erven** in Extensions 27, 29 and 30, Swakopmund (DRC Proper) under **Phase 4** to the occupants on the erven. It is further proposed that residents with the ① longest years of occupation and ② an income above the threshold of N$3 000.00 p/m, be considered.

B. After the matter was considered, the following was:-

RECOMMENDED:

(a) That Council approves the donation of 66 erven in Extensions 27, 29 and 30, Swakopmund under Phase 4 to the residents with the longest years of occupation and a threshold of a minimum income of N$3 000.00 per month as follows:

No	New Erf No	Erf	No.	Ext	Surname	Name		Income Category (High Inc above 6001 +), Middle Inc (6000 to 3001), Low Inc (Below 3000)	Allocation	Years of occupancy
1	7255	1079	(1/4)		Josef	Petrus Tulipandja		Middle Income	Allocated	12, 9&10 03 Jun 2025, 11 1 4
	7255	1079	(2/4)		Haufiku	Paiyahupa			Less years	5
	7255	1079	(3/4)		Shipanga	Lovise Nongula Nalioka		Low Income	Less income	22
	7255	1079	(4/4)		Ndaamu	Jambanga Shikudale		Middle Income	Less years	1
	7255	1079	(5/5)		Mborgula	Tomas Nghishitoshi			No income	10
	7255	**1080**		**Vacant**				440		
2	7260	1101	(1/2)		Somses	Melinda			No income	12
	7260	1101	(2/2)		Somseb	Esmo Ricky		Middle Income	Allocated	11
	7260	1102	(1/1)		Haragab	Paulus Jehad		Low Income	Less income	16
	7260	27	1102		Haregeb	Engelhard		Benefited NHDP		25
	7260		1101	Jackie Visagie	84031810202	2309			J Visagie relocated to Otavi	16
3	7264	1047	(1/2)		Goses	Teka Sidela		Middle Income	Allocated	14
	7264	1048	(1/2)		Shikongo	Hilya			No income	No years recorded
	7264	1048	(2/2)		Ita	Hamaseni Simon Petrus			Less years	3
	7264	27	1047	VACANT						

4	[illegible]	100	(2/3)	27	Andanje	Esther L		Less years	1
	7288	100	(3/3)	27	Titus	Simon Petrus	High income	Income too high	11
	7288	100		27	Ngame	Samwel		Allocated	67, TBD 03 JAN 2025, 11 1.4
5	7338	420	(2/2)	27	Gurirab	Hennie Marnie		No income	20
	7338	420	(1/1)	27	Hiwilepo	Priscilla	Middle Income	Allocated	23
	7338	27	420		Nuwaseb	John	Benefited	E 3496 M	24
6	7364	221	(1/3)	27	Shikerenge	Tresia Ndeupopwa		Less years	5
	7364	221	(2/3)	27	Andreas	Moses	Middle Income	Allocated	9
	7364	221	(3/3)	27	Immanuel	Petrus Hiveenga		Years of occupation not recorded	
	7364	221		27	Tjiseaga	Angelika	Benefited	E 6065 M	18
7	7380	231	(1/2)	27	Andreas	Dani Bosco Hifindi	Middle Income	Less years	4
	7380	231	(1/2)	27	Filipus	Filipus Muaaniina	High Income	Less years	18
	7380	231	(2/2)	27	Andreas	Tonna Pete	High Income	Less years	7
	7380	232	(1/2)	27	Angula	Niilyas	Low Income	Less years	12
	7380	27	232	Guideo Oas	Filipine	62091900669	Benefited		16
	7380	231			Filipus	Silvester	100	Allocated	25
8	7384	223	(1/6)	27	Nyangana	Shigweda Selestinus		No income	24
	7384	223	(2/6)	27	Uhaney	Augustinus Hangana	No income	Less years	1
	7384	223	(3/6)	27	Kalomo	Lennie	No income	Less years	1
	7384	224	(1/3)	27	Khangee	Lena		Allocated	19
	7384	224	(2/3)	27	Sikwibele	Rosenda		Less years	2 months
	7384	224	(3/3)	27	Nambala	Helen Kaochinga	Low Income	Less years	1 months
	7384	224		27	Khaniku	Martha	Benefited	M 3963	25
	7384	223			Limbare	Niilyas	Benefited	E 3249 M	
V	7412	219	(1/2)	27	Kandjo	Hubertine	Low Income	Allocated	20
	7412	219	(2/2)	27	Frederick	Kleopas Kamati	Middle Income	Less years	18
10	7431	197	(1/4)	27	Auni	Anna Magdalena	Middle Income	Allocated	10
	7431	197	(2/4)	27	Swambosi	Isak		Less years	4
11	7464	7464	(1/8)		Ndeyanga	Paulus Kasenyeneta	No income	Less years	0
	7464	7464	(1/8)		Lyakonine	Anania Ndeipandula	No income	Less years	8
	7464	7464	(2/8)		Kapenya	Lahya	No income	Less years	4
	7464	7464	(4/8)		Kambonde	Nicodhilofela Johanna	No income	Less years	4
	7464	7464	(5/8)		Heindango	Kornelia Nandevelaeni	No income	Less years	11
	7464	7464	(6/8)		Damaris	Naemi Ndatanaka	Low Income	Less years	5
	7464	7464	(6/8)		Simon	Helen		Less years	2
	7464	7464	(7/8)		Mathias	Titus Isaia	High Income	Allocated	13
	7464	7464	(7/8)		Mauricio	Filomena		Less years	6
	7464	7464	(8/8)		Hambulasango	Claudia	No income		13
	7464	27	NEW						
12	7489	16	(2/2)	27	Imbondi	Kondjashili Ndengwe		No income	12
	7489	16	(1/1)	27	Oosthuizen	Tenacia Charlotte Sonya		Less years	2
	7489	16	(1/2)	27	Valetula	Johannes	High Income	Less years	7
	7489	16	(1/1)	27	Goreses	Anneleo Annemarie		No income	2
	7489	16	(2/2)	27	Erasmus	Bertha		No income	15
	7489	16			Herod	Emma 2005	High Income	Allocated	20
13	7497	28	(1/1)	27	Uyes	Jomore		Allocated	18
	7497	27	28		Vacant				
14	7504	60	(1/2)	27	Nass	Caroline	Middle Income	Allocated	5
	7504	60	(2/2)	27	Tanseb	Stanley	High Income	Less years	2

	7840	1112		29	Velarii						
	7840	1111			Nampolo	Aniaenae			447	No income	45
19									Middle		
	7844	1170	(1/1)		Gaoseb	Asser			Income	Less years	14
	7844	1169	(1/2)		Mwame	Ilapentua			Middle Income	Allocated	10
	7844	1169	(2/2)		Shikaku	Ashley Talaka Natasha				Less years	1
	7844	1169		29							
	7844	1170		VACANT	(Asser 0814577782)	469				Benefitted in Berquela group	
20	7858	1157	(1/2)		Beukes	Charmain Jukes				Allocated	10
	7858	1157		29	Beukes	Veronica Beatrice			Benefited	$ 2646 M	22
21						Festus					
	7869	1195	(1/1)		Helperto	Lineebela			High Income	Less years	10
	7869	1196	(1/1)		Festus	Festus Ngeno			Middle Income	Less years	12
	7869	1196	(2/5)		Elias	Tomas Lineebela			Middle Income	Less years	9
	7869	1196	(3/5)		Haidemu	Simeon Kalifeni Festus			Middle Income	Less years	5
	7869	1196	(4/5)		Hamunyela	Veronika Tuyeinekela			Middle Income	Less years	12
	7869	1196	(5/5)		Nghumbwa	Mesuk Ndeshipewa			High Income	Allocated	29
	7869	1195		27							
22						Jonas					
	7871	1204	(2/2)		Shemaneh	Ndeinadewa			Middle Income	Less years	7
	7871	1204	(1/2)		Pinehas	Herdwig				Less years	2
	7871	1204	(2/2)		Kautwima	Lydia Kandilla				Less years	14
	7871	1203	(1/1)		Silvanus	Abrahams			High Income	Allocated	16
	7871	1203		29							
	7871	1204			Mbanga	Erven Rejandika			477	No income	18
23	7881	1184	(1/3)		Nam	Magdalena				Less years	18
	7881	1184	(3/3)		Namases	Philipine				Less years	15
	7881	1183	(1/2)		Silvanus	Kangongola Rentevius			High Income	Less years	12
	7881	1183		29							
	7881	1184			Magdalena	Nam			471	Allocated	24
24	7882	1180	(2/2)		/Uri-Khob	Romanes				Less years	12
	7882	1180	(1/2)		Naobes	Marlies Selvia				Less years	3
	7882	1181	(1/2)		Nicabes	Lizzie Precious				Less years	3
	7882	1182	(1/2)		Gaoseb	Sylvester Paul			High Income	Less years	10
	7882	1180	(2/2)		Beukes	Roberley D'Melroy			Middle Income	Less years	4
	7882	1180		29	Goseb	Arnold				Allocated	13 TRU 03Jun2025, 11.1.1
	7882	1181			Urikhos	Fendrika			E 2609 M		18
25	7885	1229	(1/2)		/Gowases	Shem Kimberlina			Middle Income	Allocated	5
	7885	1229	(2/2)		Aebes	Dorise Beletta				No income	6
	7885	1229		29	/Gowases	Bensie Elfredo			E 1270 M		18
26	7886	1231	(1/2)		Burger	Elsabe				No income	14
	7886	1231	(2/2)		Abadiengo	Willems			Low Income	No number of years	
	7886	1230	(1/1)		Sebes	Laurentia			Middle Income	Allocated	9
	7886	1231			Pinehas	Michael			485	Deceased	
27	7887	1233	(1/2)		Hophiko	Jana			High Income	Less years	12
	7887	1233	(2/2)		Josua	Josef Nghifaved Nghipumine				Less years	15
	7887	1233		29	Jonas	Hashiko			High Income	Less years	12
	7887	1232	(1/1)		Amukonya	Ottilie			NS 3150.00 Co-applicant	Allocated	16
28	7898	1225	(1/1)		Gaoseb	Robert				No income	24
	7898	1226	(2/2)		Kwangala	Johannes			High Income	Allocated	8
	7898	1226	(2/2)		Mbika	Mika			Middle Income	Less years	3
	7898	1226		29	Gaoseb	Johanna			E 1170 M	No income	20
	7898	1225			Gaoseb	Robert			484	No income	17
29	7909	650	(2/2)	29	Munbundi	Lainel Louisa				No income	24
	7909	649	(3/6)	29	Hagonga	Johannes				Less years	4
	7909	649	(3/6)	29	Haihambo	Nassor N.			Middle Income	Less years	4
	7909	649	(3/6)	29	Shapuka	Nghidipohamba P.			Middle Income	Less years	2
	7909	649	(6/6)	29	Ndakevonda	Frieda N.				Less years	3

	7939	649	(6/6)	29	Udjombala	Johannes		High Income	Less years	9
	7939	650			Johannes	Anna		315	Less years	20
	7939	649		29	Anna	Wilhelmina Christofahrami			Allocated	25, TRU 03 JUN 25, 11, 14
30						Thomas				
	7915	678		29	Shee	Natangwe			No income	25
	7915	675			Nenaya	Thomas		E 3437 M		16
	7915	675	(6/6)	29	Kawadhi	Marcus Elia Hidinwa		High Income	Allocated	
	7915	675			Amushila	Shihepo			No income	4
31	7950	494	(1/1)	29	Hangheeng	Andreas			No income	2
	7950	494	(1/2)	29	Nambala	Moses			No income	24
	7950	494	(1/2)	29	Nambala	Ndakilokula Ndeshipewa		Low Income	Less income	10
	7950	494	(2/2)	29	Simon	Paulus			No income	7
	7950	493	(1/2)	29	Ninkoti	Johannes		Middle Income	Allocated	13
	7950	493		29	Ninkoti	Esther N		BT 7123		16
	7950	494			Nambala	Moses		28-5	No income	22
32	7961	175	(2/2)	29	Tjuiho	Wesley Kaujeerere		Middle Income	Allocated	19
	7961	29	175		Vacant					
33	7927	157	(1/1)	29	Matjura	Gerhardt		Middle Income	Allocated	16
34	7983	136	(2/2)	29	Sackaria	Philemon High Frans		Middle Income	Allocated	13
	7983	135	(1/2)	29	Alkeda	Mandjena Nedjim		Low Income	Less years	11
	7983	135	(2/2)	29	Olivio	Dwayne Graciano Cleonardo		Middle Income	Less years	10
	7983	136	(1/2)	29	Ombemba	Petrus		Middle Income	No years recorded	
	7983	135		29	Ouzuya	Victoria		E 4050 M	No income	25
	7983	136			Jonas	T Hikaifeluwa		104	No income	23
35	7985	132	(2/5)	29	Amutenya	Moses Nautyenya		High Income	No years recorded	
	7985	132	(3/5)	29	Ndeendapo	Elphas Hiyavai			Less years	7
	7985	132	(2/5)	29	Amutenya	Moses Nautyenya		High Income	Less years	7
	7985	131	(1/1)	29	Aubes	Alette		Middle Income	Allocated	8
	7985	131		29	Tjimune	Jafred		E 3408 M	No income	11
	7985	132			Hendeliva	Mwandwakange		104	Mavadisa the North	25
36	8002	396	(1/2)	29	Muninga	Linea Leera		High Income	Less years	6
	8002	396	(2/2)	29	Murroya	Frieda Natangwe		Middle Income	Less years	6
	8002	359	(2/3)	29	Haseb	Archilles		Low Income	No years recorded	
	8002	359	(1/3)	29	Seibes	Dawidha			Allocated	15
	8002	359	(3/3)	29	Hoseb	Laurens Jochen		Low Income	Less years	3
	8002	360	(1/2)	29	Somses	Bendelina		Low Income	Less years	5
	8002	360	(2/2)	29	Somses	Melody		Middle Income	Less years	5
	8002	359		29	Naoseb	Ismael		E 2517 M	No income	25
37	8071	578	(1/3)	29	Absalon	David		Middle Income	Less income	17
	8071	578	(2/3)	29	Shelika	Abed Nghumenyole		Low Income	Allocated	6
	8071	578	(2/3)	29	Shimi	John			Less years	3
	8071	578	(3/3)	29	Shimi	Absalom Shipengana			Less years	2
	8071	578		29	Halavia	Abed Mwaseluna		M 7015	Less years	20
38	8075	572	(2/2)	29	Nanapala	Albertina		Middle Income	Allocated	6
	8075	573	(1/3)	29	Jonas	Patricia Kwafeinge Shangula			No income	23
	8075	572		29	Nghifelwana	Leban Tuhmenen		M 3465	No income	23
	8075	573			Jonas	Albino Popyeni		294	No income	25

39	[illegible]	613	(3/3)	29	Vatileni	Ester Ndapandula			Allocated	10
	8070	613		29	Shikongo	Wilbard Elago		E 4049 M		18
40	[illegible]	451		29	Haufiku	Jonas Fanuel			Allocated	16
41	[illegible]	452	(1/3)	29	Mukuti	Alfons Muyanga		High Income	Allocated	20
	8122	452	(2/3)	29	Likando	Katombo Stanislaus		High Income	Quickly but registered overspill considered	20
42	8130	444	(1/3)	29	Kamondo	Manfred			No income	7
	8130	444	(2/3)	29	Aifaus	Elisabeth Longeka		Middle Income	Allocated	5
	8130	444		29	Gamases	Cleopatra		E 4362 M	No income	22
43	8140	437	(1/3)	29	Nelago	Johnas		High Income	Allocated	20
	8140	437	(3/3)	29	Shivolo	Silvanus Shivolomwenge		Low Income	Less income	3
	8140	437		29	Haukongo	Henok Lineekela		M 1187		24
44	8150	1266	(2/2)		Hoxoes	Janet		Middle Income	Allocated	12
	8150	1265	(1/1)		Gui Dao-Oab	Marvin David		Middle Income	No years recorded	
	8150	1266			Gaoes	Victoria		505	Deceased	18
45	[illegible]	1255	(1/1)		Nawases	Evens		Middle Income	Allocated	15
	8161	1255		30	VACANT					
	8161	1255			Nuugoma	Martin Amangulu		502	Whereabouts unknown	18
46	8169	1302	(1/1)		Andreas	Hermes			No income	18
	8169	1303	(1/2)		Nambila	Tuwilekelwa		Middle Income	Allocated	3
	8169	1303		30	Vacant					
	8169	1302			Ndeinauveda	Mateus		516	Deceased	16
47	8173	1310	(1/3)		Ndipmuahnwah	Petrus			No income	10
	8173	1310	(2/3)		Katofelo	Tuwalul Hoshipendyshava		Low Income	Less income	9
	8173	1310	(3/3)		Shiliki	Gideon		High Income	Allocated	6
	8173	1311	(1/1)		Likuwa	Peter Ndiimbas		Low Income	Less income	14
	8173	1311		30	VACANT					
	8173	1310			Likuwa	Rosmarut Shigeko		529	No income	17
48	8180	1286	(1/3)		Gowaes	Sara Nankali		Middle Income	Allocated	16
	8180	1286	(2/3)		Veiko	Martin Joseph		Middle Income	Less years	10
	8180	1285		30	VACANT					
	8180	1286			Aeon	Ahab		No income	Whereabout s not known	18
49	8193	1344	(2/3)		Shivute	Beaindreas			No income	4
	8193	1344	(3/3)		Tjituki	Genoveva Da Carmo		Middle Income	Less years	5
	8193	1343	(1/2)		Ngololo	Salom Shipuleni		High Income	Allocated	17
	8193	1343	(2/2)		Haindonga	Jackson		High Income	Less years	13
	8193	1343		30	Shiedinge	Josti Lineekela		E 4057 M		16
	8193	1344			Shivudiwa	Paulus Johannes		528	No income	18
50	8194	1345	(1/2)		Goweseb	Alexia Diensel		High Income	Less years	1
	8194	1345	(1/1)		Goweses	Ludwiga		Low Income	Less years	12
	8194	1345	(1/1)		Goweses	Helmaria		Middle Income	Less years	14
	8194	1345			Gaeseb	Lazarus		High Income	Allocated	15
51	8195	1347	(3/3)		Lukas	Lukas Saveleenda Ndeapo		Middle Income	Allocated	16
	8195	1347	(2/2)		Salom	Absaal			No income	10
	8195	1348			Nuubes	Nelore		46	Relocated to 8416	20
52	8199	1316	(3/6)		Ndeeda	Filippus		High Income	Allocated	5
	8199	1316	(5/6)		Hetana	Filippus Kaustelelwa		High Income	Less years	3
	8199	1316	(1/6)		Shivute	Dorinsa		Middle Income	No years	
	8199	1316	(2/6)		Shaudeni	Jembeam			No income	15
	8199	1316	(3/6)		Aeon	Selma		Middle Income	No years	
	8199	1316	(4/6)		Mariina	Josefate Jolokeni		High Income	Less years	4

	8199	1316	(5/5)		Hede	Henry Nghishitapo
	8199	1316	(6/6)		Abraham	Kristof Valombola
	8199	1316		30	VACANT	
53	8200	1318	(1/5)		Johannes	Tuhafeni
	8200	1318	(2/5)		Nghidengwa	Gabriel Kalilenghweda
	8200	1318	(3/5)		Ottero	Enock Mwakondjango
	8200	1318	(4/5)		Hanana	Elia
	8200	1318	(4/5)		Haufiku	Saka Ndeshipewa
	8200	1318	(5/5)		Nghilonegwa	Penexa Pangenafi
	8200	1318	(4/5)		Amunime	Albertina
	8200	1319	(1/3)		Mbwalala	Ravei
	8200	1319	(2/3)		Hangala	Festus
	8200	1319	(2/3)		Shikongo	Filleman
	8200	1319		30	Nakale	Leena
	8200	1318			Hidengwa	Teferus
54	8211	1364	(1/1)		Shaamba	Martin
	8211	1363	(1/2)		Benard	Sabina
55	8298	795	(1/2)		Mbogo	Israel Kauthindje
	8298	795	(2/2)		Shilongo	Monika Indeni
	8298	795		30	Angawa	Retro Petrus
	8298	796			Iipinga	Hilma
56	8299	797	(2/33)		Hishongwa	Junias
	8299	797	(3/3)		Nelago.ka	Andreas Tuhonge
	8299	798	(1/2)		Hanhepale	Elia
	8299	798	(2/2)		Shiningavasi	Nileshipanda
	8299	798		30	VACANT	
	8299	797			Ndimakunde	Kaliana
57	8306	745	(1/4)	30	Shindenge	Tomas
	8306	745	(2/4)	30	Shindenge	Tomata
	8306	745		30	Simeon	Nghishaka Kaukaishwa
58	8322	739	(3/4)	30	Chihinga	Rebecca Ndeine
	8322	740	(1/3)	30	Ndjambo	Hendrik Antonius
	8322	740	(3/3)	30	Nkongongo	Alfeus
	8322	740		30	Nkmubes	Elizabeth
	8322	739			Sakaona	Fredrick Shaft yapo
59	8334	724	(1/1)	30	Shilenga	Anatolia
	8334	725	(4/6)	30	Shikomba	Samuel
61	8358	778	(2/2)		Nghidipo	Frans Nghiyaambala
	8358	779	(1/5)		Nghiwete	Nafas Hafeni Ndeyoothantha
	8358	779	(2/5)		Haidyaako	Paramedhala
	8358	779	(4/5)		Petrus	Hamata Ndeiila
	8358	779	(5/5)		Kalwedo	Helena Nafiwaambelo
	8358	779		30	VACANT	
	8358	778			Ojaakuna	Thomas Lumwaamwaya
62	8375	853	(1/3)		Gawanas	Bekecia
	8375	853	(2/3)		Naobeb	Hartmuth
	8375	853	(3/3)		Nichner	Saggeus Johannes
	8375	852	(1/1)		Gawanas	Alida
	8375	852	(1/1)		Gawanas	Natasha
	8375	853		30	Naobeb	Harold
	8375	852			Gawanas	Alid

High Income	Less years	4
Low Income	Less years	2
	Less years	6
	No income	23
	Less years	4
Middle Income	Less years	5
	Less years	1
	No income	9
	Less years	2
Low Income	Less years	3
Middle Income	Allocated	2
High Income	Less years	4
M 2494		16
522	Moved to the North	18
Middle Income	Allocated	10
	No years	
Middle Income	Allocated	8
	Less years	3
M 2498	Benefited	18
58	No income	16
	Less years	5
Middle Income	Allocated	13
Low Income	Less income	18
Low Income	Less income	14
353	No income	18
Middle Income	Less years	12
Middle Income	Less years	13
	Allocated	29, 10203 Jun2025 11 14
Low Income	Less years	4
	No income	19
	No income	1 year 3 months
M 3903		22
Middle Income	Allocated	16
	Less years	1
	No income	10
	Less years	6
High Income	Less years	11
High Income	Less years	12
Middle Income	Allocated	13
	Less years	3 months
348	No income	22
	No income	15
	No income	15
Middle Income	Allocated	14
Low Income	Less income	25
Low Income	Less income	24
M 4037		22
373	No income	22



63	8393	927	(1/3)		Pereto	Hauses Hasonnga	High income	Less years	3
	8392	927	(2/3)		Teuveb	Ewald Edmond	No income	No years recorded	
	8392	927	(2/3)		Rudberg	Emilia Moninga	Middle Income	Allocated	6, 19(4, 33 Jun25, 11 3 4
64	8399	932	(1/2)		Mutili	Tsupolika	Middle income	Allocated	16
	8399	936	(1/1)		Gaugoss	Hans	Middle Income		23
	8399	936		20	Gougoss	Magdalena		No income	19
65	8431	697	(1/3)	30	Matsuto	Ludwig	High Income	Allocated	5
	8431	697	(2/3)	20	Matsuto	Ricardo Richard		Less years	2
	8431	697	(3/3)	20	Matsuto	Alfonsina	Low Income	Less income	4
	8431	697		30	Hoveber	Cecilia	BT 7047	No income	19
66	8434	8434	(1/5)		Katanga	Wetsi A.		Allocated	12
	8434	8434	(2/5)		Ndandi	Sovelinus	Middle Income	Less income	12
	8434	8434	(3/5)		Kambonde	Kristine K.		Less income	12
	8434	8434	(2/5)		Gowaras	Ema		Less years	2
	8434		NEW	30					

(b) That the proposed donation of the 66 erven to the occupants be based on:

- ***who resides the longest on the erf and***
- ***an income above the threshold of N$3 000.00 p/m***

(c) That in terms of section 63 of the Local Authorities Act 23 of 1992, as amended, ministerial consent be obtained for the donation of erven in Extensions 27, 29 and 30, Swakopmund to the 66 occupants who are residing on the erven.

(d) The following standard conditions be approved:

(i) That the Donee may not have previously owned or currently own, in person or by virtue of marriage (current spouse or divorce) or by donation or inheritance or through the vehicle of a corporate entity, any immovable property in Namibia.

(ii) That the Donee must be on the Master Waiting List (MWL) or resides on the erf for 3 years or longer.

(iii) That should it be found that a Donee did not reveal that they own or previously owned immovable property, and it is discovered after the agreement is signed or the property has been transferred, the beneficiary be disqualified from the process, the transaction be terminated, all monies paid in respect of the transaction be forfeited, and the property be transferred back to Council.

(iv) That after allocation and transfer, the DONEE may not evict other occupants on the erf until such time Council avails land to offer tenants to be resettled.

(e) That a deeds search be conducted to verify all residents selected for donation of 66 single residential erven are indeed first-time property owners.

(f) That all qualifying Donees be informed to pay an administrative fee of N$1,000.00.

(g) That a restriction be placed on the sale of erven for 10 years and a pre-emptive right be included in the Deed of Donation for all erven to be donated in Extensions 27, 29 and 30, Swakopmund.

(h) That the 10-year period in respect of the restriction of sale of improved erven commences from date of transfer of the property.

(i) That should the Donees wish to sell their erven after the expiry of 10 years, and the erven are un-improved, the erven first be offered to Council at the original cost of service.

(j) That Donees who construct houses and receive completion certificates may not sell the property for a period of 10 years from the date of the completion certificate. Upon expiry of the 10 years, the beneficiary may sell the erven without first offering it to Council.

(k) That the Donees be informed that they will not qualify for the low-cost housing scheme again if they sell the erven.

(l) That no temporary structures may be constructed on the erven.

(m) That a submission be tabled to Council to consider the donation of the remaining available Single Residential erven to occupants residing on the erven during the 5th Phase.

(n) That the occupants whose income is below N$3 000.00 be relocated to the New Reception area at the Northern Wedge once the site is ready for occupation.

11.1.12 **REQUEST TO PLACE STORAGE CONTAINERS AT DANIEL KAMHO PARKING AREA FOR THE STORING AND SELLING OF WOOD**
(C/M 2026/10/29 - 14/1/3/1)

Ordinary Management Committee Meeting of **15 October 2026**, Addendum **8.2,** page **27,** refers.

A. **This item was submitted to the Management Committee for consideration:**

Introduction

Mr Hugo Mauritz requests Council's approval to place storage containers at the Daniel Kamho parking area for the storage and regular sale of firewood and charcoal; this submission recommends that storage be accommodated at the designated industrial erven while only daily sales are permitted at the parking area.

Background and Proposal

Council on **25 November 2021,** approved the placement of 16m x 3m storage containers at Daniel Kamho parking area for the storage of goods for sale on the condition that these containers do not become an eyesore to members of the public and are placed in a manner that does not obstruct the view of motorists utilizing the parking area.

Regrettably, these containers being left unattended for most of the year attracted destitute people who used the spaces behind these containers as shelter during the night. In order to resolve the growing concern, Council, on 01 October 2026, while discussing the *"Placement Of Storage Containers at Daniel Kamho Hawkers Site"* resolved as follows:

(a) That Council consider repealing the Council resolution of 25 November 2021 under item 11.1.26 which approved the placement of 16m x 3m storage containers at Daniel Kamho Hawkers site for the storage of wood.

(b) That Council approves the discontinuation of placing storage containers at the Daniel Kamho Hawkers site for trading purposes to avoid the repeating the same mistake.

(c) That the sale of charcoal and firewood be approved only on conditions that it will not be kept/stored at the market site at the end of each business day.

(d) That the Economic Development Services Department make sure that no firewood or charcoal are kept on the Daniel Kamho Hawkers Trading Site.

In the meantime, a request was received from Mr Hugo Mauritz (**Annexure "A"**) seeking approval for the placement of storage containers at Daniel Kamho parking area to also sell wood on a regular basis and not only during the festive season. According to Mr Mauritz, his business has already established clients who buy wood on a regular basis, and as such he needs an area to store a large quantity of wood which can be dispatched easily. He therefore requires a longer-term arrangement to enable his business to expand.

Discussion

The current situation at the Daniel Kamho parking area demonstrates that the conditions attached to the Council resolution of **25 November 2021** have not

been adhered to. The containers are no longer serving their intended purpose and have instead become an eye sore, while also creating an environment that may attract undesirable activities.

To the contrary, another request was obtained for the same purpose, however with a different vision in mind. It is unfortunate that old tenants have allowed for the situation to deteriorate to the current extent, which leaves little room to motivate any similar activities at the same premises.

The Economic Development Services Department currently has 2 erven allocated for brick-making activities in the industrial area. One of the erven, Erf 4864, is not utilised and could serve as a more suitable location for storing wood in containers. The applicant could use the Daniel Kamho parking area for the sale of wood, subject to approval, provided that all stock is removed at the end of each business day.

Conclusion

Mr Hugo Mauritz requests Council's approval to place storage containers at the Daniel Kamho parking area for the storage and regular sale of firewood and charcoal; this submission recommends that storage be accommodated at the designated industrial erven while only daily sales are permitted at the market site.

B. **After the matter was considered, the following was:-**

RECOMMENDED:

(a) **That Council takes note of the request from Mr Hugo Mauritz to place containers at the Daniel Kamho parking area for the storage and selling of wood.**

(b) **That Mr Hugo Mauritz be advised to apply for a space on Erf 4864 (industrial area) for the placement of containers to store and/or sell firewood and charcoal.**

(c) **That the sale of charcoal and firewood at Daniel Kamho parking area only be approved on condition that it will not be kept/stored at the area at the end of each business day.**

(d) **That the Economic Development Services Department ensure that no firewood or charcoal is stored at the Daniel Kamho Hawkers Site after the close of business each day.**

ANNEXURE "A"

From: Hugo Theron <htmauritz@gmail.com>
Sent: Wednesday, 05 August 2026 09:39:23
To: Michelle Uwites <muwites@swkmun.com.na>
Subject: Re: Containers for wood and charcoal

You don't often get email from htmauritz@gmail.com. Learn why this is important



I can either place them side by side as in the picture or a bit appart with a roof structure over the middle depending on what you will allow.

On Wed, 5 Aug 2026 at 9:35 AM, Hugo Theron <htmauritz@gmail.com> wrote:



Good morning.
Here is one of my containers already on cement blocks just so you know what i plan to do.

This is not a short term thing.

I am looking for a two year commitment.
I shal also then keep my area clean and do my best to be a good tenant should you give me the chance.

Kind regards

On Wed, 5 Aug 2026 at 9:32 AM, Hugo Theron <htmauritz@gmail.com> wrote:
Goeie more

Ons wil graag van die area langs die blou toilet gebruik maak ek wil 2 x 12m "containers" neersit op sement blokke vir die verkoop van hout en charcoal.

Ek verneem dat jul reeds probleme gehad het met die vorige containers en boemelaars,ek wil mevrou graag sekerheid gee dat ek nie dieselfde probleme sal skep nie en dit sal ñ meer permanente operasie wees vir teminste die volgende 2 jaar.

Ons doen besigheid met ñ klompie groot instansies en sal graag wil uitbrei daarop.
Die containers sal op sement blokke staan langs mekaar en dit sal ñ netjiese opset wees.

Die rede waarom ek dit daar sal neersit is omdat dit dan uit almal se pad is en indien daar stalletjies is sal dit ook geensins die parkeer area en stalletjies belemmer nie.

Groete en Seën

Mauritz

11.1.13 **INVITATION TO PARTNER AND SPONSOR THE 3rd NAMIBIA REGIONAL WATER SYMPOSIUM (NRWS) 2026**
(C/M 2026/10/29 - 3/15/1/1, 9/2/1)

Ordinary Management Committee Meeting of **15 October 2026**, Addendum **8.4,** page **03,** refers.

A. This item was submitted to the Management Committee for consideration:

1. Introduction

The Namibia Regional Water Symposium (NRWS) is a national platform that promotes dialogue, awareness, and collaboration on water issues. Launched in 2023, the symposium focuses on water conservation, water security, and sustainable water resource management. The 3rd NRWS 2026 is proposed to be held in Swakopmund, Erongo Region from **13-16 October 2026**, with approximately 250 attendees.

Namibia faces growing water challenges due to droughts, climate change, limited freshwater resources, and increasing demand from communities and industries. Regions such as Erongo and Otjozondjupa experience particular pressure on their water resources.

2. Background

Water is essential for Namibia's social and economic development, supporting domestic needs, agriculture, industry, and environmental sustainability. Reliable water data and access to good-quality water are therefore important for effective planning and sustainable development. Namibia faces significant water challenges due to its arid climate, limited freshwater resources, droughts, climate change, and increasing demand for water. These challenges make sustainable water management and the protection of water resources a national priority.

Through the NRWS, Namibia can strengthen water governance, improve water-use efficiency, promote conservation, and encourage innovative approaches to water security. The symposium is particularly important for regions such as Erongo and Otjozondjupa, where limited water resources and growing development pressures require coordinated and sustainable water management.

Field Excursions:

(i) Swakopmund Municipal Wastewater Treatment plant
(ii) Orano Desalination plant
(iii) Fish-processing facility (TBC)

3. Request to Council

This item was discussed at the Sponsorship Committee on **24 August 2026,** and it was approved that Council sponsors refreshments for the 250 participants to the value of **N$11 195.00.** The refreshments were the following soft drinks: 20 cases (24 x 500ml) of bottled water, 4x cases (24 x 330 ml) of Coca-Cola, 16x cases (24 x 350ml) of Fruitree juice, and 4x cases (24 x 500 ml) of Energy (Energade) drinks.

B. **After the matter was considered, the following was:-**

RECOMMENDED:

(a) **That the request for sponsorship of refreshments towards the 3rd Namibia Regional Water Symposium 2026 be approved.**

(b) **That the funds for the refreshments valued at N$11,195.00 be defrayed from the Corporate Services Publicity Vote 150515533000, where N$200,000.00 is available.**

(c) **That the applicant inform Council on how the event will impact the locals/ community through:**

(i) ***Funding to the Municipality of Swakopmund or Local Authority to extend and promote water points in the DRC.***

(ii) ***Funding for the pre-paid water meters.***

9/21

REPUBLIC OF NAMIBIA

MINISTRY OF AGRICULTURE, FISHERIES, WATER AND LAND REFORM

Tel: (061) 2087222
Fax: (061) 2087160
Enquiries: Dr Aniecia Mwetulundila
Email: Aniecia.Mwetulundila@mawlr.gov.na

Government Office Park
Private Bag 13184
WINDHOEK

RECORDS & ARCHIVES
15 AUG 2026
MUNICIPALITY OF SWAKOPMUND

06 AUG 2026
Office of the
Chief Executive Officer

Mr Alfeus Benjamin
The Chief Executive Officer
Engineering and Infrastructure Services Division
Municipality of Swakopmund
P O. Box 53
Swakopmund

Dear Mr Benjamin

SUBJECT: INVITATION TO PARTNER AND SPONSOR THE THIRD NAMIBIA REGIONAL WATER SYMPOSIUM (NRWS) 2026

The Department of Water Affairs (DWA), under the Ministry of Agriculture, Fisheries, Water and Land Reform, hereby extends an invitation to the **Municipality of Swakopmund** to partner with us as a sponsor of the Third Namibia Regional Water Symposium (NRWS) 2026, scheduled to take place from **13–16 October 2026** in **Swakopmund, Erongo Region**.

As the host town for the Third Namibia Regional Water Symposium, the Municipality of Swakopmund represents an important partner in promoting sustainable urban water management, climate resilience, and environmental responsibility within Namibia's coastal regions.

The Namibia Regional Water Symposium (NRWS) is an annual multi-stakeholder platform established by the Department of Water Affairs to promote **Integrated Water Resources Management (IWRM)**, water security, and innovation. The NRWS provides an important platform for collaboration among water sector stakeholders to address challenges related to water availability, demand management, innovative technologies, and sustainable water resource development.

The 2026 Symposium will bring together approximately **250 participants**, including policymakers, regulators, water utilities, researchers, development partners, academia, and major industrial stakeholders.

Held under the theme: **"Ensuring Water Security Through Innovation, Collaboration, Climate Resilience and Responsible Water Stewardship,"** the Symposium will provide an important platform for dialogue, collaboration, and knowledge exchange on water-related challenges, environmental sustainability, and climate adaptation strategies relevant to Namibia's development.

All official correspondence must be addressed to the Executive Director

SUBMITTED: INVITATION TO PARTNER AND SPONSOR THE THIRD NAMIBIA REGIONAL WATER SYMPOSIUM (NRWS) 2026

To ensure the success of this significant national event, we respectfully request your sponsorship support **with refreshments for the field excursion**

Further details regarding the Symposium objectives, programme, budget, and sponsorship opportunities are outlined in the attached concept note.

In recognition of their contribution, sponsors will receive prominent visibility and acknowledgement throughout the Symposium, including speaking opportunities on symposium materials and communication platforms, formal recognition during official proceedings, and exhibition space to showcase their operations, innovations, and sustainability initiatives.

We would be honoured to have the **Municipality of Swakopmund** as a valued partner in advancing sustainable water management and strengthening water security in Namibia. We welcome the opportunity to discuss partnership arrangements aligned with your corporate sustainability and environmental stewardship objectives.

We thank you for your consideration and look forward to your favourable response.

Yours faithfully,

Mr. Fredilo Nghinda
EXECUTIVE DIRECTOR: WATER AND MARINE RESOURCES

Ministry of Agriculture, Fisheries, Water & Land Reform

Department of Water Affairs

CONCEPT NOTE

3RD NAMIBIA REGIONAL WATER SYMPOSIUM (NRWS)
13-16 OCTOBER 2026

SWAKOPMUND, ERONGO REGION

1. Introduction and Background

The Namibia Regional Water Symposium (NRWS) is a platform established by the Department of Water Affairs within the Ministry of Agriculture, Fisheries, Water and Land Reform to promote dialogue, awareness, and collaboration on water sector issues. The Symposium was officially launched on 18 October 2023 in Ongwediva, Oshana Region, by the former Minister of Agriculture, Fisheries, Water and Land Reform, Honourable Carl Schlettwein, and was declared an annual water event to be hosted on a rotational basis across Namibia's regions. The second NRWS took place in Keetmanshoop, //Kharas Region, in February 2025.

The NRWS serves as an advocacy and knowledge-sharing platform for promoting Integrated Water Resources Management (IWRM), water conservation, water supply security, and rural sanitation at national, regional, and local levels. The first and second Symposia were attended over two days by approximately 350 stakeholders, including representatives from government institutions, NGOs, academia, schools, and the private sector.

Water security remains a critical development challenge in Namibia, one of the driest countries in sub-Saharan Africa. Highly variable rainfall, recurrent droughts, limited perennial surface water resources, and increasing reliance on groundwater place sustained pressure on water availability and reliability. These challenges are further compounded by climate change, which continues to alter hydrological patterns, intensify extreme weather events, and increase the frequency and severity of droughts.

At the same time, water demand is rising due to population growth, urbanization, and the expansion of key economic sectors such as mining, fisheries, energy, tourism, and manufacturing. In coastal regions, these sectors depend on reliable and sustainable water supplies to support economic growth, employment creation, and environmental sustainability. Ensuring long-term water security for industries while safeguarding ecosystem integrity and community water needs remains a national priority. This requires coordinated planning, improved water-use efficiency, investment in alternative water sources, and strengthened partnerships among government, industry, research institutions, and other stakeholder.

The regions of Erongo and Otjozondjupa face particular pressures, including limited freshwater sources, fragile groundwater systems, and the need to balance industrial water use with long-term sustainability and environmental protection. Addressing these challenges requires coordinated planning, effective governance, improved water-use efficiency, and the adoption of innovative and climate resilient management approaches.

As the national custodian of water resources, the Department of Water Affairs conducts research and provides services to support sustainable water resources management and rural sanitation. The Department works to ensure water security for all Namibians by promoting the availability and



Ministry of Agriculture, Fisheries, Water & Land Reform



Department of Water Affairs

accessibility of sufficient, safe, and good-quality water for domestic, agricultural, and industrial use. These efforts contribute to the achievement of Vision 2030, the National Development Plans (NDP 6), the Harambee Prosperity Plan 2, and Sustainable Development Goal 6.

In this context, the Namibia Regional Water Symposium provides a multi-stakeholder platform for government institutions, water utilities, research bodies, private sector industries, and civil society to engage in open dialogue, share experiences, and exchange practical solutions. The Symposium supports strengthened coordination, improved governance, responsible water stewardship, and informed decision-making aimed at enhancing long-term water security and sustainability across Namibia.

2. Purpose and Objectives of the 3rd Namibia Regional Water Symposium

The 3rd Namibia Regional Water Symposium (NRWS) 2026 is proposed to be held in Swakopmund, Erongo Region, from 13–16 October 2026. The Symposium will comprise a three-day programme of presentations, technical discussions, and panel engagements, followed by a technical excursion on the fourth day.

The Symposium will provide a collaborative platform for stakeholders across the water sector to deliberate on Namibia's most pressing water security challenges and identify practical, innovative, and sustainable solutions. It aims to strengthen partnerships, promote knowledge exchange, support evidence-based decision-making, and stimulate actions that enhance the resilience, accessibility, and long-term sustainability of water resources for domestic, agricultural, industrial, and environmental needs. The event will facilitate dialogue on key water-related issues, with particular attention to coastal and water-stressed regions, while highlighting innovative and climate-resilient approaches, emerging technologies, and integrated water resources management practices. It will also emphasize the role of industries and other bulk water users, including the mining and fisheries sectors, in promoting responsible water use, resource efficiency, innovation, and corporate water stewardship.

The Symposium is expected to attract approximately 250 participants, including policymakers, researchers, practitioners, development partners, water institutions, municipalities, and bulk water users such as mining companies, fisheries, and industrial operators. Through knowledge sharing, collaboration, and coordinated action, the event seeks to strengthen water governance, support policy implementation, and advance sustainable water security in Namibia, with particular focus on the North-Western Cluster, including the Erongo and Otjozondjupa regions.

3. Focus and Thematic Framework of the 3rd NRWS

Swakopmund in Erongo region is an ideal location for the Symposium, as Namibia's water scarcity challenges are clearly reflected in the town's unique coastal environment. The area demonstrates the importance of innovative and sustainable approaches to water security, including desalination, water reuse, alternative water supply solutions, and responsible management of groundwater resources. The 3rd Namibia Regional Water Symposium (NRWS) 2026 will bring together government institutions, water utilities, industry, researchers, development partners, and other stakeholders to share experiences, exchange knowledge, showcase innovations, and strengthen collaboration towards addressing Namibia's current and future water challenges.

11.1.14 **SUBDIVISION OF ERF 647 SWAKOPMUND INTO PORTION A AND THE REMAINDER**
(C/M 2026/10/29 - E 647)

Ordinary Management Committee Meeting of **15 October 2026**, Addendum **8.6** page **03** refers.

A. **This item was submitted to the Management Committee for consideration:**

1. **Purpose**

The purpose of this submission is for the Council to consider the application for the subdivision of Erf 647, Swakopmund into Portion A and the Remainder in terms of Section 97 (1) (e) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018).

2. **Introduction and Background**

A subdivision application was received by the Town Planning Department from Plan Africa Consulting cc on behalf of the registered owner The Trustees for the Time Being of the Jeurgen Gossow Family Trust No T187/08. The application is attached as **Annexure A.**

3. **Ownership**

Ownership of Erf 647, Swakopmund vests in The Trustees for the Time Being of the Jeurgen Gossow Family Trust No T187/08 as held by Deed of Transfer T 4639/2003.

4. **Locality, Zoning and Size**

Erf 647, Swakopmund Proper is on Mandume Ya Ndemufayo Street. The property is zoned *"Light Industrial"* and measure approximately 3335 m² in extent.



5. **Access, parking and municipal services**

Erf 647, Swakopmund Proper, is accessible via Mandume Ya Ndemufayo Street. Parking for the proposed development will be provided in accordance with the requirements of the Swakopmund Zoning Scheme. The Erf is already connected to the bulk services network; however, should any relocation, alteration, or upgrading of services be required, such costs shall be borne by the owner.

6. **Public Notification**

The neighbouring property owners were consulted on 23 June 2026 by way of registered mail, inviting comments and/or objections in respect of the proposed subdivision. The date of 22 June 2026 indicated in the report is therefore incorrect. The date reflected on the stamped registered mail, attached hereto, confirms that the consultation was effected on 23 June 2026.

The closing date for the submission of objections was 10 July 2026. No objections were received by the expiry of the objection period.

Only two responses were received from the registered owners of Erven 525 and 533, Swakopmund, respectively. Both owners confirmed in writing that they have no objection to the proposed subdivision.

7. **Proposal**

The owner intends to subdivide the property to promote more efficient land utilisation and to create additional development opportunities. The proposed subdivision will enable each resultant portion to function as an independent property with separate ownership, development potential, and management responsibilities.

Although the property is currently improved with an existing structure, it remains underutilised. The proposed subdivision will facilitate a more efficient and practical use of the land, consistent with the development objectives of the area, while ensuring that the remainder retains adequate size, functionality, and development potential.

Furthermore, the proposal represents a reasonable and desirable planning intervention as it promotes orderly urban development, optimises the use of serviced urban land within the existing framework of Swakopmund, and supports the efficient utilisation of municipal infrastructure.

The proposed subdivision is also consistent with sound town planning principles, as it encourages sustainable land use, enhances property investment opportunities, and contributes positively to the continued growth and orderly development of the area.

The proposal is indicated in the table below:

Proposed Portion Number	***Area (M²)***	***Zoning***
Portion A	*1000*	*Light Industrial*
Remainder Erf 647	*2335*	*Light Industrial*
Total	*3335*	

8. **Technical Comments**

The application was circulated to the Engineering, Urban Development and Environmental Management Department for their comments, and the following comments were received:

(i) "That all additional/upgrading of services be to the account of the applicant".

9. **Evaluation**

The proposed subdivision represents a desirable planning intervention that promotes the efficient utilisation of urban land while remaining consistent with the Municipality's long-term spatial planning objectives. The owner seeks to subdivide the property to create two independent erven, thereby facilitating improved land utilisation, separate ownership, and future development opportunities. Although the property is currently developed with an existing structure, the proposed subdivision will not compromise the functionality or development potential of either resultant erf.

The application is consistent with the objectives of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), as it promotes orderly, sustainable and coordinated spatial development through the optimal utilisation of existing serviced land. As an infill development within an established urban area, the proposal is in accordance with the Swakopmund Structure Plan 2020-2040 and contributes to the efficient use of existing municipal infrastructure without encouraging urban sprawl.

The subdivision also agrees with sound town planning principles by promoting orderly development, sustainable land utilisation, and continued investment within the existing urban area.

The property is situated within a fully serviced area where water, sewerage, electricity, road access and stormwater infrastructure are already available. The subdivision is therefore not expected to place additional demand on existing bulk infrastructure, and any required service connections or alterations will be undertaken at the applicant's cost in accordance with the Municipality's engineering requirements. In addition, the newly created portion will be subject to the payment of the applicable 7.5% compensation fee to Council.

Having considered the proposal against the applicable legislation, planning policies and recognised planning principles, it is concluded that the subdivision constitutes a logical and appropriate form of development that promotes the efficient use of serviced urban land, supports the Municipality's strategic planning objectives, and can be adequately accommodated by the existing engineering services.

10. **Title Deeds Conditions**

The current title deed conditions registered against Erf 647, Swakopmund Proper in Paragraphs A and B be cancelled and the following title deed conditions be registered against the newly created Portion A and the Remainder Erf 647 Swakopmund:

A. SUBJECT in respect of the figures ABFE and BCDF on the said Diagram No. A449/53 to the following conditions created in Government Grant No. 131/1946, namely:

1. *That the land shall be subject to such Township regulations, stipulations and laws as already exist or may hereafter be passed by legislature.*
2. *That the land shall further be subject to all obligations and regulations which already exist or may be later established with reference to the land granted on similar conditions.*
3. *That the owner shall be liable to the prompt payment of such taxes as are payable according to law.*

B. FURTHER, subject to the following conditions created in Deed of Transfer No. T179/1954 imposed by the Council of the Municipality of Swakopmund for its benefit, namely:

The said erf shall be used for industrial purposes only but shall not be used for offensive trades as set out in Government Notice No. 141/1926 as applied to the Territory and as amended from time to time.

Note should be taken that the applicant's proposal to have the title conditions as the above cannot be supported because in terms of Clause 6.6 of the approved Swakopmund Zoning Scheme No. 71, which has received ministerial approval and is currently awaiting promulgation, all properties zoned "industrial" are required to have a minimum building value of at least two (2) times the municipal valuation of the erf. The proposed condition is therefore inconsistent with the provisions of the approved scheme and would undermine the intended development standards applicable to industrial properties.

It is therefore recommended that Condition (a) and (b) be amended to read as follows:

(i) The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to the provisions of the Swakopmund Zoning Scheme, prepared and approved in terms of the Urban and Regional Planning Act, 2018 (No.5 of 2018).

(ii) The building value of the main building, including all outbuildings to be erected on the erf, shall be at least two (2) times the municipal valuation of the erf.

This amendment will ensure consistency with the approved Swakopmund Zoning Scheme No. 71 and uphold the prescribed development standards for industrial erven.

11. **Conclusion**

Considering the foregoing, the proposed subdivision is consistent with the applicable legislative framework, policy directives, and sound planning principles. It promotes orderly and sustainable land development, complies with the relevant provisions of the Urban and Regional Planning Act, aligns with the Swakopmund Structure Plan 2020-2024, and remains in full conformity with the Swakopmund Zoning Scheme. The proposal will not adversely impact the surrounding area, is compatible with the existing land use character, and has not elicited any objections.

B. After the matter was considered, the following was:-

RECOMMENDED:

(a) That the Subdivision of Erf 647, Swakopmund into Portion A and the Remainder 647 be approved.

(b) That the current title deed conditions registered against Erf 647, Swakopmund in Paragraphs A and B of the Deed of Transfer T 4639/2003 be cancelled, and the following title deed conditions be registered against the newly created Portion A and the Remainder Erf 647, Swakopmund:

(i) The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to the provisions of the Swakopmund Zoning Scheme, prepared and approved in terms of the Urban and Regional Planning Act, 2018 (No.5 of 2018).

(ii) The building value of the main building, including all outbuildings to be erected on the erf, shall be at least two (2) times the municipal valuation of the erf

(c) That the on-site parking requirements be as per the Swakopmund Zoning Scheme.

(d) That upon presentation of the erf number obtained from the Office of the Surveyor General by the applicant to the Town Planning Department, the Town Planner issue the subdivision certificate and certify the subdivision plan.

(e) That the applicant provides proof that the subdivided erf has been surveyed and registered by the Deeds Registrar before submission of any development proposal (building plans and/or building line relaxations) for Council approval.

(f) That should any relocation, alteration, or upgrading of services required because of the proposed development, be for the account of the owner and be installed in accordance with the specifications and to the satisfaction of the General Manager: Engineering, Urban Development and Environmental Management.

(g) That compensation in the form of an endowment fee of 7.5% of the land value (market values as determined by Council valuer) for the Proposed Portion A excluding the Reminder be levied.

ANNEXURE A - APPLICATION FORM

PLAN AFRICA CONSULTING CC
TOWN AND REGIONAL PLANNERS

22-03-07-647
E647

Box 4114
WINDHOEK
8 Delius Street
Windhoek (West)
Tel: (061) 212096 Cell: 0812716189
Fax to Mail : 088614626

Enquiries: Carolyne Nghipundoka
carolyenghipundoka@yahoo.com

Date: 01 June 2026

The Chief Executive Officer
Swakopmund Municipality
P.O Box 53
SWAKOPMUND

RECORDS & ARCHIVES
03 JUN 2026
MUNICIPALITY OF SWAKOPMUND

Attention: Mr. Johannes T. Hailu,

Dear Sir,

- **SUBDIVISION OF ERF 647 SWAKOPMUND INTO PORTION A AND REMAINDER**

1. Appointment

Plan Africa Consulting CC by virtue of the Power of Attorney attached an annexure has been appointed by Jurgen Paul Gossow, managing director of **THE TRUSTEES FOR THE TIME BEING OF THE JEURGEN GOSSOW FAMILY TRUST NO T187/08** owners of Erf 647 Swakopmund to apply for the:

- *Subdivision of Erf 647 Swakopmund into Portion A and Remainder*

2. Property Information

The respective Erf 647 is located in the older industrial area of Swakopmund often referred to as the old industrial quarter which is a well-established, central area characterized by light industrial activity, warehousing, and commercial workshops. Swakopmund is a coastal town in western Namibia in the Erongo region, located between the Atlantic

Ocean and the Namib Desert. Known for its cool climate, German colonial architecture, it is a hub for desert tours, sandboarding, quad biking.

Erf 647 Swakopmund is 3335m² in size and is zoned "light industrial". The surrounding area consists of mixed-use developments such as business, institutional and general residential buildings.

Figure 1: Aerial image of Erf 647 Swakopmund



2.1 Topography

Topographically the site is relatively flat as Swakopmund at sea level.

2.2 Access & Infrastructure

Erf 647 has direct access from Mandume yaNdemufayo Street and has existing municipal services therefore; no extension of services is needed.

3. Proposed Development

The owner wishes to subdivide Erf 647, Swakopmund into Portion A and the Remainder to facilitate improved land utilisation and future development opportunities. Following subdivision, each portion will function as an independent erf capable of separate ownership, development, and management.

Table 1: showing the proposed subdivision

Portion	Sizes (m²)
Portion A	1000
Remainder	2335



Figure 2: Zoning of surrounding area of Erf 647 Swakopmund

4. Motivation

The proposed subdivision of Erf 647, Swakopmund into Portion A and the Remainder is motivated by the need to allow for more efficient and practical land use in accordance with the development objectives of the area. The subdivision will create an additional erf that can be independently developed, transferred, or managed, while ensuring that the remaining portion retains sufficient size and functionality. Currently the erf is undeveloped but has existing structure.

The proposal is considered reasonable as it promotes orderly urban development and optimises the use of available land within the existing urban framework of Swakopmund. The subdivision is not expected to negatively impact

surrounding properties, as both portions will remain compliant with applicable zoning regulations, access requirements, and municipal service provisions.

Furthermore, the subdivision aligns with sound town planning principles by supporting sustainable land utilisation, encouraging property investment, and contributing to the continued growth and development of the area. The proposed layout establishes compatibility with the character of the surrounding neighbourhood and is therefore considered desirable from a planning perspective.

5. Conditions

The conditions registered against the title of the T 48332/2013 in Paragraphs A and B be cancelled as they are no longer relevant. The conditions should be replaced by the standard conditions as attached.

6. Public Support

The proposed subdivision will be advertised in terms of Section 107 of the Act once delegated by the local authority to do so in terms of Section 106 of the Act. The neighbours will be consulted accordingly.

7. Application

It is against this background that an application is made for the following:

- *Subdivision of Erf 847 Swakopmund into Portion A and Remainder*

In support of the application, the following are included:

1. Locality Plan
2. Sketch plan
3. Title Deed
4. Power of Attorney

Sir

I trust that this application will be supported by the Swakopmund Municipality and look forward to your prompt response.

Yours Faithfully

.....

M. A. KRÜGER


529
527
647
531
526
SCALE:1/1000
Plan Africa
Consulting cc
TIN


453
454
9A
532
533
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524
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Portion A
Remainder
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Plan Africa
Consulting cc
TN

POWER OF ATTORNEY

I, the undersigned Jurgen Paul Gossow in my capacity as the managing director of THE TRUSTEES FOR THE TIME BEING OF THE JURGEN GOSSOW FAMILY TRUST NO T187/08 owner of Erf 647 Swakopmund hereby nominates, constitutes and appoints,

PLAN AFRICA CONSULTING CC
P.O. BOX 4114
WINDHOEK
8 DALIAS STREET
WINDHOEK (West)

With power of Substitution, to be my Lawful Attorney and Agent in my name, place and stead to submit the necessary application to the Swakopmund Municipality, Ministry of Urban and Rural Development and the Urban and Regional Planning Board (URB) for the:

- SUBDIVISION OF ERF 647 SWAKOPMUND INTO PORTIONS A AND REMAINDER

And generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectively, all intends and purposes, as I might or could do if personally present and acting therein – hereby ratifying, allowing and confirming and promising and agreeing to ratifying, allow and confirm whatsoever my said agent shall lawfully do, or cause to be done, by virtue of these presents.

Signed at SWAKOPMUND this 15th day of May 2026, in the presence of the undersigned witnesses.

SIGNED

WITNESSES:

1. .....

2. .....

IN FAVOUR OF THE LOCAL AUTHORITY

A. SUBJECT in respect of the figures ABFE and BCDF on the said Diagram No. A449/53 to the following conditions created in Government Grant No. 131/1946, namely:

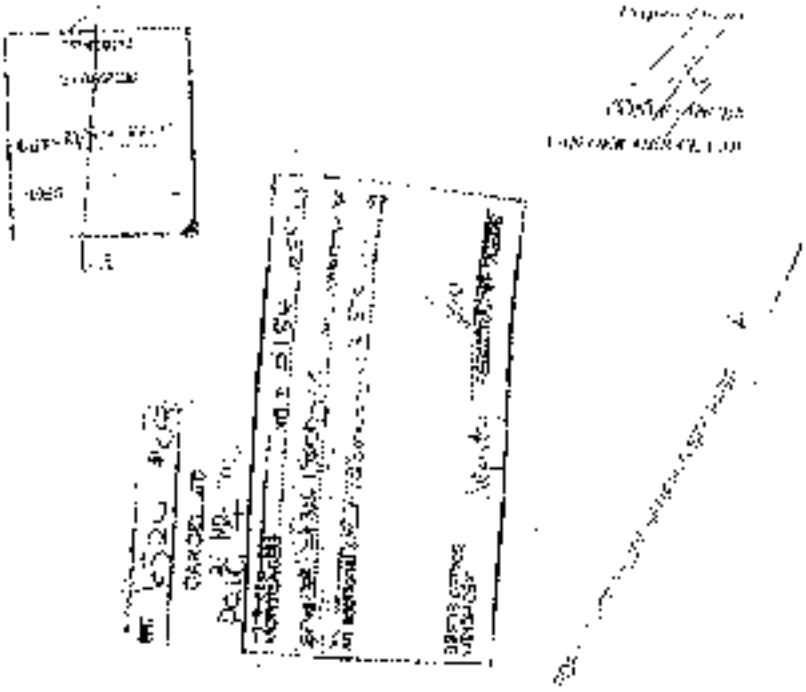
1. That the land shall be subject to such Township regulations, stipulations and laws as already exist or may hereafter be passed by legislature.

2. That the land shall further be subject to all obligations and regulations which already exist or may be later established with reference to the land granted on similar conditions.

3. That the owner shall be liable to the prompt payment of such taxes as are payable according to law.

B. FURTHER SUBJECT to the following conditions created in Deed of Transfer No. T179/1956 imposed by the Council of the Municipality of Swakopmund for its benefit, namely:

The said erf shall be used for industrial purposes only but shall not be used for offensive trades as set out in Government Notice No. 141/1926 as applied to the Territory and as amended from time to time.



VAN DER MERWE COLEMAN
Legal Practitioners Notaries & Conveyancers
Frans Indongo Building, Dr Frans Indongo Street
P O Box 325, WINDHOEK

DEED OF TRANSFER

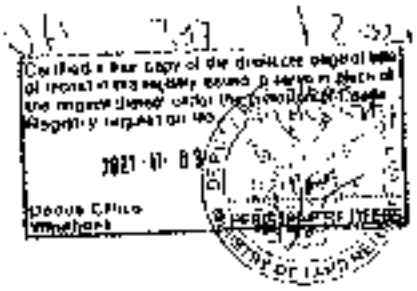
BE IT HEREBY MADE KNOWN

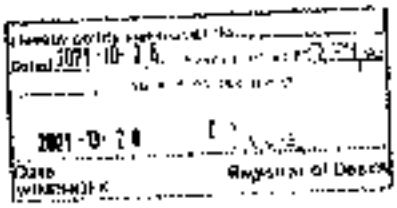
THAT CAREL JACOBUS WICHARD VAN DER MERWE

appeared before me the Registrar of Deeds at Windhoek he/she, the said Appearer, being duly authorised thereto by a Power of Attorney granted to him/her by

The EXECUTRIX in the
ESTATE OF THE LATE ROLF WOLFGANG GOSSOW
By virtue of Letters of Executorship dd 11/12/07

dated the 11 day of July 2019 and signed at SWAKOPMUND





WHEREAS in terms of the Last Will dated 29 August 2002 of the late MR. JOHANN WOLFGANG GOSSOW who died on 5 September 2007 the hereinafter mentioned property was bequeathed to the hereinafter mentioned Transferee;

NOW THEREFORE the Appearer, in his capacity as aforesaid, did by these presents cede and transfer in full and free property to and on behalf of

THE TRUSTEES FOR THE TIME BEING OF THE
JEURGEN GOSSOW FAMILY TRUST
NO T10708

Its Successors in Title or Assigns,

1. CERTAIN FARM NO 174 SWAKOPMUND

SITUATE In the Municipality of Swakopmund
Registration Division "G"
ERONGO REGION

EXTENT 3,3502 (THREE COMMA THREE NINE SIX TWO) Hectares

FIRST REGISTERED and still held by Certificate of Consolidated Title No T5747/1994 with Diagram No A 705/91 relating thereto

A. That portion of the property as indicated by the figure DEFG on the Diagram NO A705/91 is -

I SUBJECT to the following conditions created in Government Grant No 577/1934 in favour of the Administrator of South West Africa, namely:-

(a) That he land hereby granted shall be subject to the laws for the time being of the Territory of South West Africa respecting minerals, prospecting, mining and all rights and matters incidental thereto

(b) That the Administrator may at any time and in any such manner and under such conditions as he may think fit -

(i) Construct or Authorise the construction of dams or reservoirs upon the said hereditament,

(iii) construct or authorise the construction upon, through or under the land hereby granted of water furrows, pipelines, canals and drains and construct or authorise the conducting of water therethrough or therewith for the benefit of the public or of any owner or occupier of neighbouring land;

(iv) construct and work or authorise the construction and working subject to the provisions of any laws of railways, roads, telegraph and telephone lines on or over the land hereby granted, and take material from the land hereby granted for the purpose of any such works.

Compensation shall be paid to the grantee for any loss or damage sustained by him by reason of the exercise of the powers aforesaid provided, however, that there shall be set off against the loss or damage caused to the grantee the benefit (either or prospective) which he derives, or is likely to derive by reason of the construction of the works. In the event of compensation being payable the amount therefore shall be initially agreed upon failing such agreement, shall be determined by arbitration.

(c) That the Administrator may at any time and in such manner and under such conditions as he may think fit, dedicate for public purposes the whole or any portion of the land hereby granted, subject to the payment of such compensation as may be agreed upon or in default of agreement as may be determined by arbitration.

(d) The land is subject to all reservations, servitudes, obligations, laws and regulations which already exist or may hereafter be established or made by competent authority.

(e) That all roads, thoroughfares and rights of passage being or existing on the land hereby granted shall remain free and uninterrupted unless the same be cancelled, closed or altered by competent authority.

(f) That the grantee shall be required to grant any adjacent or neighbouring proprietor a way or right of necessity over the land hereby granted to or from the land of such adjacent or neighbouring proprietor;

(g) That the owner shall be liable to the prompt payment of such taxes as are payable according to law

4 FURTHER SUBJECT to the following condition imposed by endorsement against Deed of Transfer no. T4067/1975 in terms of Section 48A of Ordinance 18 of 1934 created in the said Certificate of Consolidated Title no. T578/1994, namely:-

The within-mentioned transferee is prohibited from erecting any further buildings on the within-mentioned propertyies other than for farming operations.

B. That portion of the property as indicated by the figure ABCDA on the annexed Diagram No A705/91 is --

SUBJECT to the following condition imposed in terms of Section 31 of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963), created in Deed of Transfer no T578/1994, namely:-

IN FAVOUR OF THE LOCAL AUTHORITY,

The property may only be used for Agricultural purposes."

2. CERTAIN ERF NO 647 SWAKOPMUND

SITUATE In the Municipality of Swakopmund
Registration Division G
ERONGO REGION

EXTENT 0357 (THREE THREE THREE FIVE) square metres

FIRST REGISTERED by Certificate of Consolidation T4V no T21/1964 with Diagram No A 14953 relating thereto and held by Deed of Transfer no T117/1964

A SUBJECT in respect of the figures ADFE and BCGH on the said Diagram No A 14953 to the following conditions imposed in Government Gazette 43/1946, namely :-

1. That the land shall be subject to such Township regulations, stipulations and laws as already exist or may hereinafter be passed by legislature

2. That the land shall further be subject to all obligations and regulations which already exist or may be later established with reference to the land granted on similar conditions

3. That the owner shall be liable to the prompt payment of such taxes as are payable according to law.

B FURTHER SUBJECT to the following condition created in Deed of Transfer no. T179/1964 imposed by the Council of the Municipality of Swakopmund for its benefit namely:-

The said erf shall be used for industrial purposes only but shall not be used for offensive trades as set out in Government Notice No 141/1962 as applies to the Territory and as amended from time to time.

I CERTAIN ERF NO 537 (a Portion of Erf 519) SWAKOPMUND

SITUATE In the Municipality of Swakopmund
Registration Division "G"
ERONGO REGION

EXTENT 1926 (ONE SIX ZERO SIX) square metres

FIRST (TRANSFERRED) by Deed of Transfer no T3000/1994 with diagram annexed thereto and held by Deed of Transfer no T3245/1972

A SUBJECT to the following conditions created in Government Grant No 43/1946, namely

1 That the land shall be subject to such township regulations, stipulations and laws as already exist or may hereafter be passed by the Legislature,

2 that the said land shall be further subject to all obligations and regulations which already exist or may be thus established with reference to land granted on similar conditions

3 That the owner shall be liable to the prompt payment of such taxes as are payable according to law;

B FURTHER SUBJECT to the following condition imposed by the Council of the Municipality of Swakopmund, for it's benefit, created in the said Deed of Transfer no. T100371954, namely -

"The said erf shall be used for industrial purposes only but shall not be used for offensive trades as set out in Government Notice No 141 of 1926 as applied to the Territory and as amended from time to time."

4. CERTAIN PORTION 79 (a Portion of Portion 28) of the FARM SWAKOPMUND TOWNLAND AND TOWNLANDS NO 41

SITUATE In the Municipality of Swakopmund
Registration Division "G"
ERONGO REGION

EXTENT 0,0096 (SIX COMMA SIX ZERO NINE EIGHT) Hectares

FIRST TRANSFERRED and still held by Deed of Transfer no T237/91980 with Diagram No A238/78 annexed thereto

A SUBJECT to the conditions imposed in terms of the Town Planning Ordinance, Ordinance 18 of 1954 as amended as will more fully appear under paragraph I above

B FURTHER SUBJECT to the following condition registered against the above-mentioned Deed of Transfer no T237/91980, namely

The Remainder of Portion 1 of the Farm Swakopmund Townlands No 41 measuring, 7342,6920 Hectares, of which the above-said property

farm, said is subject to three servitudes all in metres wide and respectively 1500 metres, three metres and 1979 metres long as shown by the red lines marked (i) A B (ii) C D (iii) E F on Diagram S G No A60/35 annexed to Notarial Deed of Servitude no K27/1975S for the purpose to conduct water by pipe line for the benefit of the Government of the Territory of South West Africa with ancillary rights, which Servitude is created by Notarial Deed of Servitude No K27/1975 S dated26 February 1975 and registered on 4 March 1975

WHEREFORE, the Appearer, relinquishing all the Rights and Title which the said ESTATE OF THE LATE ROLF WOLFGANG GOSSOW heretofore had to the premises, do, in consequence, also acknowledge the said ESTATE OF THE LATE ROLF WOLFGANG GOSSOW to be solely dispossessed of and disentitled to the same And that, by virtue of these Presents, the said TRANSFEREE, its Successors in Title Heirs Executors, Administrators, or Assigns, now and henceforth shall be entitled thereto conformably to local custom, the Same Forever reserving its Rights

SIGNED at WINDHOEK, on 23 SEP 2026

together with the appearer, and sealed with my seal of office.

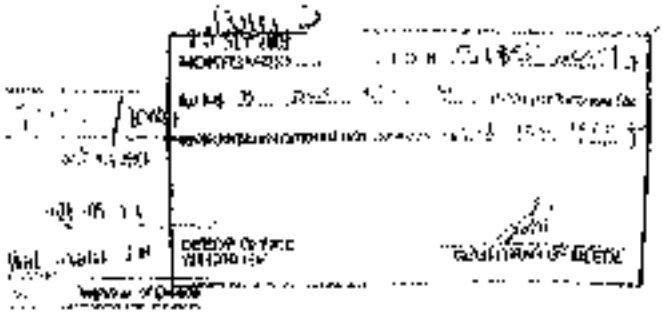
SIGNATURE OF APPEARER

In my presence

REGISTRAR OF DEEDS

I, the undersigned, CAROL JACOBUS WILHARD VAN DER MERWE, hereby certify in terms of Section 75(a) of Act 47/1998 ("the Act") that all rates, levies in respect of immovable property mentioned in the Deed and all the terms, charges and other moneys due to the local authority council or body of any server, service or levies supplied to such property in terms of the by-laws of or applicable thereto and amounts charged in terms of section 118 of the Act, have been paid up to an including the date of registration hereof.

VAN DER MERWE
CONVEYANCER



SWAKOPMUND
MUNICIPALITY

Ref: E 647

Enquiries: J Angolo

20 May 2024

Plan Africa Consulting cc
P O Box 4114
Windhoek

Dear Sir,

ZONING CERTIFICATE FOR ERF 647 SWAKOPMUND

Erf 647, Swakopmund Proper is zoned **"Light Industrial"** according to the Swakopmund Zoning Scheme. The property measures approximately **2338m²** in extent, with a **BuA** of 1.0.

Below please find the zoning provisions for the specific zoning as contained within the Swakopmund Town Planning Amendment Scheme

CLAUSE 5: CONTROL MEASURES

The following restrictions shall apply in the relative zone:

5. LIGHT INDUSTRIAL ZONE

1.	**Colour Notation:**	Light Purple Fill
	Primary Use:	Light Industrial, Warehouse, Service Industry, Dry Cleaners, Laundrette
	Consent Uses:	Public Garage, Petrol Service Station, Office Buildings, Funeral Parlour and Chapel, Building Yard, Panel Beater, Place of Amusement.

2. **Land Use Restrictions**

2.1 **Coverage**

In this zone, the respective coverage on any site shall not exceed the following percentages:

Light industrial buildings	60%
Public garages, service industries, warehouses	80%
Service stations, dry cleaners, launderette, business premises and places of instruction	70%

2.2 Loading and Off-loading

For the purposes of loading or off-loading of vehicles, provision shall be made on the following basis:

Total floor area	Number of off-loading or loading bays required	
0m² - 499m²	1	
500m² - 1499m²	2	
1 500m²	3	1 bay for every additional 1 000m² of floor area

Vehicular access to the loading bays shall be laid out to the satisfaction of the Council, with bay having a minimum width of 5 metres.

2.3 Parking

(a) 1 per 66,66m² of floor area (excluding parking bays needed for Loading and Off-loading).

(b) Parking spaces provide in accordance with this sub-clause shall not be used for the display, sale, repair or maintenance of motor vehicles or any other purposes whatsoever except for the parking of motor vehicles.

(c) The access to and the position and dimensions of a parking place shall conform to the requirements of the Council

2.4 Building lines

(a) **Street boundaries**

Buildings may be erected up to any street boundary, except where a street is less than twenty-five (25) metres wide, in which case any building shall be set back a distance of at least one half of the difference between the width of the street and twenty five (25) metres measured from the boundary of such street.

(b) Side boundaries

(i) 3 metres from any side boundary.

(c) Rear boundaries

(i) 3 metres from any rear boundary.

(e) of a public street or public road.

2.5 Height

Alternatively, no building in the zone shall be erected to exceed a height of 30 metres.

2.6 General amenity

(a) Except if provision is made in Table B of Clause 4 of these Regulations, no industry, which can be classified as an offensive trade, nor any industry which is likely to cause smoke, smell, fumes, noise, or dust in any quantity, nor any industry whose effluent the Council will not accept in its sewers, shall be permitted.

(b) Any scrap or **building** yard or other use of land or buildings, which would in the opinion of the Council detract from the visual character of the area **shall** be screened by the provisions of a wall having a minimum height of 2,5 metres above the height of the street and **shall** be satisfaction of the Council.

NB: This certificate does not waive any restrictive title conditions should there be any and is subject to the conditions outlined in the attached annexure.

Should you have any queries with regards to the above stated please contact the Town Planning Department at **Tel: 410 4418**

Yours faithfully,

J Angelis
SENIOR TOWN PLANNING OFFICER: ENGINEERING AND PLANNING SERVICES

JA

This certificate is valid for a period of 12 months

2.1.3 COMMENTS FROM ENGINEERING DEPARTMENT REGARDING AMENDMENTS

Any changes to increase the density of population, demand on services capacity or use of space needs to be assessed prior to implementation of the changes, thus higher population density, as is manifested in higher buildings may lead to:

- More complex foundation and structural designs, with possible impact on adjacent structures – especially older structures whose the foundations may be shallow and structural materials may have suffered deterioration over time (such as sulphate attack on the concrete matrix). This situation will be exacerbated when blasting operations (as is often the case with high-rise foundations) needs to be undertaken
- Complications in traffic, possible damage to existing structures and services and considerable disturbance to general social conduct / conditions whilst construction is undertaken, as well as complications with logistics due to the demands of the construction processes
- Increased electricity, water and sewage capacity demand
- Increased parking space demand
- Congestion of streets and traffic controls
- Demand for alternative logistics for delivery, collection, communication, and transport
- Increased complexity in emergency response access and higher demand on emergency response service delivery
- Possible increased fire and related emergencies impact
- Possible changes to the social characteristics of the area – either to the positive or negative

Though most of the above factors *may* be considered to be negative towards increased height structures, it is not the purpose to be aghast, as these complications can all be solved with suitable prior appraisal, planning, design and executed with care and with the application of appropriate measures. To boot, most of the complaints and complications can be ameliorated, if not avoided, with suitable prior communication.



A. Built-up Areas

Apart from the normal Building Plan and proof of appointment of a structural Engineer, the following prerequisites are recommended to be complied with, prior to approval of a Building Application for a (high-rise) structure and completion into a Development Agreement with Council in which, inter alia, the following items shall be detailed and provided

- Submission to and approval from the Aesthetics Committee of the Municipality for the appearance of the intended structure within its environment
- Performance Security in the format of a Bond and Guarantee
- Construction Programme, including Commencement Date, Completion Date and Delay Damages details
- Completion Certification requirements, thru detail pertaining to Compliance to Specification by various Construction and Design Specialists. Details of requirements to be complied with prior to issue of Occupation (partial) Permission
- Proof of insurance against damage / injury to traffic, pedestrians, existing structures, services and infrastructure due to action / duties of the Developer.
- Proof of Liability Provisions by the Professionals involved in the design and construction of the structure to a value commensurate with the value of the development and surrounding / existing structures and services
- Confirmation that a Competent Person (formerly an Engineer) shall be on site to monitor all operations and ensure compliance with the relevant Method Statements/Plans.
- Construction Management Plan identifying working procedures, working hours, working days, facilities for labour force,
- Vehicular Traffic Management Plan
- Pedestrian Traffic Management Plan
- Construction Health, Safety and Environmental Management Plan including Emergency Response Plan
- Site Security Management Plan, including provision for suitable fencing-off the construction area

- Lifting Management plan. This shall include certification of lifting apparatus (cranes, hoists, etc), proof of certification of competence of operators, and approval by an Engineer of the lifting procedures – especially high-rise cranes and all site operations with temporary lifting equipment from street level where (underground) services may be impacted
- Designs of alterations to services (water, sewage, electricity).
- Details of upgrades to services, if required, who will perform such and who will pay/pays the costs for the works. This may be considered a project on its own, and shall be resolved under the directives from the Municipality (Engineering Services)

The following actions are recommended to avoid most of the complications and complaints when projects in the services are required when a high rise structure is constructed within an existing built-up area.

- Communication to owners / tenants of neighbouring structures of the intended development, duration and various implications, as well as mitigative actions which will be employed. This shall preferably take the form of written communications
- Communication to the Public, primarily in several local distributed newspapers and possibly verbal media of the intended development, duration and various implications, as well as mitigative actions which will be employed
- Provision of a liaison person (Project Manager) to which all enquiries / complaints / constructions can be directed
- Regular updates of progress to the Public and neighbours may be recommendable.

g Heritage Area

Additional to the requirements and recommended actions as for Built-up Areas, the following applies:

- Approval from the Heritage Council of Namibia to demolish existing structures – where applicable.
- Approval from the Heritage Council of Namibia to construct the intended structure.

11

C. New Areas - Rezoning

Rezoning to a higher density, regardless of whether it is a new development or in built up areas may impact on the capacity of the services, then a study shall be submitted with the Building Application in which it shall be defined whether and how, if required, services may need to be upgraded to compensate for the additional throughput demand.

If upgrades are found by the Municipality to be required, a Developers Agreement shall be compiled and signed prior to approval of the Building Application in which the Scope of Works, Programme and Responsibilities (physical, technical, financial) for the upgrades shall be detailed.

D. Planned Areas

Engineering Services shall ensure that the designs performed for services shall make full allowance for the need as per the zoning of the various areas in the Township, as defined by Town Planning in this document, with the designs to not be minimalistic, but to make allowance for a minimum of 20% possible expandance of the capacity of the services, specifically to allow for possible upgrading of the services with minimal impact on existing structures and services.

1.1.3 CONCLUSION

The Swakopmund Municipality is of the opinion that the proposed amendments to the existing Swakopmund Town Planning Scheme will not have an overall development of Swakopmund as a whole. Since there are no observable impacts which can be identified at this stage, it is this Local Authority's conclusion that the existing environment for Swakopmund as a whole will benefit from the proposed amendments of various zonings within the Swakopmund Town Planning Amendment Scheme.



PLAN AFRICA CONSULTING CC
TOWN AND REGIONAL PLANNERS

Box 4814
WINDHOEK
8 Dekker Street
Windhoek (West)
Tel. (061) 2 12066 Cell: 0812716189
Fax to mail: 0866146276

Enquiries: Carolyne Nghipondoka
carolynenghipondoka@yahoo.com

Date: 17 August 2026

PUBLIC PARTICIPATION REPORT: APPLICATION FOR THE SUBDIVISION OF ERF 447, SWAKOPMUND INTO PORTION A AND REMAINDER

This report provides a record of the public participation process undertaken in respect of the proposed subdivision of Erf 447, Swakopmund, into Portion A and Remainder.

The public participation process was undertaken to inform interested and affected persons of the proposed application and to provide them with an opportunity to submit comments, representations and objections within the prescribed period. Public participation was undertaken in accordance with the applicable requirements and procedures of the Swakopmund Municipality and relevant planning legislation. The public was notified of the proposed subdivision through the following methods:

The notices were sent on 22 June 2026 by registered mail with NamPost.

The adjoining property owners notified included:

Erf 525 Swakopmund – Klaus H. A. Greenwald

Erf 526 Swakopmund – Schlosser Investments cc

Erf 527 Swakopmund – The Erf 527 Swakopmund Trust

Erf 529 Swakopmund – Mensum Mining (Pty) Ltd

Erf 531 Swakopmund – Gossow RW

Erf 533 Swakopmund – Sail Co (Pty) Ltd

Erf 3256 Swaksprmart – Tzaneen b

Erf 3277 Swaksprmart – Tzaneen b

The public participation period

Interested and affected parties were afforded an opportunity to inspect the application documentation and submit written comments, representations and/or objections during this period. Comments or objections were required to be submitted to Plan Afrika Consulting office within 14 working days.

No Objections Received

No written objections or comments were received during the prescribed public participation period. The applicant is therefore of the view that the public participation process provided interested and affected parties with a reasonable opportunity to participate in the consideration of the proposed subdivision.

Yours Faithfully

H. A. KRÜGNE

PLAN AFRICA CONSULTING CC
TOWN AND REGIONAL PLANNERS

Box 1744
WALVIS BAY
Erf 1744 Vista
Walvis Bay (Walvis)
TEL: (064) 21 2050 Cell: 081 271 0197
Fax to Mail: 086 611 4674

22/08/2016

OWNER: ERF 525 SWAKOPMUND

- SUBDIVISION OF ERF 647 SWAKOPMUND INTO PORTION A AND REMAINDER

I, ...KHA Swakopmund Trust..... the owner of Erf 525 Swakopmund has

[X] no objection OR [ ] objections

against the subdivision of Erf 647 Swakopmund into Portion A and Remainder

Erf 647 is currently zoned "light industrial" and measures a total area of 3313m² as indicated in the title deed. The respective erf is located within the older industrial area of Swakopmund. The owner wishes to divide the erf into two portions, each portion will function as an independent erf capable of separate ownership, development, and management. Currently the erf is undeveloped but has existing structure.

Please provide valid reasons should you have any objections against the proposed subdivision.

.....

.....

.....

.....

.....
Signed

08/09/2016
Date

Please forward to Plan Africa Consulting cc, P.O. Box 1744, Walvis Bay, 9000 or fax to 086 611 4674 for any queries/further information

PLAN AFRICA CONSULTING CC
TOWN AND REGIONAL PLANNERS

Box 4114
WINDHOEK
8 Orban Street
Windhoek West
Tel: (061) 21 1096 Cell: 081 27 6188
Fax to Mail: 0886 4620

22/06/2026

OWNER: ERF 533 SWAKOPMUND

- SUBDIVISION OF ERF 647 SWAKOPMUND INTO PORTION A AND REMAINDER

I, Salt Company, the owner of Erf 533 Swakopmund has

☑ no objection OR ☐ objections

against the subdivision of Erf 647 Swakopmund into Portion A and Remainder

Erf 647 is currently zoned "light industrial" and measures a total area of 3815m² as indicated on the title deed. The respective erf is located within the older industrial area of Swakopmund. The owner wishes to divide the erf into two portions, each portion will function as an independent erf capable of separate ownership, development, and management. Currently the erf is undeveloped but has existing structure.

Please provide valid reasons should you have any objections against the proposed subdivision.

Signed

14-7-26
Date

Please forward to the office Overberg not later than 14 days from date hereof. If no objection is received within the stipulated time, it will be assumed that you have no objections.

PLAN AFRICA CONSULTING CC
TOWN AND REGIONAL PLANNERS

Box 4114
WINDHOEK
8 Dekus Street
Windhoek (West)
Tel: (061) 212096 Cell: 0812710189
Fax to Mail: 088614626

22/06/2026

Certified Mail:

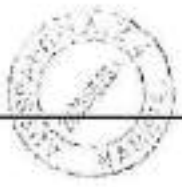
- **SUBDIVISION OF ERF 647 SWAKOPMUND INTO PORTION A AND REMAINDER**

ERF 526: SWAKOPMUND	**KARL HEINRICH ADOLF GROENEWALD TRUST GD & KHA GROENEWALD PO BOX 78 SWAKOPMUND**
ERF 526: SWAKOPMUND	**SCHLOSSER INVESTMENTS CC PO BOX 7001 SWAKOPMUND**
ERF 527: SWAKOPMUND	**THE ERF 527 SWAKOPMUND TRUST PO BOX 371 SWAKOPMUND**









ERF 529: **SWAKOPMUND**	**MESSUM MINING (PTY) LTD** **PO BOX 243** **SWAKOPMUND**	
ERF 531: **SWAKOPMUND**	**GOSSOW RW** **PO BOX 1167** **SWAKOPMUND**	
ERF 533: **SWAKOPMUND**	**SALT CO (PTY) LTD** **PO BOX 42** **SWAKOPMUND**	
ERF 3656: **SWAKOPMUND** **ERF 3777** **SWAKOPMUND**	**TRANSNAMIB** **PO BOX 281** **WINDHOEK**	



11.1.15 **APPLICATION FOR CONSENT TO CONSTRUCT AND OPERATE A TOURIST FACILITY OR ESTABLISHMENT ON PORTION 66 (A PORTION OF PORTION 36) OF FARM 163 SWAKOPMUND**
(C/M 2026/10/29 - PTN 66/PTN 36/FARM 163)

Ordinary Management Committee Meeting of **15 October 2026**, Addendum **8.7,** page **03,** refers.

A. This item was submitted to the Management Committee for consideration:

1. Purpose

The purpose of this submission is for Council to consider the application for consent to operate a tourist establishment on Portion 66 (a portion of Portion 36) of Farm 163, Swakopmund, Smallholdings, in terms of Clause 5(k)(1), in conjunction with Clause 6 of the Swakopmund Zoning Scheme.

2. Introduction and Background

An application for consent to operate a tourist establishment on portion 66 (a portion of portion 36) of Farm 163, Swakopmund, was received by the Town Planning Department from van der Westhuizen Town Planning and Properties on behalf of the registered owners. The application is attached as **Annexure A**.

3. Ownership

The ownership of portion 66 of Farm 163, Swakopmund vests in Messrs Carolyn Petrick, Jocelyn Petrick and Amelie Petrick as held by Deed of Transfer T 6151/2020, T 6152/2020 and T 6153/2020. The Deeds of Transfer's are part of the application, **Annexure A.**

4. Locality, Zoning and Size

Portion 66 of Farm 163, Swakopmund, is located in Smallholdings, also known as Swakop River Plots. The portion is zoned "*Agriculture*" and measures approximately 10 Ha in extent.



Figure 1: Locality plan for Portion 66

5. Access, municipal services, and parking

Access to Portion 66, Swakopmund is obtained from the internal road network of junction 5 and no change on access points for the intended consent use is foreseen. The property is already connected to the municipal water reticulation system. The proposed development will result in an increased demand and load in terms of water consumption, sewerage and refuse removal. The provision and installation of any additional on-site services should be for the account of the owner, to the satisfaction of the General Manager of Engineering, Urban Development and Environmental Management.

6. Public Consultation

The proposed consent was advertised in the New Era Newspaper on the 3rd and 10th July 2026. A notice was also placed on the site and on the Municipal noticeboard for the public's comments. The comments of neighbouring property owners were requested via registered mail. The closing date for objections for the proposal was the 29th of July 2026. No objections were received against the application **Annexure A**.

7. Development Proposal

The applicant intends to convert the existing structures on the property to provide overnight accommodation to guests and tourists. The applicant further wants to make provision for a lecture room as they provide lectures and training to individuals and various institutions in the environmental field.

8. Technical Comments

The application was circulated to other departments for their comments and inputs. Below are the comments and recommendations from the Environmental Management Office.

The application expressly seeks consent to construct and operate a tourism facility. Item 6 of Government Notice No. 29 of 2012 lists the construction of resorts, lodges, hotels or other tourism and hospitality facilities as an activity requiring environmental clearance. No Environmental |Clearance Certificate (ECC) or written determination from the Environmental Commissioner has been submitted with the application.

Recommendation:

- *The applicant must submit the complete proposal for the tourism facility, including the proposed construction and operation, to the Environmental Commissioner for consideration.*
- *If an ECC is required, the applicant must submit the complete ECC, approved environmental management plan and all applicable conditions to the Engineering, Urban Development and Environmental Management Department (EUE) before construction commences.*
- *If the Environmental Commissioner determines that an ECC is not required, the applicant must submit the Commissioner's written determination to the EUE department. The applicant must then submit an Operational Environmental Management Plan to the Environmental Management Office for acceptance before operations commence, in accordance with Council's Environmental Management Policy.*
- *The applicant must confirm the maximum number of guestrooms, overnight guests and lecture attendees, and identify the buildings and areas to be used. These details must be reflected in the environmental submission and there applicable, the OEMP.*
- *The proposed operation may also have environmental impacts relating to wastewater, refuse, water use, noise, lighting and visitor activities. Section 3.1.4.4, 4.5 and 7.1.4 of*

Council's Environmental Management Policy support the identification and management of these risks and the consideration of environmental protection in land use decisions.

9. Evaluation

The proposed Tourist Establishment is an activity which is permissible on consent under the "*Agricultural*" zone provision. In terms of Clause 4.3, Table B of the Swakopmund Zoning Scheme, land zoned "*Agriculture*" has the following rights pertaining to the "*erection and use of buildings and use of land*":

	1	2	3	4
	Zone	***Map Reference***	***Purposes for which land may be used***	***Purposes for which land may be used, and buildings may be erected and used with the Special consent of the Council only.***
K	*Agriculture*	*Green outline*	*Agricultural building*	***Tourist Facilities,*** *Dwelling Houses, Farm Stall, Place of Instruction, Place of Public Worship, Shop,* ***Tourist Establishment,*** *Private open Space*

The Swakopmund Zoning Scheme defines the Tourist Establishment as: "*means a building designed and /or used as an accommodation establishment which is not a hotel and includes a pension, a caravan park, a guesthouse, a lodge, a backpackers lodge, a motel and all other establishments referred to in the definitions of "Accommodation Establishments and Tourism Ordinance 20 of 1973" as well as the regulations made thereunder, the Liquor Act 6 of 1998 and the Namibian Tourism Act 21 of 2000.*"

Given the definition above, the intended activities are permissible and conforms to the provisions of the zoning scheme. In terms of the Swakopmund Structure Plan 2020-2040, Portion 66 falls within Zone D which is reserved for Agricultural Estate.

Before beginning the business registration process, the applicant must indicate which "Tourist Establishment" they plan to operate due to the definition in the Swakopmund Zoning Scheme. Furthermore, the applicant would be limited to 10% of the size of their portion which can be utilised for the "Tourist Establishment" activity. In future, it should be noted that, if the applicant would like to extend the activities within their allowable size as stated above, the applicant is still subject to the existing consent process that permits the construction of additional dwellings.

The tourism sector has, for many years, been one of the key pillars of Namibia's economy. Swakopmund is a popular holiday destination for both international tourists and local visitors seeking to escape the heat of the interior and enjoy a variety of recreational and adventure activities. As such, tourism contributes significantly to the local economy of Swakopmund.

The remaining portion of land should be kept for farming activities not to defeat the primary purpose of agricultural land.

10. Conclusion

The proposed development is not foreseen to pose any negative effect on the surrounding neighbourhood. It can therefore be supported.

B. **After the matter was considered, the following was:-**

RECOMMENDED:

(a) **That the application for Consent to operate a tourist facility or establishment (subject to confirmation of the applicable option by the applicant before issuance of the business registration and fitness certificate) on Portion 66 (a Portion of Portion 36) of Farm 163 be approved.**

(b) **That the applicant is limited to not more than 10% of the size of the portion to be utilised for the *"Tourist Establishment or Tourist Facilities"* activities.**

(c) **All additional infrastructure that is to be required as a result of the proposed development be for the account of the applicant and in accordance with the specifications of the General Manager: Urban Development and Environmental Management.**

(d) **The applicant must submit the complete proposal for the tourism facility, including the proposed construction and operation, to the Environmental Commissioner for consideration.**

(e) **If an ECC is required, the applicant must submit the complete ECC, approved environmental management plan and all applicable conditions to the Engineering, Urban Development and Environmental Management Department (EUE) before construction commences.**

(f) **If the Environmental Commissioner determines that an ECC is not required, the applicant must submit the Commissioner's written determination to the EUE Department. The applicant must then submit an Operational Environmental Management Plan (OEMP) to the Environmental Management Office for acceptance before operations commence, in accordance with Council's Environmental Management Policy.**

(g) **The applicant must confirm the maximum number of guestrooms, overnight guests and lecture attendees, and identify the buildings and areas to be used. These details must be reflected in the environmental submission and, where applicable, the OEMP.**

(h) **The proposed operation may also have environmental impacts relating to wastewater, refuse, water use, noise, lighting and visitor activities. Section 3.1.4.4, 4.5 and 7.1.4 of Council's Environmental Management Policy support the identification and management of these risks and the consideration of environmental protection in land use decisions.**

(i) **That Council reserves the right to cancel a consent use should there be valid complaints.**

(j) **That the applicant registers with the Health Services Department and that the standard Health Regulations will apply.**

(k) **That the applicant must operate within the Swakopmund Zoning Scheme provisions.**

ANNEXURE A - APPLICATION

19

22-08-01 plan 66 / plan 36 / Farm 163

TOWN PLANNING & PROPERTIES

PO BOX 1958
SWAKOPMUND, NAMIBIA

Chief Executive Officer
Municipality of Swakopmund
P.O. Box 53
SWAKOPMUND
Namibia

RECORDS & ARCHIVES
06 AUG 2026
MUNICIPALITY OF SWAKOPMUND

6 August 2026

Dear Sir,

APPLICATION FOR CONSENT TO CONSTRUCT AND OPERATE A TOURIST FACILITY / ESTABLISHMENT ON PORTION 66 (A PORTION OF PORTION 36) OF THE FARM NO. 163

Application is herewith made, on behalf of the registered owner/s of Portion 66 (a Portion of Portion 36) of the Farm No. 163, Messrs Carolyn Petrick, Jocelyn Petrick & Amelie Petrick, for **Consent** to construct and operate a Tourist Facility / Establishment on the said portion of land.

1. BACKGROUND

The area of the Swakopmund river plots is relatively large and varies a lot in terms of its landscape. The current zoning for the area is predominantly agriculture but tends to lean more towards residential use being practiced. The terrain, especially in this case, makes agriculture not visible. The Swakopmund Town Planning Scheme No.12 makes provision for owners of such plots to explore other avenues to utilise their properties. Since tourism is a well know income generator and the use in line with the consent use of the zoning it is thus necessary to apply to Council for such consent.

2. OWNERSHIP

Ownership of Portion 66 (a Portion of Portion 36) of the Farm No. 163 vests with Messrs Carolyn Petrick, Jocelyn Petrick & Amelie Petrick as per attached Deed of Transfer T 6151/2020, T 6152/2020 & T 6153/2020 **(Annexure A)**. Powers of Attorney for the intended procedures and application for consent is attached as **Annexure B**.

3. LOCALITY

Portion 37 is located along the D1901 access road that is currently providing access to the smallholding properties. The property is situated directly north of the access road. **(Annexure C)**.

4. ZONING AND ERF SIZE

The property is zoned as Agricultural and currently accommodates existing dwelling units used for residential purposes. The property measures approximately 10ha in extent. In terms of the

Swakopmund Town Planning Scheme, under the consent use provisions for the relevant zoning, it makes provision for the owners of the property to apply for consent to construct and operate a Tourists facility / Establishment on the plot.

5. ACCESS TO THE PROPERTY

Access to the property will remain the same as is currently being utilized. No change in access points for the intended consent use is foreseen. Any additional access requirements that might arise in future shall be communicated to the Swakopmund Municipality for consideration.

6. INFRASTRUCTURE

The property is already connected to the existing infrastructure; any possible future needs shall be communicated to the relevant institutions in this regard. It is not foreseen that the intended use will any way interfere with the existing situation. The owners will make provision for adequate services on the property to effectively operate the proposed establishment.

7. INTENTION AND MOTIVATION

Our client is of the intention to convert the existing structures on the premises to effectively provide overnight accommodation to guests and tourists. Our client is actively involved in the environmental field and periodically provides lectures and training for various institutions and private individuals. It is thus also required to make provision for the Lecture room use as this is the primary function of the intentions. The proposed uses complement each other and comply with the definitions as contained in the Swakopmund Town Planning Scheme under Tourist Establishment and Tourist Facility

The natural setting makes the intentions of the client more viable as there is a great demand for overnight accommodation within Swakopmund as a Town and the more rural environment for its tranquility. We are of the opinion that the intention of the client is in line with the provision of the Swakopmund Town Planning Scheme and Swakopmund Structure Plan.

8. ADVERTISEMENTS

Advertisements for the consent application for Portion 66 (a Portion of Portion 35) of the Farm No. 168, Swakopmund, was placed in the New Era, on the 3rd & 10th of July 2026 (Annexure D). The closing date for objections was on the 29th of July 2026. Neighbouring properties have also been requested for comments. Attached please find copies of letters to neighbours via registered mail (Annexure E). Notice was also placed on the Erf and on the Municipal Notice Board for public comments (Annexure F). By closing time for objections, NO objections were received against the proposed application (Annexure G).

9. CONCLUSION

It is our opinion that the intentions of the client will not interfere with any of the amenities of the area. The intentions were advertised and neighbouring properties consulted regarding the intentions and no negative comments or objections were received. The intentions of the client can only add value to the area as it is part of numerous plots moving in the same direction. The natural setting and quality of life experienced away from Town is what makes this specific area prone to such applications.

10. APPLICATION

Application is herewith made for:

- **CONSENT TO CONSTRUCT AND OPERATE A TOURIST FACILITY / ESTABLISHMENT ON PORTION 68 (A PORTION OF PORTION 36) OF THE FARM NO. 183**

It is trusted that you will find the above Application for Consent to construct and operate a Tourist Facility / Establishment on Portion 68 (a Portion of Portion 36) of the Farm No. 183, Swakopmund, in order.

Yours Faithfully,



A R VAN DER WESTHUIZEN

LIST OF ANNEXURES

ANNEXURE A:	DEED OF TRANSFER
ANNEXURE B:	POWER OF ATTORNEY
ANNEXURE C:	LOCALITY PLAN
ANNEXURE D:	NEWSPAPER NOTICES
ANNEXURE E:	PROOF OF REGISTERED MAIL
ANNEXURE F:	SITE AND MUNICIPAL NOTICE
ANNEXURE G:	NO OBJECTION

Annexure A

PREPARED BY ME
[redacted]
CONVEYANCER
GREYVENSTEIN, S.

BR WEDER, KAUTA & MOVEKA INC.
Attorneys, Notaries and Conveyancers
P O Box 884
WINDHOEK

DEED OF TRANSFER NO.

BE IT HEREBY MADE KNOWN

T . 6151 - [redacted]

THAT JANA THERESA VAN DEN BERG

appeared before me, Registrar of Deeds at Windhoek, she the said Appearer, being duly authorised thereto by a Power of Attorney granted to her by

1. RICHARD ALEXANDER SHARPE
Identity Number 680118 5044 8
Married out of community of property

[redacted]

2. CAROLAN SHARPE
Identity Number 621104 0113 6
Married out of community of property

3. JANINE CHRISTINE SHARPE
Identity Number 850510 0051 5
Unmarried

and duly author ised thereto by Special Power of Attorneys signed at Swakopmund on 3 August 2020 granted to her by

4. KAREN MAY SHARPE
Identity Number 890127 0008 6
Unmarried

AND THE SAID APPEARER declared that his Principal had fully and legally sold on the 11TH AUGUST 2020

AND THAT THEY, in their capacities aforesaid, did by these presents, cede and transfer, in full and free property, to and on behalf of

CAROLYN PETRICK
Born on 09 August 1976
Married out of community of property

Her Heirs, Executors, Administrators or Assigns

CERTAIN	:	ONE THIRD SHARE IN PORTION 66 (A PORTION OF PORTION 38) OF THE FARM NO 163
SITUATE	:	IN THE MUNICIPALITY OF SWAKOPMUND REGISTRATION DIVISION "G" ERONGO REGION
MEASURING	:	16,7979 (ONE SIX COMMA SEVEN NINE SEVEN EIGHT) HECTARES
FIRST TRANSFERRED		by Deed of Transfer No. T6770/1998 with General Plan S.G. No. A998/98 relating thereto
AND HELD		by Deed of Transfer No T1741/2013

3

WHEREFORE the Appearer, renouncing all the Right and Title which the said **TRANSFERORS** heretofore had to the Premises, did, in consequence also acknowledge them to be entirely dispossessed of, and disentitled to, the same, and that by virtue of these presents the said **TRANSFEREE**, HERS Heirs, Executors, Administrators or Assigns, now and hereforth shall be entitled thereto, conformably to local custom the State, however, reserving its rights, and finally acknowledging that the purchase price of the aforesaid property amounts to N$[illegible]

SIGNED AT WINDHOEK ON 2020 -10- 15

together with the appearer, and confirmed with my seal of office

REGISTRAR OF DEEDS

SIGNATURE OF APPEARER

Transfer Duty as per Receipt No. 21627955 issued by the Receiver of Revenue at Walvis Bay on 27th AUGUST 2020 for N$0.00

CHECKED: 1. _____ 2. _____

I, the undersigned, BEATRIX GREYVENSTEIN, Conveyancer, do hereby certify in terms of Section 78 of Act No. 33 of 1992 , that all rates leviable in respect of such immovable property in terms of this Act, and all the fees, charges and other monies due to the local authority council in respect of any service, amenity or facility supplied in respect of such property in terms of this Act, inclusive of any availability charge and minimum charge provided for in section 30(1)(u) has been paid up to and including the date of registration thereof

CONVEYANCER
GREYVENSTEIN B

PREPARED BY ME
CONVEYANCER
GREYVENSTEIN,D.

DR WILDER, KAUTA & HOVEKA INC.
Attorneys, Notaries and Conveyancers
P O Box 864
WINDHOEK

DEED OF TRANSFER NO.

T 6152 [illegible]

BE IT HEREBY MADE KNOWN

THAT LIANA THERESA VAN DEN BERG

appeared before me, Registrar of Deeds at Windhoek, she the said Appearer, being duly authorised thereto by a Power of Attorney granted to her by

1. RICHARD ALEXANDER SHARPE
Identity Number 690119 0044 8
Married out of community of property

2. CAROLAN SHARPE
Identity Number 521104 0112 5
Married out of community of property

3. JAMINS CHRISTRES SHARPE
Identity Number 840516 0051 5
Unmarried

2

and duly authorised thereto by Special Power of Attorney signed at Swakopmund on 3 August 2020 granted to her by

4. KAREN MAY SHARPE
Identity Number 690127 0069 0
Unmarried

AND THE SAID APPEARER declared that his Principal had duly and legally sold on the 11TH AUGUST 2020

AND THAT THEY, in their capacities aforesaid, did by these presents, cede and transfer, in full and free property, to and on behalf of

JOCELYN PETRICK
Born on 13 December 2010
Unmarried Minor

Her Heirs, Executors, Administrators or Assigns

CERTAIN	:	ONE THIRD SHARE IN PORTION 66 (A PORTION OF PORTION 36) OF THE FARM NO 160
SITUATE	:	IN THE MUNICIPALITY OF SWAKOPMUND REGISTRATION DIVISION "G" ERONGO REGION
MEASURING	:	16,7976 (ONE SIX COMMA SEVEN NINE SEVEN EIGHT) HECTARES
FIRST TRANSFERED		by Deed of Transfer No T477/1998 with General Plan S.G. No A328/96 relating thereto
AND HELD		by Deed of Transfer No. T1741/2013

9

WHEREFORE the Appearer, renouncing all the Right and Title which the said TRANSFERORS heretofore had to the Premises, did, in consequence also acknowledge them to be entirely dispossessed of, and disentitled to, the same, and that by virtue of these presents the said TRANSFEREE, Their Heirs, Executors, Administrators or Assigns, now and hereafter shall be entitled thereto, conformably to local custom: the Basis, however, reserving its rights, and finally acknowledging that the purchase price of the aforesaid property amounts to N$533 333.33

SIGNED AT WALVIS BAY ON 2020 -10- 05

together with the appearer, and confirmed with my seal of office.

SIGNATURE OF APPEARER

ACTING REGISTRAR OF DEEDS

Transfer Duty as per Receipt No. 21827437 issued by the Receiver of Revenue at Walvis Bay on 27th AUGUST 2020 for N$0.00

CHECKED. 1. _____ 2. _____

I, the undersigned, BEATRIX GREYVENSTEIN, Conveyancer, do hereby certify in terms of Section 78 of Act No. 23 of 1992, that all rates leviable in respect of such immovable property in terms of this Act, and all the fees, charges and other monies due to the local authority council in respect of any service, amenity or facility supplied to such property in terms of this Act, inclusive of any availability charge and minimum charge provided for in section 30(1)(u) has been paid up to and including the date of registration thereof.

CONVEYANCER
GREYVENSTEIN,B

PREPARED BY ME
CONVEYANCER
GREYVENSTEIN,B

DR WEDER, KAUTA & HOVEKA INC.
Attorneys, Notaries and Conveyancers
P O Box 864
WINDHOEK

DEED OF TRANSFER NO.

T 6155 /2021

BE IT HEREBY MADE KNOWN:

THAT LIANA THERESA VAN DEN BERG

appeared before me, Registrar of Deeds at Windhoek, she the said Appearer, being duly authorised thereto by a Power of Attorney granted to her by

1. RICHARD ALEXANDER SHARPE
   Identity Number 590119 0044 8
   Married out of community of property

2. CAROLAN SHARPE
   Identity Number 621104 0112 5
   Married out of community of property

3. JANINE CHRISTINE SHARPE
   Identity Number 880818 0061 5
   Unmarried

2

and duly authorised thereto by Special Power of Attorneys signed at Swakopmund on 3 August 2020 granted to her by

4. KAREN MAY SHARPE
Identity Number 890127 0008 6
Unmarried

AND THE SAID APPEARER declared that the Principal had truly and legally sold on the 11TH AUGUST 2020

AND THAT THEY, in their capacities aforesaid, did by these presents, cede and transfer, in full and free property, to and on behalf of

AMELIE PETRICK
Born on 25 August 2010
Unmarried Minor

Her Heirs, Executors, Administrators or Assigns

CERTAIN	:	ONE THIRD SHARE IN PORTION 66 (A PORTION OF PORTION 36) OF THE FARM NO 163
SITUATE	:	IN THE MUNICIPALITY OF SWAKOPMUND REGISTRATION DIVISION "G" ERONGO REGION
MEASURING	:	16,7976 (ONE SIX COMMA SEVEN NINE SEVEN EIGHT) HECTARES
FIRST TRANSFERED		by Deed of Transfer No. T417/1998 with General Plan S.G. No A99/96 relating thereto
AND HELD		by Deed of Transfer No. T1741/2013

3

WHEREFORE the Appearer, renouncing all the Right and Title which the said TRANSFERORS heretofore had to the Premises, did, in consequence also acknowledge them to be entirely dispossessed of, and disentitled to, the same, and that by virtue of these presents the said TRANSFEREE, Their Heirs, Executors, Administrators or Assigns, now and hereafter shall be entitled thereto, conformably to local custom: the State, however, reserving its rights, and finally acknowledging that the purchase price of the aforesaid property amounts to N$533 333,33

SIGNED AT WINDHOEK ON 2021-10-15

together with the witnesses, and countersigned with my seal of office.

REGISTRAR OF DEEDS

SIGNATURE OF APPEARER

Transfer Duty as per Receipt No. 21827880 issued by the Receiver of Revenue at Walvis Bay on 27th AUGUST 2020 for N$0,00

CHECKED 1. ... 2. ...

I, the undersigned, BEATRIX GREYVENSTEIN, Conveyancer, do hereby certify in terms of Section 78 of Act No. 23 of 1992, that all rates payable in respect of such immovable property in terms of this Act, and all the fees, charges and other monies due to the local authority council in respect of any service, amenity or facility supplied to such property in terms of this Act, inclusive of any availability charge and minimum charge provided for in section 80(1)(a) has been paid up to and including the date of registration thereof.

CONVEYANCER
GREYVENSTEIN, B.

Annexure B

SPECIAL POWER OF ATTORNEY

I/We, the undersigned

CAROLYN PETRICK (BORN ON 09 AUGUST 1976)

AND

AMELIE PETRICK (BORN ON 25 AUGUST 2010)

AND

JOCELYN PETRICK (BORN ON 13 DECEMBER 2010)

In my/their capacity as

EACH HAVING ONE THIRD SHARE IN PORTION 66 (A PORTION OF PORTION 36) OF THE FARM NO 163

do hereby nominate, constitute and appoint,

VAN DER WESTHUIZEN PLANNING & PROPERTIES CC, P O BOX 1598, SWAKOPMUND

With power of Substitution, to be my (our) Lawful Attorney and Agent in my(our) name, place and stead, to apply for and to make all necessary applications to Municipality, Town Council, Ministry of Urban and Rural Development or any other authority for the

- CONSENT TO CONSTRUCT AND OPERATE A TOURIST ESTABLISHMENT / FACILITY ON PORTION 66 (A PORTION OF PORTION 36) OF THE FARM NO. 163

At the cost of the applicant and generally to effectively the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes as I/We might or could do if personally present and acting herein - hereby ratifying, allowing and confirming all and whatsoever my/our said Attorney and Agent shall lawfully do, or cause to be done, by virtue of these presents.

SIGNED at Swakopmund this 5 day of August 2026

In the presence of the undersigned witnesses

WITNESSES:

1. _____

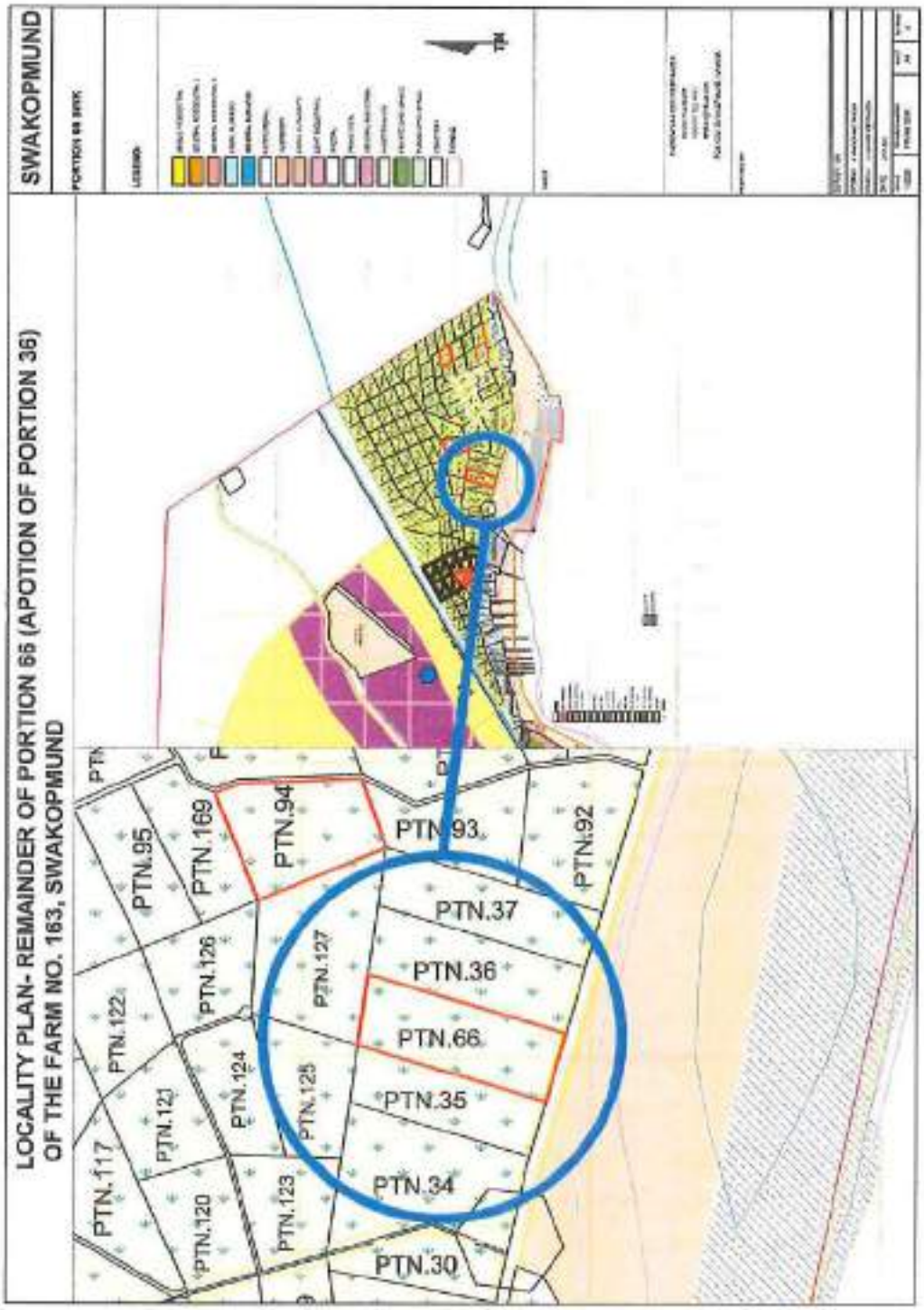
CAROLYN PETRICK

AMELIE PETRICK

2. _____

JOCELYN PETRICK

Annexure C


SWAKOPMUND
LOCALITY PLAN- REMAINDER OF PORTION 66 (APOTION OF PORTION 36) OF THE FARM NO. 163, SWAKOPMUND
PTN.95
PTN.169
PTN.94
PTN.93
PTN.92
PTN.37
PTN.36
PTN.66
PTN.35
PTN.34
PTN.30
PTN.127
PTN.126
PTN.122
PTN.121
PTN.124
PTN.125
PTN.117
PTN.120
PTN.123

Annexure D

CLASSIFIEDS

GENERAL SERVICES

NOTICE LEGAL NOTICE

NOTICE LEGAL NOTICE

SPCA ADOPT A PET



NOTICE LEGAL NOTICE



ADVERTISE HERE CONTACT 061-2080844

DBV SPCA Windhoek

Adopt a Pet

Open your heart to those in need. Give them a warm & loving home!





Right track... Coach Eddie Jones. Photo: Supplied

'Pretty obvious' Japan on right track – Eddie Jones

Coach Eddie Jones says Japan are on the right trajectory with their preparations against Italy and Ireland in their first two Nations Championship tests proving it was "pretty obvious".

After thrashing Italy 37-10 in Tokyo a week ago, Japan took an early lead against Ireland in Newcastle on Saturday and were within six points of Andy Farrell's world No1 side with 10 minutes left.

A converted try for Ireland on the hooter gave them a 36-20 win, and Farrell admitted the scoreline flattered his underwhelming side.

"Seventy minutes, it's 26-20, we're playing without our best centres, so I think it's pretty obvious that the team is competitive," said Jones, Japan's Australian coach, who returned after a bar-game suspension for abusing match officials.

"They're a top three team in the world. They do the simple things well over and over again. We had some opportunities to put ourselves in a winning position, but we weren't quite good enough. I'm very proud of the effort of the boys, and yeah, I think they enjoyed it. There was injury in the right direction, and the signs really were to take it on to France." Japan fancies major statement upset weekend back on home turf against the dirt Six Nations champions, France, who downed the Australia 41-20 in Brisbane.

France plundered 30 unanswered second-half points with their attack proving overwhelming.

Ireland's side also plays at a high tempo, and their speed repeatedly stretched the Irish defence, only for handing over to let them down.

"We played the whole first half on the back foot. We didn't stay from connection in attack, and when you're going backwards in defence, it's hard work to get forward in attack," he said.

"So, at half time we made some slight adjustments to how we're going to play, and I thought in the second half we were able to gain some good momentum and get ourselves back in with a chance of winning the game."

Ireland, who are on a six-match win streak, travel to Auckland this week as underdogs for a blockbuster showdown with New Zealand, who thrashed Italy 47-17.

Farrell is expected to revert to a full-strength side after awarding four debuts against Japan.

"We'll do what needs to be done to get ready for what is an unbelievably exciting week," said Farrell.

"If you can't get excited about that, we might need to head to the glasses in Auckland."

-SuperSport

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RATES AND BREAKDOWN

NOTICE
LEGAL NOTICE

NOTICE
LEGAL NOTICE

NOTICE
LEGAL NOTICE



South Africans to coach two former African club champions

South Africans **Rulani Mokwena** and **Eric Tinkler** will coach former African club champions Pyramids of Egypt and Asante Kotoko of Ghana respectively for the 2026-27 season, it was confirmed on Saturday.

Mokwena has had mixed fortunes with other north African teams since leaving Pretoria outfit Mamelodi Sundowns in 2021.

He flopped at Wydad Casablanca of Morocco, left Medeama Algiers of Algeria just before they won the national league, then failed again with Al Ittihad of Libya.

His main target at Wydad and Ittihad was qualifying for the CAF Champions League, the elite African club competition, but he failed with both teams.

The 39-year-old succeeds Coach Kwandile Jantjie at 2024-25 African champions Pyramids. His first objectives will be to win the Champions League again and the Egypt Premier League for the first time.

Tinkler, 50 years old, is the only black South African coach that won the 1996 Africa Cup of Nations tournament, the sole major post-apartheid success by the senior national team.

He was also head coach during the successful Africa tournament by finishing CAF Confederation Cup runners-up with Orlando Pirates in 2021 but at Supersport United two years later.

He was also running the top-flight club when he coached Ivy left left left Orlando United in the 2025-26 South African season drew to a close.

Kotoko are the Champions League – then called the African Cup of Champions Clubs in 1970 and 1983 – and hold an unmatched record of being lifting finalists five times.

Known as the Porcupines, Kotoko failed to qualify for Africa next season after finishing eighth, 13 points behind champions Medeama.

Last weekend saw the South African Mamelodi Sundowns crush Tanzanian champions Young Africans. The leading domestic rivals of Young Africans are Simba, and they are coached by a South African Steve Barker.

-SuperSport

Fox joins 62 club to lead British Open

Ryan Fox matched the record low score at a major of 63 to move into a share of the British Open lead on Saturday as Rory McIlroy recorded a second-round stinker on Royal Birkdale, but there are contenders New Zealander Fox joined Aaron Rai and Sami Rantanen, who hit the same score in Friday's second round.

Fox sat the clubhouse lead at eight under par.

"I think it's just the good weather conditions. The course is brilliant. It's ideal early conditions and that," said Fox on his reasons for his spotless 63s. You find this you can shoot a score in the morning and Rory says are perfect, that if you do well it well, you feel like you hole everything."

McIlroy's hopes of adding to his six majors took further after a third round 69 left him at two under for the tournament.

But the Northern Irishman was not the focus of attention after he did not hold back on DeChambeau's antics following his reaction late on Friday night.

The American thought he had climbed to within one shot of the lead with his birdie finish to his second round.

But with dark descending on the Southport links, the two-time US Open champion was handed a two-stroke penalty for "unduly unnecessarily impressing" his fans as he addressed his second shot at the 18th hole.

DeChambeau appeared to stamp down long grass as he addressed his ball for a practice swing.

After an animated discussion with a rules official at the site of the incident, Sky Sports reported DeChambeau had even threatened to withdraw from the tournament, but he did take part in the third round.

"I want [current to be up here and defend Bryson. It's not particularly fond of him. I think he's a little jealous of me. I think there's a little bit of resentment," said McIlroy.

"To build this tournament's heritage like that, and to have all of us, players, volunteers, everyone working on him to depart, I don't feel like it was a great look."

DeChambeau said he would be "fired up" by the ruling as his quest for a first Claret Jug.

"Obviously disappointed with the ruling. I don't agree with it, but it is what it is. Take it on to the next one. Let's get it," DeChambeau, who avoided interviews after his second round, posted on social media.

Mark Darbon, chief executive of tournament organisers the R&A, said the decision was "really clear-cut from a rules perspective."

"It's fair to say there was some confusion around that and we will keep some of the aspects of that discussion private," Darbon told the BBC.

"I empathise with that. Bryson has played a great round of golf, is in contention at a major championship, he wants to win golf's original major.

"We were focused on the ruling and making a fair assessment."

DeChambeau made a steady start at even par for his first nine holes to remain three shots off the lead.

Buoyed on by huge local support, Irishe Tommy Fleetwood made his move in close to which one shot of the lead.

The world No 9 picked up three shots on the fifth, seventh and 11th to move into a share of fourth with four holes to play.

Cameron Young is also at seven under after his front nine as the world No 4 aims for his first major.

Defending champion Shane Lowry has once again let down by his putting as he picked up just one shot through 13 holes to move to five under for the tournament.

-SuperSport

Annexure E

LIST OF REGISTERED ITEMS POSTED

Page 6

NAMPOST

by Via D: Northern Town Planning + Projects cc

Sender's reference no.	Addressee's name and address	Registration no.
Ref 456 Case 1	Cashold Consultancy cc P. O. Box 1111 Swakopmund, 13001	RR 012 441 774 NA
Ref 123 2	Coast Village cc P. O. Box 2468 Swakopmund, 13001	RR 012 441 785 NA
Ref 124 3	J.C.J. Clifford P. O. Box 1234 Swakopmund, 13001	RR 012 441 788 NA

Date-stamp

Number of items ..... Received by .....

No compensation will be considered unless enquiry regarding this postal article is made within one year after the date of posting.

P1 / 185

TOWN PLANNING & PROPERTIES

Your Ref: Portion 66

Portion 36, Swakopmund Smallholdings
ONE WORLD CONSULTANCY CC
P O BOX 1971
SWAKOPMUND
13001

19 July 2026

Dear Sir/Madam,

APPLICATION FOR CONSENT TO OPERATE A TOURIST FACILITY/ ESTABLISHMENT ON PORTION 66 (A PORTION OF PORTION 36) OF THE FARM NO. 163

Notice is hereby given in terms of the Swakopmund Town Planning Scheme that Van Der Westhuizen Town Planning and Properties CC, on behalf of our Client/s, the registered owner/s of Portion 66 (A Portion of Portion 36) of Farm No.163, intends to apply to the Swakopmund Municipality for the following:

CONSENT TO OPERATE A TOURIST FACILITY/ ESTABLISHMENT ON PORTION 66 (A PORTION OF PORTION 36) OF THE FARM NO. 163

It is the intention of the client to construct and operate a Tourist Facility/ Establishment on the property to provide short-term accommodation. As part of the relative lecture facilities for groups closely related to the Environmental Management sector.

Please further take note that -

(a) The proposed Subdivision plan of the Erf can be inspected at the Public Notice Board of the Swakopmund Municipality located on the Corner of Rakoloka Street & Daniel Kamho Avenue.

(b) Any person who has objections to the proposed Subdivision or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing to the Municipality and the applicant within 14 days of the last publication of this notice.

Please be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objections or comments must therefore be submitted by no later than 17:00 on 3 August 2026.

Yours Faithfully,

A R VAN DER WESTHUIZEN

TOWN PLANNING & PROPERTIES

Your Ref: Portion 66

Portion 125, Swakopmund Smallholdings
JCJ CRAFFORD
P O BOX 1007
SWAKOPMUND
13001

13 July 2026

Dear Sir/Madam,

APPLICATION FOR CONSENT TO OPERATE A TOURIST FACILITY/ ESTABLISHMENT ON PORTION 66 (A PORTION OF PORTION 36) OF THE FARM NO 163

Notice is hereby given in terms of the Swakopmund Town Planning Scheme that Van Der Westhuizen Town Planning and Properties CC, on behalf of our Client/s, the registered owner/s of Portion 66 (A Portion of Portion 36) of Farm No.163, intends to apply to the Swakopmund Municipality for the following:

CONSENT TO OPERATE A TOURIST FACILITY/ ESTABLISHMENT ON PORTION 66 (A PORTION OF PORTION 36) OF THE FARM NO. 163

It is the intention of the client to construct and operate a Tourist Facility/ Establishment on the property to provide short-term accommodation. As part of the initiative leisure facilities for groups closely related to the Environmental Management sector.

Please further take note that -

(a) The proposed Subdivision plan of the Erf can be inspected at the Public Notice Board of the Swakopmund Municipality located on the Corner of Rakolinka Street & Daniel Kamho Avenue.

(b) Any person who has objections to the proposed Subdivision or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing to the Municipality and the applicant within 14 days of the last publication of this notice.

Please be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objections or comments must therefore be submitted by no later than 17:00 on 3 August 2026.

Yours Faithfully

A R VAN DER WESTHUIZEN

TOWN PLANNING & PROPERTIES

PO BOX 1845
SWAKOPMUND, NAMIBIA

Your Ref: Portion 66

Portion 127, Swakopmund Smallholdings
DESERT VILLAGE CC
P O BOX 2481
SWAKOPMUND
NAMIBIA
13001

19 July 2025

Dear Sir/Madam,

APPLICATION FOR CONSENT TO OPERATE A TOURIST FACILITY/ ESTABLISHMENT ON PORTION 66 (A PORTION OF PORTION 36) OF THE FARM NO. 163

Notice is hereby given in terms of the Swakopmund Town Planning Scheme that Van Der Westhuizen Town Planning and Properties CC, on behalf of our Client's, the registered owners of Portion 66 (A Portion of Portion 36) of Farm No.163, intends to apply to the Swakopmund Municipality for the following:

CONSENT TO OPERATE A TOURIST FACILITY/ ESTABLISHMENT ON PORTION 66 (A PORTION OF PORTION 36) OF THE FARM NO. 163

It is the intention of the client to construct and operate a Tourist Facility/ Establishment on the property to provide short-term accommodation. As part of the initiative lecture facilities for groups closely related to the Environmental Management sector

Please further take note that -

(a) The proposed Subdivision plan of the Erf can be inspected at the Public Notice Board of the Swakopmund Municipality located on the Corner of Rakotoka Street & Daniel Kampho Avenue.

(b) Any person who has objections to the proposed Subdivision or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing to the Municipality and the applicant within 14 days of the last publication of this notice

Please be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objections or comments must therefore be submitted by no later than 17:00 on 3 August 2025.

Yours Faithfully,

A R VAN DER WESTHUIZEN

[illegible]

Andrew van der Westhuizen <andrew@vdwip.com>

Notice of Intention _Portion 66 Stone Valley
1 message

Andrew van der Westhuizen <andrew@vdwip.com> Wed, Jul 16, 2025 at 9:41 AM
To: ACCOUNTS1@holdergroup.com

Good day,

Our company was appointed by the owner of Portion 66 to apply to the Swartruggens Municipal Council for consent to operate a tourist establishment / activity on the said premises.

Please find the formal Notice attached for your attention.

Kind Regards,

Andrew van der Westhuizen

[illegible]

TOWN PLANNING & PROPERTIES

[illegible]

Notice of Intent 66.pdf
132 kB

TOWN PLANNING & PROPERTIES

Your Ref: Portion 68

Portion 35, Swakopmund Smallholdings
PZ 6 N HEFER

Per Email: ACCOUNT61@HEPERGROUP.COM

13 July 2026

Dear Sir/Madam,

APPLICATION FOR CONSENT TO OPERATE A TOURIST FACILITY/ ESTABLISHMENT ON PORTION 66 (A PORTION OF PORTION 36) OF THE FARM NO. 163

Notice is hereby given in terms of the Swakopmund Town Planning Scheme that Van Der Westhuizen Town Planning and Properties CC, on behalf of our Client/s, the registered owner/s of Portion 66 (A Portion of Portion 36) of Farm No.163, intends to apply to the Swakopmund Municipality for the following:

CONSENT TO OPERATE A TOURIST FACILITY/ ESTABLISHMENT ON PORTION 66 (A PORTION OF PORTION 36) OF THE FARM NO. 163

It is the intention of the client to construct and operate a Tourist Facility/ Establishment on the property to provide short-term accommodation. As part of the initiative lecture facilities for groups closely related to the Environmental Management sector

Please further take note that -

(a) The proposed Subdivision plan of the Erf can be inspected at the Public Notice Board of the Swakopmund Municipality located on the Corner of Rakoloka Street & Daniel Kamho Avenue.

(b) Any person who has objections to the proposed Subdivision or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing to the Municipality and the applicant within 14 days of the last publication of this notice.

Please be advised that the written objections must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objections or comments must therefore be submitted by no later than 17:00 on 3 August 2026

Yours Faithfully,

A R VAN DER WESTHUIZEN

Annexure F



NOTICE OF INTENTION:

Please take note that Van Der Westhuizen Town Planning & Properties CC on behalf of our client, being the registered owner of Portion 60 (A Portion of Portion 35) of the Farm no. 163, herewith intends to apply to the Municipality of Swakopmund for the following.

CONSENT TO OPERATE A TOURIST FACILITY/ ESTABLISHMENT ON PORTION 35 (A PORTION OF PORTION 35) OF THE FARM NO. 163

It is the intention of the client to construct and operate a Tourist Facility/ Establishment on the property to provide short-term accommodation. As part of the initiative lecture facilities for groups closely related to the Environmental Management sector.

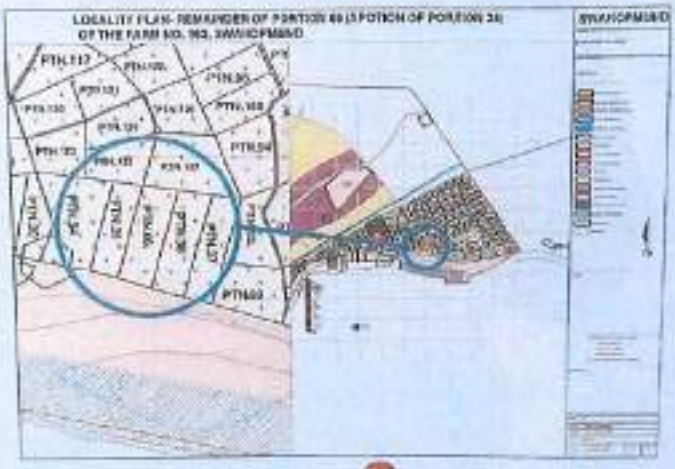
Please further take note that -

(a) The proposed Subdivision plan of the Erf can be inspected at the Public Notice Board of the Swakopmund Municipality located on the Corner of Rakotoka Street & Daniel Kamho Avenue.

(b) Any person who has objections to the proposed Subdivision or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing to the Municipality and the applicant within 14 days of the last publication of this notice.

Please be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objections or comments must therefore be submitted by no later than 17:00 on 3 August 2025.

Applicant:	Van Der Westhuizen Town Planning & Properties cc
Contact Person:	A van der Westhuizen
Cell:	0811224661
Email:	andrew@vdwtp.com
P.O. Box	1858, Swakopmund, Namibia



Annexure G

Andrew van der Westhuizen <andrew@vdwtp.com>

RE: Objections: Consent application Portion 66 (a portion of portion 30) of the farm 163
1 message

Johanna Angolo <jangolo@swkmun.com.na> Wed, Aug 5, 2026 at 11:43 AM
To: Andrew van der Westhuizen <andrew@vdwtp.com>, Jennipher Bailey <jbailey@swkmun.com.na>

Dear Andrew,

No records of any objection lodged against Portion 66.

Regards

Johanna Angolo
Senior Town Planning Officer

Tel: +264 64 410 4418 Email: jangolo@swkmun.com.na
Cell: +264 81 167 2167 Address: cnr Rakotzka Street & Daniel Kamho Avenue
Swakopmund, Erongo

SWAKOPMUND

swkmun@swkmun.com.na
www.swkmun.com.na

From: Andrew van der Westhuizen <andrew@vdwtp.com>
Sent: Wednesday, August 5, 2026 10:09 AM
To: Johanna Angolo <jangolo@swkmun.com.na>; Jennipher Bailey <jbailey@swkmun.com.na>
Subject: Objections: Consent application Portion 66 (a portion of portion 30) of the farm 163

Good day Johanna,

Would you please be so kind and indicate to us whether you have received any objections against the proposed consent application. Objection period ended on 29 July 2026.

Kind Regards,

Andrew van der Westhuizen

TOWN PLANNING & PROPERTIES

PO BOX 1508
SWAKOPMUND, NAMIBIA

TOWN PLANNING & PROPERTIES

Your Ref: Portion 66

Portion 36, Swakopmund Smallholdings
ONE WORLD CONSULTANCY CC
P O BOX 1371
SWAKOPMUND
13901

13 July 2026

Dear Sir/Madam,

APPLICATION FOR CONSENT TO OPERATE A TOURIST FACILITY/ ESTABLISHMENT ON PORTION 66 (A PORTION OF PORTION 36) OF THE FARM NO. 163

Notice is hereby given in terms of the Swakopmund Town Planning Scheme that Van Der Westhuizen Town Planning and Properties CC, on behalf of our Client/s, the registered owner/s of Portion 66 (A Portion of Portion 36) of Farm No.163, intends to apply to the Swakopmund Municipality for the following:

CONSENT TO OPERATE A TOURIST FACILITY/ ESTABLISHMENT ON PORTION 66 (A PORTION OF PORTION 36) OF THE FARM NO. 163

It is the intention of the client to construct and operate a Tourist Facility/ Establishment on the property to provide short-term accommodation. As part of the initiative lecture facilities for groups closely related to the Environmental Management sector.

Please further take note that -

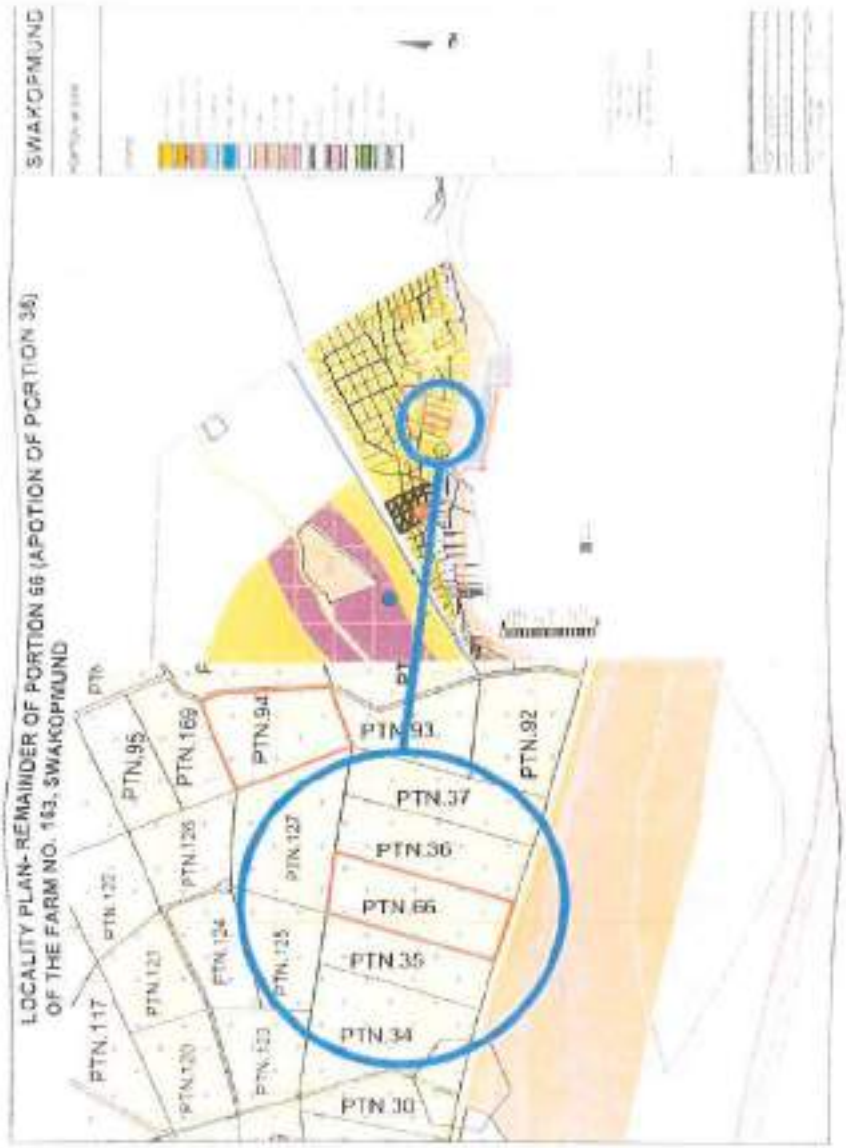
(a) The proposed Subdivision plan of the Erf can be inspected at the Public Notice Board of the Swakopmund Municipality located on the Corner of Rakotoka Street & Daniel Kamho Avenue.

(b) Any person who has objections to the proposed Subdivision or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing to the Municipality and the applicant within 14 days of the last publication of this notice.

Please be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objections or comments must therefore be submitted by no later than 17:00 on 3 August 2026.

Yours Faithfully,

A R VAN DER WESTHUIZEN


SWAKOPMUND
LOCALITY PLAN- REMAINDER OF PORTION 66 (APORTION OF PORTION 36)
OF THE FARM NO. 163, SWAKOPMUND
PTN.95
PTN.169
PTN.94
PTN.93
PTN.92
PTN.37
PTN.36
PTN.66
PTN.35
PTN.34
PTN.30
PTN.126
PTN.127
PTN.122
PTN.124
PTN.125
PTN.123
PTN.117
PTN.120

TOWN PLANNING & PROPERTIES

CONSENT FROM ADJOINING OWNERS / NEIGHBOURS FOR BUSINESS REGISTRATION / CONSENT USE / SUBDIVISION / CONSOLIDATION / REZONING AND OR ENVIRONMENTAL CLEARANCE

I/We, ANTHEA HEINS the owner of Erf No: 36

Street Address	SWAKOP RIVER PLATE, PLOT 36
Postal Address	P.O. BOX 1361, SWK
Telephone No	081 149 2369
Email Address	booking@travel2namibia.com

am aware that an application for: LICENCE TO OPERATE A TOURISM FACILITY

On Erf 66 by Messrs NEW PETRICK

is intended to be lodged be lodged at the Municipality of Swakopmund and our response is as follows:

☒ NO OBJECTION

Signature of Owner

☐ OBJECTION

Signature of Owner

(Please mark whichever is applicable in the block)

Against the proposed application intended by the applicant

(If you have any objections against the said intentions then please stipulate your reasons / remarks below)

Reasons / Remarks

SIGNATURE FULL NAME DATE

(Please attach certified copy of I.D. to this document for verification of signature)

11.1.16 **REZONING OF ERF 1443, MATUTURA, EXTENSION 7 FROM *"LOCAL BUSINESS"* WITH A BULK FACTOR OF 1.0. TO *"GENERAL RESIDENTIAL 1"* WITH A DENSITY OF 1:100M² (E 1443 M**
(C/M 2026/10/29 - 17/1/1/1)

Ordinary Management Committee Meeting of **15 October 2026**, Addendum **8.8,** page **154,** refers.

A. This item was submitted to the Management Committee for consideration:

1. Purpose

The purpose of this submission is for the Council to consider the application for the rezoning of Erf 1443, Matutura, Extension 7 from *"Local Business"* with a bulk factor of 1:0 to *"General Residential 1"* with a density of 1:100m² in terms of Section 97 (1) (a) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018).

2. Introduction and Background

A rezoning application was received by the Town Planning Department from Stewart Planning (Town and Regional Planners) on behalf of the registered owner, Mr Josia Petrus Swart and Julene Swart. The application is attached as **Annexure A.**

3. Ownership

Ownership of Erf 1443, Matutura, Extension 7 is held in the Deed of Transfer T468/2023 and vests in Mr Josia Petrus Swart and Mrs. Julene Swart. Proof of ownership has been attached together with the application.

4. Zoning, Locality and Size

Erf 1443, Matutura, Extension 7 is zoned local business with a bulk factor of 1.0. as indicated on Figure 1 below. The erf is situated at the northeastern corner of Swakopmund, towards the MR44 Road in Matutura, Extension 7, and measures 2 223m² in extent. The Erf is currently vacant and undeveloped. Below is the figure indicating the locality of the site for ease of reference.



Figure 1:Locality Map for Erf 1443 Matutura Extension 7

5. Access, parking and municipal services

Access to Erf 1443, Matutura, Extension 7 is accessed through an unnamed collector road. Parking for the proposed will be provided as stipulated by the Swakopmund Zoning Scheme. The Erf is already connected to the services network. However, all additional infrastructure resulting from the proposed development shall be the responsibility of the owner of the property.

6. Advertisement

The proposed rezoning was advertised on the 12th and 19th June 2026 in The Namibian and Namib Times Newspaper. Closing date for objections was on the 10th July 2026.

A notice was also placed on site for public comments and neighbouring property owners were notified of the intent. A notice was published in the Government Gazette No. 8949 dated, 15th June 2026.

The last date for objections was 13th July 2026, no objections were received.

7. Proposal

The applicant intends to develop a sectional title townhouse scheme comprising of 12 units. Accordingly, the proposed rezoning to General Residential is considered appropriate to facilitate the envisaged high-density residential development.

The surrounding properties in the vicinity of Erf 1443, Matutura, Extension 7, comprised of mixed land use categories, including single residential, general residential, institutional and local business. The proposed rezoning is therefore considered compatible with the existing land-use pattern, particularly given that the subject property is situated within a transitional area between different land uses. The intention to rezone to general residential would provide an appropriate transition between the surrounding land uses while promoting the more efficient utilization of the property.

Erf 1443, Matutura, Extension 7, is currently zoned Local Business, which primarily permits a dwelling house as primary land use, while a block of flats may only be permitted with the consent of Council. The existing zone is therefore not ideally suitable for the proposed sectional title townhouse development. The proposed general residential zoning would provide the appropriate statutory framework for the intended residential development.

Furthermore, the erf is sufficiently to accommodate the proposed development at a density of approximately one dwelling unit per 100 m². This density would allow for the establishment of 12 townhouse units while maintaining adequate space for internal circulation, landscaping, parking and other necessary communal facilities. Subject to appropriate site planning and building design, the proposed development can be accommodated without compromising the spatial quality or amenity of the surrounding area.

Provision will be made for 12 parking bays per townhouse unit to adequately accommodate on-site parking requirements.

8. Evaluation

The subject property is of sufficient size to accommodate the proposed rezoning and associated development. The surrounding area is characterised by a mix land uses such as residential, institutional, and business. Thus, the proposal is compatible with the existing land use pattern and prevailing densities.

In terms of Clause 5(c) read with 2.3(a) of the Swakopmund Zoning Scheme No. 12, the minimum prescribed erf size for residential buildings, townhouses, and institutional uses is 1500m². The proposed rezoning to General Residential 1 on an erf measuring 2 223m² complies with these provisions. Furthermore, the proposed density of 1 dwelling unit per 100m² is consistent with the densities of comparable General Residential erven in the area.

There is an increasing demand for residential accommodation within the area, particularly for relatively affordable housing options. The proposed rezoning will contribute to a broader range of housing typologies, thereby addressing market demand and alleviating pressure on Council to continuously provide housing.

The proposal is aligned with the principles of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), which promotes efficient land usage, urban densification, sustainable development, and spatial integration. The Act further recognises that planning must remain flexible and responsive to changing socio-economic conditions and urban growth patterns. In this regard, the proposed rezoning constitutes a rational and appropriate response to the increasing demand for high-density residential development in Swakopmund.

Additionally, the proposal is consistent with the objectives of the Swakopmund Structure Plan 2020-2040, which promotes urban densification, efficient utilisation of the existing land and infrastructure as well as the diversification of housing options. Erf 1443, Matutura Extension 7 is situated within a residential zone H2, which comprises of existing low and medium density residential typologies. Thus, the proposed zoning and development will not change the character of the neighbourhood but will rather enhance its residential character by providing affordable dwelling units and diversity in housing typologies to meet the needs of various Swakopmund residents.

The location of Erf 1443, Matutura Extension 7 within a transitional area, and its proximity to local business zoned erven and other associated land uses, further supports the suitability of the site for moderate residential densification. The proposed general residential 1 zoning would provide an appropriate transition between lower and high-density residential areas and the surrounding business and other land uses.

The subject erf is sufficient for the proposed development without resulting in overdevelopment. A development comprising of 12 sectional townhouse units is considered contextually appropriate, provided that the final site layout adequately addresses building placement, access, parking, landscaping, stormwater management, privacy and other relevant development requirements. The proposed development can therefore achieve an appropriate balance between increased residential density, spatial quality and livability.

Given that Matutura Extension 7 is a relatively newly established township, and the area provides opportunities for the emerging of greater diversity of housing typologies. The subject property is located adjacent to Local Business zoned erven, which further enhances its suitability for a higher-density residential use. The proposed development would make efficient use of the available land while providing additional residential accommodation within an established urban area.

The proposal further supports the provision of diverse and increasingly sought-after higher-density housing options and is consistent with broader planning objectives aimed at promoting a compact, efficient and sustainable urban form. The development would therefore contribute towards the more effective utilisation of existing urban land and infrastructure.

Additionally, in terms of Sections 59(1) and 9 of the Regulations under the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), the Swakopmund Municipal Council is mandated to administer and enforce its zoning scheme and may recover betterment contributions arising from an increase in land value resulting from a change in land-use rights. In accordance with the Betterment Fee Policy of 2009, no betterment fee is applicable to the proposed change in land-use rights from Local Business to General Residential.

9. Technical Comments

The Department of Engineering, Urban Development and Environmental Management commented that access to Isabbella Bock will not be allowed and that there should be an access control to an unnamed collector road (street). However, the access will be dealt with in terms of the provision of the Swakopmund Zoning Scheme.

10. Conclusion

Planning is inherently dynamic and responsive, and it is essential that land use management adapts to changing urban conditions. The proposed development represents a balanced, context-sensitive, and forward-looking intervention that will contribute positively to the area. Therefore, the proposed rezoning of Erf 1443, Matutura, Extension 7 from "local business" with a bulk of 1.0 to "general residential 1" with a density of 1:100m² can be supported, as it does not have any negative or detrimental impacts on the existing character.

B. After the matter was considered, the following was:-

RECOMMENDED:

(a) **That the rezoning of Erf 1443, Matutura, Extension 7 from *"Local Business"* with a bulk of 1.0 to *"General Residential 1"* with a density of 1:100m², be approved in terms of Section 97(1)(a) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018).**

(b) **That the applicant provides proof that the rezoning of Erf 1443, Matutura, Extension 7 from *"Local Business"* with a bulk of 1.0 to *"General Residential 1"* with a density of 1:100m²has been approved by the Minister and promulgated before any submission of building plans to the Engineering, Urban Development and Environmental Management for approval.**

(c) **That the rezoning of Erf 1443, Matutura, Extension 7 from *"Local Business"* with a bulk of 1.0 to "General Residential 1" with a density of 1:100m², no compensation fee is applicable in terms of the Betterment Fee Policy of 2009 to the applicant.**

(d) **That all additional infrastructure that is to be required as a result of the proposed development be for the account of the applicant and in accordance with the specifications of the General Manager: Engineering, Urban Development and Environmental Management,**

(e) **That no multiple accesses be obtained from Isabella Street and that the access be controlled and appropriately managed to avoid congestion and allow distance between intersections in terms of the provision of the Swakopmund Zoning Scheme and,**

(f) **That parking requirements be on-site as per the Swakopmund Zoning Scheme.**

ANNEXURE A - APPLICATION FORM

SWAKOPMUND MUNICIPALITY

ORIGINAL

RECORDS & ARCHIVES
15 APR 2026
MUNICIPALITY OF SWAKOPMUND

FORM A: CHECKLIST **LAND PARCEL NO.** 3453 Matutura Ext 7
This checklist should appear as the top page of any application

TOWN PLANNING APPLICATIONS SUBMITTED FOR CONSIDERATION BY THE SWAKOPMUND MUNICIPAL COUNCIL

NO.	DOCUMENT DESCRIPTION	ITEM NUMBER	ATTACHED (YES / NO OR N/A)
1.	**Application by the consultant or land parcel owner**	Attached as Annexure 1	YES
2.	**Site details** a. **Locality and detailed sketch plan** (Illustration of the whole Swakopmund Municipal boundary in relation to the concerned site). b. **Land parcel number (s) allocation by the** Office of the Surveyor General.	Attached as Annexure 2 –	YES N/A
3.	**Conditions to be registered** (if applicable)	–	N/A
4.	**Special power of attorney,** including revenue stamps with relevant initials.	Attached as Annexure 3	YES
5.	**Closure or environmental clearance certificate** (if applicable)	–	N/A
6.	**Previous Board approval** (URPB)	–	N/A
7.	**Roads Authority approval together with the sketch plan indicating access point (s)**	–	N/A
8.	**Legal entity ownership** a. **Copy of the Founding Statement (cc1/2)** (if registered in the name of a Close Corporation). b. **Copy of the Company Resolution** (if registered in the name of a Company)	– –	N/A
9.	**Copy of the Title Deed or Certificate of Registered Title**	Annexure 4	YES
10.	**Conditions of establishment attached to all copies.**	–	N/A

Instructions: *Support document and information must be attached to the application in the order as appears on the checklist.*

Note: Any relevant additional document not listed on the checklist should be attached after item number 10. Four (4) original colour and an electronic version of the application should be submitted at the same time. Township establishment applications must be submitted with three (3) A0 colour layout plans and an erven listing.

A. Introduction

The purpose of this report is to apply for the rezoning of Erf 1443 Matutura Extension 7 (the site) from Local Business with a bulk factor of 1.0 to General Residential 1 with a density of 1:100m² with the intention to develop 12 dwelling units on the site.

Application is made in terms of the Urban and Regional Planning Act, Act No. 5 of 2018 under Section:

[1]	97(1)(a) for the **REZONING** of Erf 1443 Matutura Extension 7 from Local Business with a bulk of 1.0 to General Residential 1 with a density of 1:100m².

B. Ownership and Commissioning.

As per deed of transfer No. T468/2023 (*Annexure 4*), Josia Petrus Swart and Julene Swart are the registered owner of Erf 1443 Swakopmund Extension 7. This application is done on their behalf. The special power of attorney is attached as *Annexure 3*.

C. Land Parcel Information.

I. Location.

Erf 1443 Matutura Extension 7 (the site) is situated in the northeastern corner of Swakopmund, towards the MR44 Road (back road from Swakopmund to Henties Bay) in Matutura Extension 7. Figure 1 below depicts the location of the site. The locality plan is also attached.



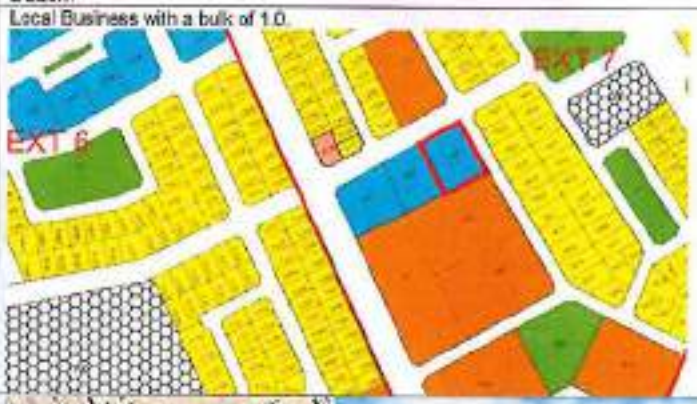
Figure 1: Location of Erf 1443 within Matutura Extension 7.

The site is ideally located in terms of its size, shape, access to streets and compatibility with the surrounding residential area to be used for the provision of higher density residential units in Swakopmund, and in particular Matutura Extension 7.

*ii. **Property description.***

The property description is outlined in Table 1 below:

Table 1: Erf 1443 Matutura Extension 7 - Property Description

ERF 1443 MATUTURA EXTENSION 7	
Local Authority	Municipal Council of Swakopmund
Township	Matutura
Extension	7
Size	2 223m²
Current Zoning	Local Business with a bulk of 1.0 
Site Description	 Erf 1443 Matutura Extension 7 is vacant and undeveloped. The site has relatively flat terrain and is level with the surrounding streets. There are no physical constraints on the site that will prohibit development.
Access	The site is situated at the corner of Isabella Bock (12) and an Unnamed collector road (20m). Additionally, the site is bordered by an unnamed street on its southern boundary making it highly accessible and suitably located for the proposed land use.
Existing Infrastructure	The site is located within an established township and is therefore connected to all essential infrastructure services such as sewer, water and electricity.

metres from any side boundary; and 5 metres in the case of a garage from any street boundary or half the height of the building, whichever is greater.

- Parking: As determined by Council.

The proposed rezoning is as outlined below:

E. Proposed Rezoning

With the current Local Business zoning , the site has the potential to be theoretically developed for blocks of flats. However, the Local Business zoning only permits a dwelling house as a primary use, a block of flats is only permitted with consent from Council. Consents are temporary land use rights, they can be revoked at any point in time and usually lapse after a specified period of time.

Table 2: Proposed rezoning of Erf 1443 Matutura Extension 7.

BEFORE REZONING	AFTER REZONING
Local Business (bulk 1.0.)	General Residential 1 (1:100m²)
	

The Zoning Plan is attached as ***Annexure 2.***

Hence, the need for the proposed rezoning, to acquire the permanent land use rights needed to permit the establishment of a sectional title scheme in this residential neighbourhood. Table 2 above represents the proposed rezoning.

F. Motivation

i. Demand, need, and desirability.

There is a high demand in the market for housing, especially for smaller, more affordable dwelling units. In addition to a general need for diversity in available housing typologies within Swakopmund and residential neighbourhoods such as Matutura Extension 7. The size, shape and accessibility of the site make it ideally suited for the purpose of developing higher density residential units.

Matutura Extension 7 is a well-established residential suburban township, its overall residential character creates an atmosphere that attracts homeowners and urban dwellers alike. The site measures 2 223m² and is zoned Local Business with a bulk of 1.0 and therefore can theoretically be developed for a block of flats with special consent from Council. Although the proposed land use is different than initially

planned (business use), it should be noted that layout planning is not an exact science, but a dynamic process of systems and methods. Standards and Guidelines cannot be cast in stone when it comes to human settlement planning, as human settlements develop and grow over time because of political, social, economic, and environmental changes. The principle of spatial resilience, whereby flexibility in spatial plans, policies, and land use management should be applied within township establishments to ensure sustainable livelihoods. Flexibility in spatial plans, policies, and land use management can help communities not only survive but thrive amid economic and/or environmental changes, and in this case the demanding housing market changes.

It should be noted that no development has taken place on the site in terms of its current Local Business zoning since the establishment of Matutura Extension 7 Township in May 2019. Seeing as there is an ever-growing demand for housing in Swakopmund, the owner has identified a need to develop the property for a sectional title scheme comprising 12 units. The utilisation of the property for this purpose is more in demand than the utilisation of the site for the provision of business premises. None of the identified Local Business zoned erven within Matutura Extension 7 and its immediate surroundings have been developed, therefore sufficient Local Business land remains to accommodate any future need for local business premises in the area.

When considering the compatibility of the proposed development with the surrounding properties, it can be seen from Figure 3 below that the proposed zoning is compatible and complementary to the existing land use patterns in the area.



Figure 3: Compatibility of the proposed rezoning with the surrounding area.

In addition to the demand, need and desirability, the proposed rezoning and eventual development of a sectional title housing scheme will create temporary employment during the construction phase. The

proposed development will have a direct/indirect positive impact on economic growth, which is much needed in light of the Country's current economic status.

In conclusion, the proposed development will address the demand, need and desirability for smaller, more affordable freehold title detached housing in Matutura Extension 7, and Swakopmund in general.

II. Applicable Policy/Legislation

The proposed was evaluated in accordance with the following legislation and/or policies:

a. *Swakopmund Zoning Scheme*

Table 3 below shows how the proposed rezoning of Erf 1443 Matutura Extension 7 from Local Business (bulk 1.0) to General Residential 1 (1:100m²) will comply with the clauses/provisions/ restrictions set out in the Swakopmund Zoning Scheme for General Residential 1 zoned Land:

General Residential Requirements	Compliance
Primary Uses "Dwelling Unit"	The newly rezoned property as a result of this application, will be developed with residential dwelling units.
Definition Dwelling Unit means: a self-contained interleading group of rooms used only for the living accommodation and housing of a single family together with such outbuildings as are ordinarily used therewith.	All dwelling units will be designed for occupation by a single household and will provide the associated facilities as defined.
Minimum erf size The minimum prescribed erf size for a block of flats is 1500m² and for residential buildings and townhouses is 1000m² within the General Residential 1 zoning.	The site measures 2 223m² and therefor complies with this requirement.
Density No building in the General Residential 1 Zone shall be so erected that the number of dwelling units on an erf exceed the number specified in Table B1 for the density zone in which the erf is situated.	The density zone of 1:100m² is complied with.
Parking As determined by Council.	Suitable on-site Parking will be provided for each dwelling unit. 1 parking bay per dwelling unit is generally accepted.
Height, Coverage, Bulk, Building Lines & Additional land-use restrictions	These development parameters will be evaluated with the submission of building plans for the dwelling units and the necessary consent uses/relaxations (if any) will be applied for.
Betterment Fee Not applicable when rezoning from Local Business to General Residential	N/A.

b. *Swakopmund Urban Structure Plan 2020-2040*

According the Swakopmund Structure Plan (2020-2040, p.118), the main idea is for Swakopmund to contain urban sprawl and the adverse spatial and socio-economic effects associated with it. As such the structure plan introduces residential zones, as seen in Figure 4 below. Erf 1443 Matutura Extension 7 is situated within the Residential Zone H2, which comprises of existing low and medium density residential typologies. The proposed zoning and development will not change the character of the neighbourhood but will rather enhance its residential character by providing affordable dwelling units and diversity in housing typologies to meet the needs of various Swakopmund residents.

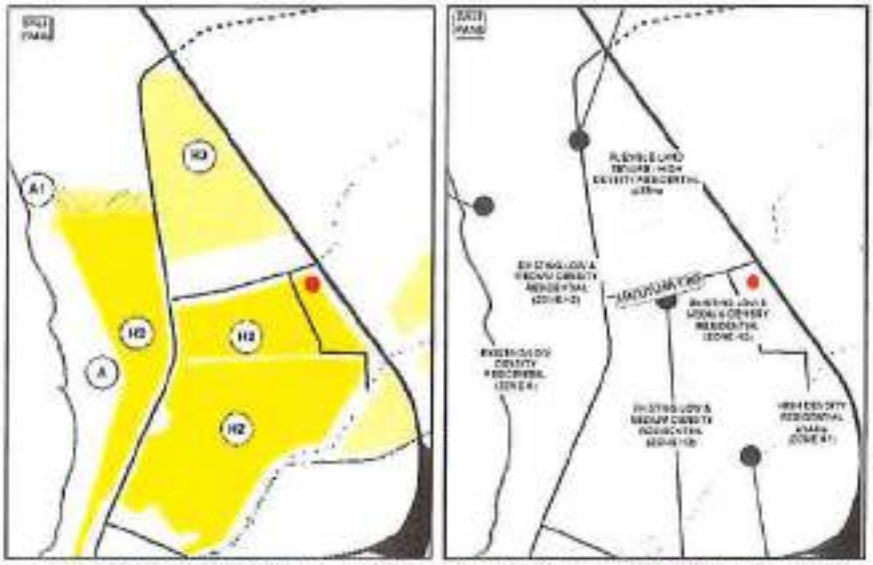


Figure 4: Approximate location of the site within residential zone H2 as per the Swakopmund Urban Structure Plan 2020-2024.

Although mixed housing typologies are identified as a spatial strategy for the future Swakopmund, the implementation thereof will naturally occur/be preferred near existing nodes throughout the town. Matutura Extension 7 is a relatively new township with no current nodes within or near the township. As the township continues to grow and become more developed, the need for mixed housing typologies will intensify. The site's location adjacent to Local Business zoned erven makes it ideal for the development of higher density residential dwellings.

Furthermore, one of the development objectives for Swakopmund as cited in the structure plan is to "create liveable spaces by encouraging urban densification within developed areas and along mobility corridors while preserving the integrity of existing residential areas ". The proposed rezoning and envisioned development will contribute towards achieving this objective.

G. Conclusion on the proposed development.

I. Summary.

In summary, the proposed rezoning of Erf 1443 Matutura Extension 7 as motivated in this report, can be favourably considered for the following reasons:

- The site is ideal in terms of its location, size, shape, accessibility, and compatibility with the surrounding residential area to be utilised for the development of higher density residential dwelling units in Swakopmund, and Matutura Extension 7 in particular.
- The town planning principle of Spatial Resilience is applied by promoting flexibility in spatial plans to accommodate the current needs of the communities;
- The proposed development will provide housing on existing land that is available and suitable for this purpose and will strengthen the residential character of the neighbourhood;
- There remains more than sufficient Local Business land in Matutura Extension 7 and its surrounding areas to supply any current/future demand for business premises in the area.
- The proposed development is supported in terms of the applicable town planning statutory/policy guidelines and standard town planning practices.

Due to the above reasons, the Council can favourably consider the proposed rezoning and subdivision application.

II. Recommendation

Given the need, desirability, and the relevant policy alignment, the following is recommended for your consideration in terms of the Urban and Regional Planning Act, Act No.5 of 2018 under Section:

[1]	97(1)(a) for the **REZONING** of Erf 1443 Matutura Extension 7 from Local Business with a bulk of 1.0 to General Residential 1 with a density of 1:100m².

I trust the above recommendation for the proposed rezoning application meets your favourable consideration. Please do not hesitate to contact us should you need additional information.

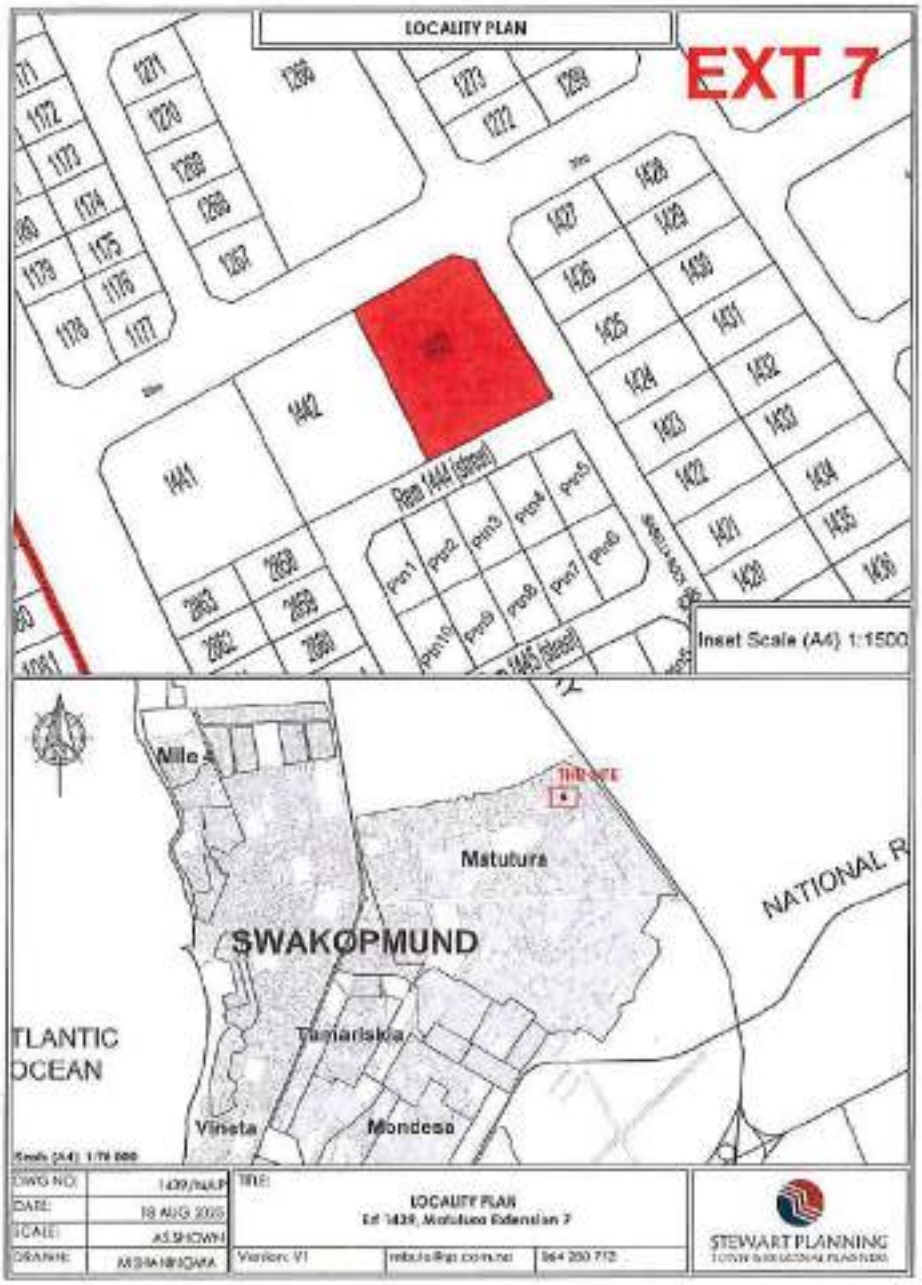
Yours faithfully,

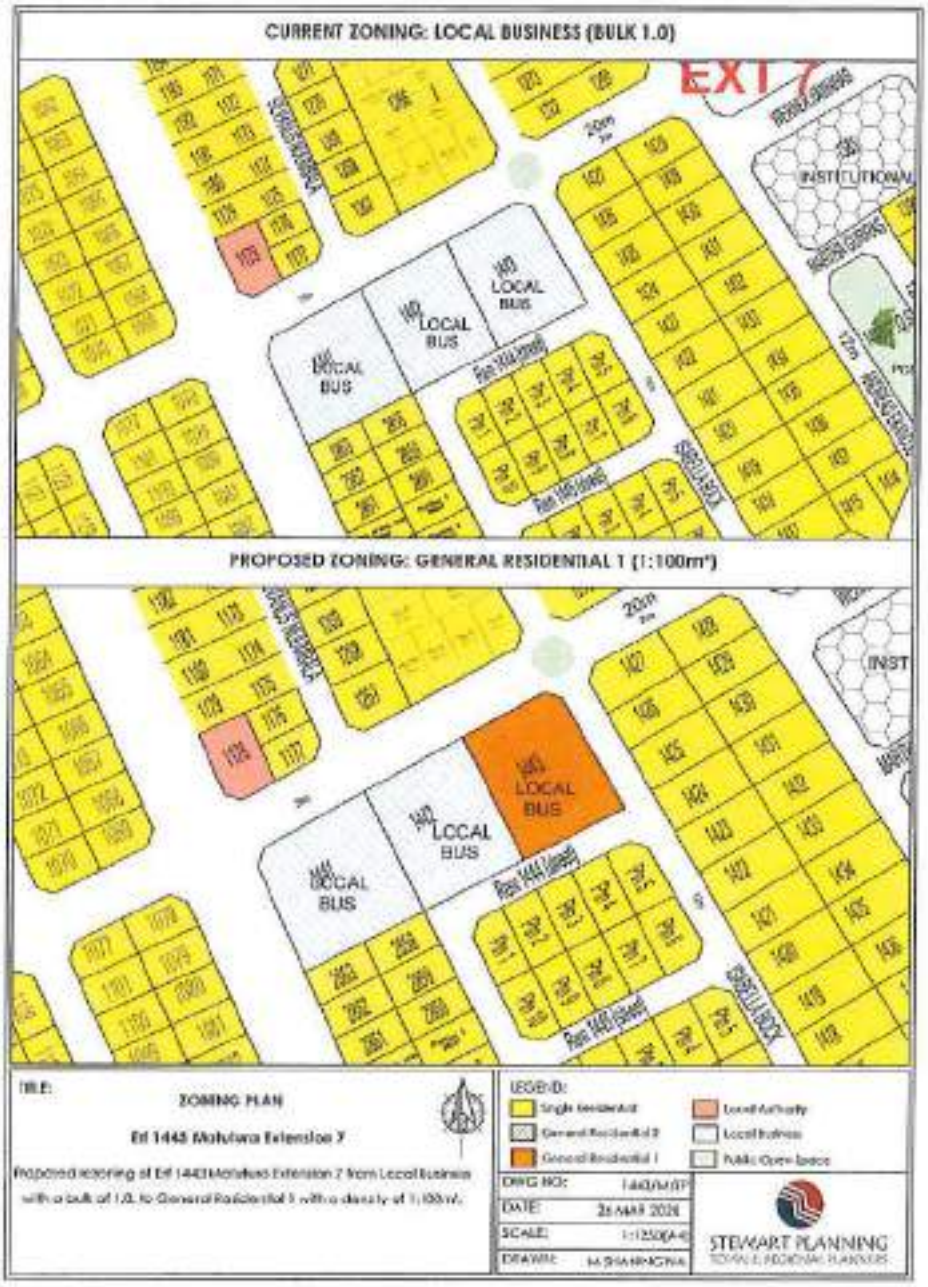
Mbute Shaningwa
STEWART PLANNING
TOWN & REGIONAL PLANNERS
Town and Regional Planning Officer
Tel: +264 64 203 770 | Email: mbute@sp.com.na

Bruce Stewart
STEWART PLANNING
TOWN & REGIONAL PLANNERS
Registered Town & Regional Planner (NCTRP)
Tel: +264 64 203 770 | Email: bruce@sp.com.na

ANNEXURE 2

Locality and detailed sketch plan


LOCALITY PLAN
EXT 7
Inset Scale (A4) 1:1500
SWAKOPMUND
Matutura
Tamariskia
Vineta
Mondesa
NATIONAL R
TLANTIC
OCEAN
DWG NO: 1439/MAP
DATE: 18 AUG 2025
SCALE: AS SHOWN
DRAWN: MISHA NKOMA
TITLE: LOCALITY PLAN
Erf 1439, Matutura Extension 7
Version: V1
STEWART PLANNING


CURRENT ZONING: LOCAL BUSINESS (BULK 1.0)
EXT 7
INSTITUTIONAL
LOCAL BUS
PROPOSED ZONING: GENERAL RESIDENTIAL 1 (1:100m²)
INST
TITLE:
ZONING PLAN
Erf 1448 Mahubwa Extension 7
Proposed rezoning of Erf 1448 Mahubwa Extension 7 from Local Business with a bulk of 1.0, to General Residential 1 with a density of 1:100 m².
LEGEND:
Single Residential
General Residential 2
General Residential 1
Local Authority
Local Business
Public Open Space
DWG NO: 1448/M/07
DATE: 26 MAR 2026
SCALE: 1:1250(A4)
DRAWN: M SHAMANGWA
STEWART PLANNING
TOWN & REGIONAL PLANNERS

ANNEXURE 3

Special Power of Attorney

SPECIAL POWER OF ATTORNEY

We, the undersigned,

1. JOSIA PETRUS SWART [ID No. 92102600087]
2. JULENE SWART [ID No. 92071600206]

In our capacity as the OWNER OF ERF 1443, MATUTURA EXTENSION 7

do hereby nominate, constitute and appoint

STEWART PLANNING – TOWN AND REGIONAL PLANNERS
P.O. BOX 2695, WALVIS BAY, NAMIBIA

with full power of substitution, to be our true and lawful Attorney and Agent for our and in our name, place and stead, to make the necessary application to the Municipality of Swakopmund, and/or Urban and Regional Planning Board for the:

REZONING OF ERF 1443 MATUTURA EXTENSION 7 FROM LOCAL BUSINESS (BULK 1.0) TO GENERAL RESIDENTIAL 1 (1:160m²)

at the cost of the applicant and generally for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes we might or could do if personally present and acting herein – hereby ratifying, allowing and confirm all and whatsoever our said Agent and Attorney shall lawfully do, or cause to be done, by virtue of these presents.

thus done and signed at Swakopmund this 01 day of March 2026 in the presence of the undersigned witnesses:

JOSIA PETRUS SWART

JULENE SWART

Witness 1
Name: Carlyle Hausiku
Signature:

Witness 2
Name: Esther Nepela
Signature:

ANNEXURE 4

Copy of the Deed of Transfer No T468/2023

Prepared by me

COMMISSIONER
REVENUE HO

T 468 2023

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN

THAT HENRIET DEVILLIERS SEGLER

appeared before me, Registrar of Deeds, at Windhoek, he, the said appearer, being duly authorised thereto by a Power of Attorney granted to him by

MUNICIPAL COUNCIL OF SWAKOPMUND

dated the 27th day of OCTOBER 2022 and signed at SWAKOPMUND

3

WHEREFORE the appearer, renouncing all the rights and title which the Transferor heretofore had to the premises, did, in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same and that, by virtue of these presents, the said Transferee

Their Heirs, Executors, Administrators, or Assigns, now is and hereafter shall be entitled thereto conformably to local custom, the State, however, reserving its rights; and finally, acknowledging that the purchase price is the sum of N$475 470.00.

SIGNED at WINDHOEK, on 2023-02-15

together with the appearer, and confirmed with my seal of office.

SIGNATURE OF APPEARER

In my presence,

REGISTRAR OF DEEDS

Scanned with CamScanner

COPY

STEWART PLANNING
TOWN & REGIONAL PLANNERS

First Floor CLA Building
84 Theo Ben Gurirab Street
Walvis Bay

www.sp.com.na
Tel: (064) 280 270
Email: info@sp.com.na

Our reference: 1443_M

22 July 2026

RECORDS & ARCHIVES
24 JUL 2026
MUNICIPALITY OF SWAKOPMUND

Chief Executive Officer
Swakopmund Municipality
PO Box 53
Walvis Bay
13013

RE: PROOF OF GIVING NOTICE: ERF 1443 MATUTURA EXTENSION 7:

- **REZONING OF ERF 1443 FROM "LOCAL BUSINESS" WITH A BULK OF 1.0 TO "GENERAL RESIDENTIAL 1" WITH A DENSITY OF 1:100MF**

Dear Sir/Madam,

Reference is made to the subject application. We confirm that we act on behalf of the registered owners (our clients). The application was advertised in terms of Section 107 of the Urban and Regional Planning Act (Act No.5 of 2018) and the Regulations as published in Government Gazette No.7327 of 03 September 2020 (hereinafter referred to as "the Act").

Table 1 below summarizes how the application was advertised in terms of the Urban and Regional Planning Act and the Swakopmund Zoning Scheme.

Table 1: Compliance with the prescribed notification for rezonings as set out in the Urban and Regional Planning Act and Swakopmund Zoning Scheme.

Prescribed Notification	Compliance	Proof
A notice in the Government Gazette (Reg 10(1))	Published under Notice No. 409 of Government Gazette No. 8949 of 15 June 2026.	Copy of Government Gazette notice attached as ***Annexure A1.***
A notice once a week for two consecutive weeks in at least two newspapers (Reg 10(2)).	Published in "The Namibian" and the "Namib Times" on 12 June 2026 and 19 June 2026.	Copies of newspaper notices are attached as ***Annexure B1.***
Written notice to neighbouring/ adjacent landowners. (Reg 10(4))	Neighbouring properties were identified as shown in Figure 1; notice letters were sent via email on **12 June 2026**. One adjacent owner was notified via personal hand delivery on **29 June 2026**.	Adjacent owners information obtained from Council; a sample of the notice letter and its attachments and proof of delivery of emails is attached as ***Annexure C1.***

4. Attachments

4.1. Please find attached to this report the following:

Annexure A1: Copy of Government Gazette Notice No. 8949 of 15 June 2026.

Annexure B1: Newspaper tear sheets dated 12 June 2026 and 19 June 2026.

Annexure C1: Neighbours contact information dated 12 January 2026 and Proof of neighbour's notification dated 12 and 29 June 2026.

Annexure D1: Notice displayed on site and at municipal notice board from 30 April 2026 to 08 June 2026.

Annexure E1: Sworn Declaration under Oath.

5. Conclusion

5.1. The application was advertised as required by the Act and no objections were received.

5.2. We ask the Council to confirm whether they have received any written comments, representations or objections to the application, and to forward a copy to our office for our record keeping, thank you.

5.3. Proof of giving notice of the application is provided under Table 1.

Yours sincerely,

Mbute Shaningwa
Town and Regional Planning Officer
STEWART PLANNING
TOWN & REGIONAL PLANNERS
Tel: +264 61 280 770| Email: mbute@tsp.com.na

158 New Police Officers Deployed Across Erongo



The Namibian Police Force (NAMPOL) in the Erongo Region has welcomed and deployed 158 newly recruited police officers to police stations across the region.

Minister Calls for Stronger Local Government Accountability at ALAN Congress in Walvis Bay

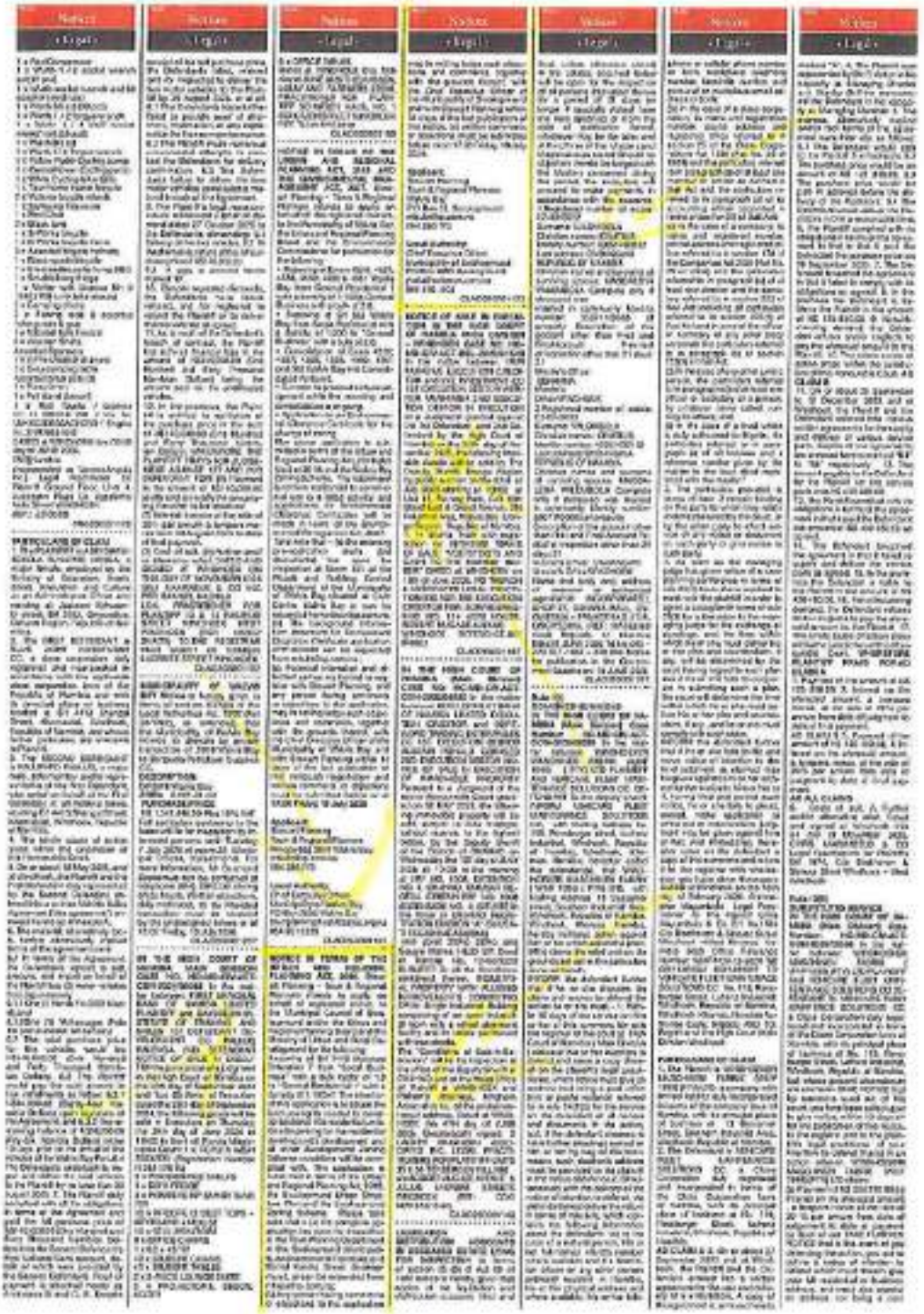
Urban and rural development Minister Hon. Anderson Jimmy Sankwasa has called on local authorities across Namibia to improve service delivery, strengthen financial accountability, and ensure that communities see tangible results from government processes.

FOLLOW THE NAMIB TIMES ON SOCIAL MEDIA

YouTube

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

IF TOMORROW NEVER COMES, WHAT HAPPENS NEXT?



ANNEXURE C1

Proof of written notice to Adjacent Owners

STEWART PLANNING
TOWN & REGIONAL PLANNERS

First Floor 122 on Main
122 Sam Nujoma Avenue
Walvis Bay

www.sp.com.na
Tel: (064) 280 770
Email: mbotes@sp.com.na

Reference: 1443_M **12 January 2026**

Customer Care
Municipality of Swakopmund
PO Box 53
Swakopmund

REQUEST FOR NEIGHBOURS INFORMATION

Dear Sir/Madam,

We have been appointed by the owner of Erf 1443 Matutura Extension 7 to apply for a rezoning application, and we need to give notice to the surrounding owners in terms of the Urban and Regional Planning Act of 2018 and Swakopmund Town Planning Scheme.

Kindly provide the owner's name, postal address and/or email address for the surrounding erven in Matutura Extension 7 listed in the table below, many thanks.

Erf Number	Owner Name	Postal Address	Email Address	Contact Number
1269 Matutura Ext 7	Van Niekerk Hendrik C	N/A	hennesjake@gmail.com	081 33855 94
1272 Matutura Ext 7	Hoses Lorenia Hacking	P.O. Box 4514 Vineta	lorenia hacking@gmail.com N/A	0814458051
1427 Matutura Ext 7	Vermuis Enos	N/A	Vermuisenos@gmail.com	081 31777 84
1428 Matutura Ext 7	Kalenga Diana Christine T	P.O. Box 7180 Swk	kalenga152@gmail.com	081 46287 09
1425 Matutura Ext 7	Hamukoto George	P.O. Box 22 98 Swk	9 [illegible]	081 44 10546
1424 Matutura Ext 7	Kafiyonjua Kasper	N/A	N/A	081 797923 In person delivery
1444 Matutura Ext 7	N/A	N/A		

SAMPLE

STEWART PLANNING
TOWN & REGIONAL PLANNERS

First Floor CLA Building
04 Theo Ben Gurirab Street
Walvis Bay

P.O. Box 2095
Tel: (064) 280 770
Email: mbute@sp.com.na

Reference: 1443 IV **12 June 2026**

NOTICE TO NEIGHBOURS: PROPOSED REZONING OF ERF 1443 MATUTURA EXTENSION 7

Take note that Stewart Planning – Town & Regional Planners intends to apply, on behalf of the owner of Erf 1443, Matutura Extension 7 for the rezoning of the property from "Local Business" to "General Residential 1" with a density of 1:100m².

Erf 1443 Matutura Extension 7 is a vacant property situated at the corner of Isabella Bock Street and an unnamed Street. The purpose of the application is to obtain the land use rights needed to develop sectional title residential units. On site parking for the residential dwelling units development and all other Swakopmund Zoning Scheme conditions will be complied with.

The application is submitted in terms of the Urban and Regional Planning Act, 2018 (No.5 of 2018), the Swakopmund Urban Structure Plan and the Swakopmund Zoning Scheme. The complete application lies open for inspection at the Town Planning Department of the Municipality of Swakopmund, corner of Rakotcka and Daniel Kamho Avenue, Swakopmund, or can be requested from mbute@sp.com.na.

Take note that any person having objections or comments to the application must lodge such objections or comments, together with the grounds thereof, in writing with the Chief Executive Officer of the Municipality of Swakopmund and Stewart Planning within fourteen (14) days of the last publication of this notice to the address provided below. Written objections or comments must be submitted before 17:00, Friday, 10 July 2026.

Chief Executive Officer Municipality of Swakopmund PO Box 53, Swakopmund Tel: 064 410 4403 Email: [illegible]	Applicant Stewart Planning P.O. Box 2095, Walvis Bay Tel: 064 280 770 Email: mbute@sp.com.na

If you have any questions regarding the proposed rezoning, please do not hesitate to contact our office.

Yours faithfully,

Mbute Shaningwa
Town Planning Officer
STEWART PLANNING
TOWN & REGIONAL PLANNERS
Tel: +264 64 280 770 | Email: mbute@sp.com.na

Outlook

Neighbours Notification: Proposed rezoning of Erf 1443 Matutura Extension 7

from Mbute Shaningwa <mbute@sp.com.na>
Date Fri 6/12/2026 12:58 PM
Bcc hennieswakop@gmail.com <hennieswakop@gmail.com>; lorendahoses7@gmail.com <lorendahoses7@gmail.com>; vlennutelle@gmail.com <vlennutelle@gmail.com>; kalenga182@gmail.com <kalenga182@gmail.com>; jorgehamutota@gmail.com <jorgehamutota@gmail.com>; amadhlat@gmail.com <amadhlat@gmail.com>

3 attachments (1 MB)
1443_M_Notice letter to neighbours.pdf; Comment Form_1443 Mat Ext 7.pdf; 1443_M_Locality Plan.pdf;

Dear Sir/Madam,

I trust this message finds you well.

We, at Stewart Planning – Town and Regional Planners, are currently in the process of submitting an application to the Swakopmund Municipality and the Urban and Regional Planning Board for the following:

- **Rezoning of Erf 1443 Matutura Extension from "Local Business" with a bulk factor of 1.0 "General Residential 1" with a density of 1:100.**

As part of the statutory process, adjacent property owners are required to be notified and afforded the opportunity to comment or object, should they wish to do so.

As the registered owner of a property adjacent to Erf 1443 Matutura Extension 7, we hereby notify you of the above-mentioned application.

Kindly find attached the following for your reference:

- Neighbour's notice letter
- Comment form
- Locality plan

Should you have any comments or objections, please complete the comment form and return it to us at your earliest convenience.
Please note that the deadline for submitting any comments or objections is 17:00 on Friday, 10 July 2026.

Should you have any questions or require further clarity, please do not hesitate to reach out.

Kind regards,
Mbute Shaningwa
Town Planning Officer

STEWART PLANNING
TOWN & REGIONAL PLANNERS

122 Sam Nujoma Avenue | First Floor, 122 On Main | PO Box 2095 Walvis Bay
Tel: (064) 203 770 | Email: mbute@sp.com.na | Website: www.sp.com.na/www.sp.com.na

SAMPLE

STEWART PLANNING
TOWN & REGIONAL PLANNERS

First Floor CLA Building
84 Theo Ben Gurirab Street
Walvis Bay

P.O. Box 2095
Tel: 0064 280 770
Email: mbute@sp.com.na

Reference: 1443 M

29 June 2026

Mr. Katonjua Kasper
Owner of Erf 1424 Matutura Ext7

NOTICE TO NEIGHBOURS: PROPOSED REZONING OF ERF 1443 MATUTURA EXTENSION 7

Take note that Stewart Planning – Town & Regional Planners intends to apply, on behalf of the owner of Erf 1443, Matutura Extension 7 for the rezoning of the property from "local Business" to "General Residential 1" with a density of 1:300m².

Erf 1443 Matutura Extension 7 is a vacant property situated at the corner of Isabelle Bock Street and an unnamed Street. The purpose of the application is to obtain the land use rights needed to develop sectional title residential units. On site parking for the residential dwelling units development and all other Swakopmund Zoning Scheme conditions will be complied with.

The application is submitted in terms of the Urban and Regional Planning Act, 2018 (No.5 of 2018), the Swakopmund Urban Structure Plan and the Swakopmund Zoning Scheme. The complete application lies open for inspection at the Town Planning Department of the Municipality of Swakopmund, corner of Rakotoka and Daniel Kamho Avenue, Swakopmund, or can be requested from mbute@sp.com.na.

Take note that any person having objections or comments to the application must lodge such objections or comments, together with the grounds thereof, in writing with the Chief Executive Officer of the Municipality of Swakopmund and Stewart Planning within fourteen (14) days of the last publication of this notice to the address provided below. Written objections or comments must be submitted before 17:00, Friday, 20 July 2026.

Chief Executive Officer Municipality of Swakopmund PO Box 53, Swakopmund Tel: 064 410 4403 Email: jbota@swakop.com.na	Applicant Stewart Planning P.O. Box 2095, Walvis Bay Tel: 064 280 770 Email: mbute@sp.com.na

If you have any questions regarding the proposed rezoning, please do not hesitate to contact our office.

Yours faithfully,

Mbute Shiningwa
Town Planning Officer
STEWART PLANNING
TOWN & REGIONAL PLANNERS

Tel: +264 64 280 770 | Email: mbute@sp.com.na

STEWART PLANNING
TOWN & REGIONAL PLANNERS

First Floor 122 on Main
122 Sam Nujoma Avenue
Walvis Bay

P.O. Box 2095
Tel: 0064 200770
Email: admin@sp.com.na

Reference: 1443 M **29 June 2026**

PUBLIC CONSULTATION: REZONING OF ERF 1443 MATUTURA EXTENSION 7.

PERSONAL HAND DELIVERY

1. **Erf 1424 Matutura Extension 7**

I KASPER KATSIVANGUA in my capacity as owner/occupant of **Erf 1424 Matutura Extension 7**, hereby confirm receipt of a notice for the application to rezone Erf 1443 Matutura Extension 7 from "Local Business" to "General Residential 1". Signed at SWAKOPMUND on 29 – 06 – 2026.

.....
Owner/Occupant of Erf 1424 Matutura Ext 7

ANNEXURE D1

Proof of On-site and Municipal notice

Erf 1443 Matutura Ext. 7: Proof of on-site notice (60cm x40cm)

SAMPLE

REZONING NOTICE

ERF 1443 MATUTURA EXTENSION 7 (THIS PROPERTY)

Stewart Planning – Town & Regional Planners intends to apply, on behalf of the registered owner, to the Municipal Council of Swakopmund and/or the Urban and Regional Planning Board for permission for the following:

- **Rezoning of Erf 1443 Matutura Extension 7 from Local Business with a bulk of 1.0 to General Residential 1 with a Density of 1:100m².**

The above application is submitted in terms of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) and the Swakopmund Zoning Scheme. Erf 1443 Matutura Extension 7 measures ±2 223m² and is situated at the corner of Isabella Bock and an Unnamed Street. The intention of this rezoning is to acquire the land use rights needed to establish a sectional title scheme in the long term.

Take note that –

(a) The complete rezoning application lies open for inspection, during normal office hours, at the Town Planning Department of the Swakopmund Municipality, on the corner of Rakotoka and Daniel Kamho Street, Swakopmund or an electronic copy can be requested from Ms. Mbute Shaningwa: mbute@sp.com.na

(b) Any person having comments or objections to the application may lodge such comments or objections, in writing, together with grounds thereof, with the Chief Executive Officer of the Municipality of Swakopmund and with Stewart Planning before or at **17:00 Friday 10 July 2026.**

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

Local Authority:
Chief Executive Officer
Municipality of Swakopmund
P O Box 53, Swakopmund
jhelta@swkmun.com.na
064 410 4403

Erf 1443 Matutura Ext. 7: Proof of on-site notice (60cm x40cm)



Erf 1443 Matutura Ext. 7: Proof of notice on Municipal notice Board

SAMPLE

REZONING NOTICE

ERF 1443 MATUTURA EXTENSION 7 (THIS PROPERTY)

Stewart Planning – Town & Regional Planners intends to apply, on behalf of the registered owner, to the Municipal Council of Swakopmund and/or the Urban and Regional Planning Board for permission for the following:

- **Rezoning of Erf 1443 Matutura Extension 7 from Local Business with a bulk of 1.0 to General Residential 1 with a Density of 1:100m².**

The above application is submitted in terms of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) and the Swakopmund Zoning Scheme. Erf 1443 Matutura Extension 7 measures ±2 223m² and is situated at the corner of Isabella Bock and an Unnamed Street. The intention of this rezoning is to acquire the land use rights needed to establish a sectional title scheme in the long term.

Take note that –

(a) The complete rezoning application lies open for inspection, during normal office hours, at the Town Planning Department of the Swakopmund Municipality, on the corner of Rakotoka and Daniel Kamho Street, Swakopmund or an electronic copy can be requested from Ms. Mbute Shaningwa: mbute@sp.com.na

(b) Any person having comments or objections to the application may lodge such comments or objections, in writing, together with grounds thereof, with the Chief Executive Officer of the Municipality of Swakopmund and with Stewart Planning before or at **17:00 Friday 10 July 2026.**

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

Local Authority:
Chief Executive Officer
Municipality of Swakopmund
P O Box 53, Swakopmund
iheita@swkmun.com.na
064 410 4403

Erf 1443 Matutura Ext. 7: Proof of notice on Municipal notice Board



SWORN DECLARATION UNDER OATH ON THE SERVICE OF NOTICES AND DOCUMENTS AS PER STIPULATIONS OF SECTION 121 OF THE URBAN AND REGIONAL PLANNING ACT,2018, (ACT 5 OF 2018) AND REGULATION 10 OF ITS REGULATIONS.

I, Mbulie Shaningwa
ID Number 9602270024 8, the applicant,
representative of the planning firm: Stewart Planning
and consultant for the application for the

Erf 1443 Mabulure Ext 7: Rezoning of Erf 1443 from "Local Business" with a bulk of 1.0 to "General Residential" with a density of 1:100

hereby declare under oath in the presence of a commissioner of oath that I have complied with the provisions of the Urban and Regional Planning Act, 2018, obtained the clearance to advertise as provided for under Section 99 or 107 of the Act, and exhausted all options for the service of notice and documents as provided under Section 121(1), (2) and (3) of the Act and Regulation 10 of its regulations.

I know, understand the contents and take full responsibility of any misrepresentation of this declaration, and conscientiously bound by the contents of this oath / solemn affirmation.

This sworn declaration is made on this 22 day of July 2026,
at Walvis Bay

Applicant signature:

I certify that the applicant has acknowledged that he or she knows and understood the contents of the statement, which was sworn / solemnly affirmed, before me and he or she placed his or her signature thereon in my presence on this date 22 day of July 2026

Name of the Commissioner of oaths: Rhiverend N. Williams

Profession / qualification: Legal Practitioner

Commissioner of Oaths / Police Officer / Justice of the Peace / Minister of Religion / Medical Practitioner / Bank Accountant

Place: Walvis Bay

Office stamp:

Rhiverend Hildegard Williams
Commissioner of Oaths
Ex Officio: Legal Practitioner
Unit 3, 122 Sam Nujoma Avenue
Walvis Bay
P.O.Box 2153 Walvis Bay

NB. Commissioners of Oaths are available at any Police Station, Post Office, Bank or Attorney's Office. No certificate will be accepted unless the proper confirmation by a recognised Commissioner of Oaths.

SWAKOPMUND
MUNICIPALITY

+264 64 410 4400 | cmcclure@swakmun.com.na | P O Box 53, Swakopmund, Namibia

Internal Memorandum

To	:	**Manager: Town Planning**
From	:	**General Manager: EUE**
Date	:	**16 June 2026**
Ref	:	**E 1443 M**
Subject	:	**REQUEST FOR COMMENTS ON THE APPLICATION FOR THE REZONING OF ERF 1443, MATUTURA EXTENSION 7 FROM "LOCAL BUSINESS" WITH A BULK OF 1.0 TO "GENERAL RESIDNETIAL 1" WITH A DENSITY OF 1:100m²**

A memo with same subject bears reference.

The application has been reviewed, and application can be considered with the following condition(s).

- No access from Isabelle Bock Street.
- Access from the unnamed collector street which is on the northern side of the erf and that access to the property because of the proposed development be controlled and provided to the satisfaction of the General Manager: Engineering, Urban Development and Environmental Management.

Regards,

SWAKOPMUND MUNICIPALITY
GENERAL MANAGER

C McClure
GENERAL MANAGER: ENGINEERING, URBAN DEVELOPMENT AND ENVIRONMENTAL MANAGEMENT

CCM/en

ENGINEERING, URBAN DEVELOPMENT AND ENVIRONMENTAL MANAGEMENT

Engineering, Urban Development & Environmental Management



Done

SWAKOPMUND MUNICIPALITY
GENERAL MANAGER
16 JUN 2026
ENGINEERING, URBAN DEVELOPMENT AND ENVIRONMENTAL MANAGEMENT

SWAKOPMUND
MUNICIPALITY

+264 64 410 4200 | mhangula@swkmun.com.na | P.O.Box 53, Swakopmund, Namibia

Internal Memorandum

To : General Manager: Engineering, Urban Development and Environmental Management
From : Office of the Chief Executive Officer
Date : 03 June 2026
Ref No : E 1443 M

Subject : **REQUEST FOR COMMENTS ON THE APPLICATION FOR THE REZONING OF ERF 1443, MATUTURA EXTENSION 7 FROM "LOCAL BUSINESS" WITH A BULK OF 1.0 TO "GENERAL RESIDENTIAL 1" WITH A DENSITY OF 1:100M²**

You are kindly requested to provide input or comments for the attached application to this memorandum. Your input and comments should be forwarded to the Manager: Town Planning on or before the **17th June 2026.**

Should there be no input or comments received by the Town Planning Department at closure of business of the aforesaid date, it will be assumed there are no objections against the envisaged development, and the application will be processed and submitted to Council without your inputs.

MANAGER: TOWN PLANNING
03 JUN 2026
TOWN PLANNING DEPARTMENT
P.O. BOX 53 SWAKOPMUND

Regards,

J Hengari
Manager: Town Planning
SM

1. Access via Isabellen Beck will not be allowed.
Limited access on Unnamed Collector road.

11.1.17 **APPLICATION FOR THE REZONING OF ERF 6203, SWAKOPMUND, EXTENSION 22 FROM *GENERAL RESIDENTIAL 2* WITH A BULK OF 1.0 TO *GENERAL RESIDENTIAL 2* WITH A BULK OF 1.2 AND RELAXATION OF THE COVERAGE FROM 60% TO 65%**
(C/M 2026/10/29 - E 6203)

Ordinary Management Committee Meeting of **15 October 2026**, Addendum **8.9,** page **03,** refers.

A. This item was submitted to the Management Committee for consideration:

1. Purpose

The purpose of this submission is for Council to consider an application for the rezoning Erf 6203, Swakopmund, Extension 22 from *"General Residential 2"* with a bulk of 1.0 to *"General Residential 2"* with a bulk of 1.2 in terms of Section 97 (1) (a) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) and relaxation of the coverage from 60% to 65% in terms of Clause 4.3.2of the Swakopmund Zoning Scheme Number 71.

2. Introduction and Background

An application for the rezoning of Erf 6203, Swakopmund Extension 22 from "general residential 2" with a bulk of 1.0 to "general residential 2" with a bulk of 1.2 and relaxation of the coverage from 60% to 65% has been received by the Town Planning Department from van der Westhuizen Town Planning and Properties on behalf of the registered owner. The application is attached as **Annexure A**.

In terms of Section 51 (1) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018), development proposals to be considered must not contradict the provisions of the zoning scheme in the course of preparation, after adoption by Council.

Prohibition of certain works, uses and activities on land pending approval of zoning scheme

51. *(1) If a local authority has by resolution adopted a draft zoning scheme in terms of section 44(2), and it appears to the local authority that a provision of that zoning scheme will be contravened if –*

(a)...
(b)..
(c) particular use is made of land or a building;

The Scheme in Course of Preparation (Swakopmund Zoning Scheme Number 71), phased out the *"General Residential 1 and 2"* zonings and maintained just *"General Residential"*. Conversely, the scheme in the course of preparation has a bulk factor option, among others of 1.5, and a bulk of not 1.2 is not an option in the aforesaid scheme. The closest option to the request is the bulk factor of 1.5.

The Swakopmund Zoning Scheme Number 71 was adopted by Council on 30th June 2020, got approved by the Minister on the 19th November 2025. The said zoning scheme is yet to be promulgated.

3. Zoning, Locality and Size

Erf 6203, Swakopmund Extension 22 is zoned general residential 2 with a density of 1:100m² and a bulk of 1.0. It is located east of Pro- Ed School, alongside Oceanview Street, and Lowen Street which serve as access internal street. The Erf measures approximately 3240m² in extent and is currently vacant.



Figure 1: Locality and zoning plan for Erf 6203, Swakopmund Ext 22

4. Ownership

The ownership of Erf 6203, Swakopmund Extension 22 vests in H Wiemann as indicated in the Deed of Transfer T 2032/2017.

5. Access, parking and municipal services

Access to the property shall be obtained via the existing street network that is currently providing access to surrounding properties. Parking for the proposed development will be provided on-site in accordance with the provisions of the Swakopmund Zoning Scheme. In this case, one parking bay per dwelling unit.

The property is already connected to the services network. However, all additional infrastructure, should there be an upgrade resulting from the proposed development, shall be the responsibility of the applicant or the property owner.

6. Advertisement

The proposed rezoning was advertised in the Republikein and New Era on the 3rd and 10th of July 2026.

The neighbouring property owners were notified via registered mail. A notice was placed on site and on the municipal notice board. Additionally, a notice was published in the Government Gazette No. 8975 dated 15th July 2026, under Notice No.534.

The closing date for objections to the proposal was 29th July 2026, and no objections were received.

7. Proposal

The owner intends to increase the bulk with 0.2, from 1.0 to 1.2 and additionally relax the coverage with 5%, from 60% to 65%. This is to accommodate the proposed design that was found to be outside of the scheme's provision parameters. The main intention is to construct a residential block of flats on the property.

8. Evaluation

Seeing that the requests made are in terms of the provisions of Swakopmund Zoning Scheme Number 71, the increase in bulk has to be from 1.0 to 1.5 and not 1.2 as requested by the applicant, since it is not applicable.

Increasing the bulk by 0.5 and coverage by 5%, that would mean the maximum development will yield a coverage of 3240 x 60% = 1944 m², 65% = 2106 m², which is a difference of 162m². Whilst the current bulk of 1.0 3240m² x 1.0 =3240m²) versus the proposed bulk of 1.5 (3240 m² x 1.5 = 4860 m²) will yield a difference of 1620m². The total addition to the development is 1782 m². This 1782m² will not be added to the area of the property for additional dwelling units but is just to make the dwelling units very spacious. The developer will not be able to add more units as the density of 1:100m², still applies and is more restrictive, only allowing for thirty-two (32) dwelling units.

Clause 4.3.2 Swakopmund Zoning Scheme No.71 makes provision for relaxation of the coverage for all zones, except where a "no bulk factor" zoning is in place.

4.3.1 **Except with the written consent of Council,** and as specified in sub-clause 4.3.2, the maximum coverage which may be permitted in any zone is shown in column of Table 4.3.

4.3.2 The maximum coverage for land zoned "Business", "Office" and "Industrial" and for which a "no bulk factor" is applicable, is shown in Table 4.3.1 in Annexure D, No relaxation of coverage is permitted for land parcels zoned "*Business*" "*Office*" and "Industrial" for which there is a "no bulk factor" zoning is in place.

Moreover, the said scheme is not promulgated in the government gazette. It is therefore suggested that the approval be granted, kept in abeyance and only implemented upon promulgation of the Swakopmund Zoning Scheme No.71, on condition that the applicant provides community space as required in terms of Clause 10.5.1 of Swakopmund Zoning Scheme No.71 (the Zoning Scheme in Course of Preparation).

The Zoning Scheme in Course of Preparation defines community space as: "*means space that may be shared by the residents of all the dwelling units occupying a land parcel and may include space on a land parcel open to the general public.*"

Additionally, the proposal is consistent with the Swakopmund Structure Plan 2020-2040, which advocates for densification within transitional areas, efficient utilisation of land and infrastructure, and the diversification of housing options.

In terms of Sections 59(1) and Regulations 9 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), in conjunction with the National Betterment Fees Policy of 2009, the rezoning of Erf 6203, Swakopmund Extension 22 from "general residential 2" with a bulk of 1.0 to "general residential 2" with a bulk of 1.2 (increase in bulk) is subject to a 30% compensation fee in respect of a betterment fee.

9. Technical Comments

The application was circulated to services departments for comments and inputs. The General Manager: Engineering, Urban Development and Environmental Management indicates that the department has concerns on the impact the proposed development will have on the surrounding infrastructure, traffic and pedestrian movement; therefore, it suggested that:

(i) *the applicant undertakes the infrastructure study, which study will consider water, sewer, road, traffic flow and electricity, to the satisfaction of the General Manager: Engineering, Urban Development and Environmental Management.*
(ii) *The applicant submits a parking layout indicating the parking on-site proportional to the applied bulk.*
(iii) *Request for additional parking on road reserve is not allowed as this will interfere with traffic movement.*
(iv) *The applicant conducts an environmental assessment and submits the same to the General Manager: Engineering, Urban Development and Environmental Management for review and approval.*

The infrastructure study evaluates whether the current infrastructure network can accommodate the additional demand generated by the development and identifies what upgrades, extensions or new infrastructure will be required to ensure suitable and efficient service delivery. The study further considers important technical, environmental, financial, operational and planning factors including topography, geotechnical conditions, environmental constraints, projected population growth, future development potential, service demand forecasting, infrastructure lifecycle costs and long-term municipal sustainability.

In response to the technical comments above, the General Manager: Engineering, Urban Development and Environmental Management should take note that the number of dwelling units remains unchanged and therefore the impact on services is unchanged. There is also no increase in the parking requirements, which are based on the number of dwelling units (general residential is set at 1.5/unit).

The request by the General Manager: Engineering, Urban Development and Environmental Management for the applicant to undertake the environmental assessment is not necessary as the proposed development is not a listed activities in terms of the Environmental Management Act, 2007. The Act has a list of activities that may not be undertaken without an environmental clearance certificate, and rezoning for an increased bulk is not one of them.

10. Conclusion

The proposed rezoning of the Erf 6203, Swakopmund Extension 22 from *"General Residential 2"* with a bulk of 1.0 to *"General Residential 2"* with a bulk of 1.2 and relaxation of the coverage from 60% to 65% remains compatible with the residential character of the area and does not have any significant detrimental impacts on the neighbourhood, and it can therefore be supported.

B. After the matter was considered, the following was:-

RECOMMENDED:

(a) **That the rezoning of Erf 6203, Swakopmund, Extension 22, from *"General Residential 2"* with a bulk of 1.0 to *"General Residential 2"* with a bulk of 1.2 be turned down.**

(b) **Instead, Erf 6203, Swakopmund, Extension 22, be rezoned from *"General Residential 2"* to *"General Residential"* with a bulk of 1.5, in line with the provisions of Swakopmund Zoning Scheme Number 71.**

(c) **That the coverage for Erf 6203, Swakopmund, Extension 22, be relaxed from 60% to 65%, and be implemented upon the promulgation of the Swakopmund Zoning Scheme Number 71.**

(d) **That the density zoning for Erf 6203, Swakopmund, Extension 22 remains 1:100m².**

(e) **That the implementation of this Council decision only be affected upon the promulgation of the Amendment Swakopmund Zoning Scheme No.71.**

(f) **That the rezoning of Erf 6203, Swakopmund Extension 22 is subject to a 30% compensation fee calculated according to the National Betterment Fee Policy of 2009 and be paid by the applicant.**

(g) **That no building plans inclusive of relaxation of building lines or aesthetics application be approved until proof of payment of the compensation fee for the rezoning has been received by Council.**

(h) **That the applicant undertakes an infrastructure study to the satisfaction of the General Manager: Engineering, Urban Development and Environmental Management.**

(i) **That the developer approaches the Engineering, Urban Development and Environmental Management for guidance with regard to infrastructure study.**

(j) **That the developer submits a parking layout indicating the parking on-site proportional to the applied bulk.**

(k) **That no additional parking on road reserve is allowed as it will interfere with traffic movement.**

(l) **That the cost of upgrading and all additional infrastructure leading to and required at the erf as a result of the proposed development be for the account of the applicant and be installed in accordance with the specifications of the General Manager: Engineering Urban Development and Environmental Management.**

(m) **That all the parking be provided on-site in line with the Swakopmund Zoning Scheme and no parking on street reserve; shall be tolerated.**

(n) **That the applicant be informed of this decision and of the rights to appeal the Council decision to the Minister of Urban and Rural Development with valid reasons within 28 days in terms of Clause 8 of the Swakopmund Town Planning Scheme within of Section.**

ANNEXURE A- APPLICATION

19

22-03-07-6203

E 6203

TOWN PLANNING & PROPERTIES

PO BOX 1052
SWAKOPMUND, NAMIBIA

Van Der Westhuizen Town Planning and Properties CC
(Consultants on behalf of the Registered Landowner)

RECORDS & ARCHIVES
05 JUN 2026
MUNICIPALITY OF SWAKOPMUND

Date: 4 June 2026

Chief Executive Officer
Municipality of Swakopmund
PO Box 53
Swakopmund
Namibia

APPLICATION FOR REZONING OF ERF 6203 SWAKOPMUND, EXTENSION NO.22 FROM "GENERAL RESIDENTIAL 2" WITH A BULK OF 1.0 TO "GENERAL RESIDENTIAL 2" WITH A BULK OF 1.2; AND RELAXATION OF THE COVERAGE FROM 60% TO 65%.

We hereby submit to Council, on behalf of the registered landowner, an application for Rezoning in terms of the *Urban and Regional Planning Act, 2018* (Act No. 5 of 2018), in respect of Erf 6203, Ext 22 Swakopmund.

Van Der Westhuizen Town Planning and Properties CC have been duly appointed as the authorised planning consultant for the proposed Rezoning. **Please take note that Van Der Westhuizen Town Planning and Properties CC are not the registered owners of Erf 6203, Swakopmund Extension 22 and as such cannot be held responsible for the compensation fee/fees and/or any communication relating to the compensation fees with regards to this application.**

The application is submitted in compliance with the requirements of the Act and the Municipality's prescribed submission procedures. Kindly find enclosed the complete application documentation as required by the checklist for applications submitted to the Municipality for consideration.

We trust that the submission is in order and complies with all applicable legislative and procedural requirements. We respectfully request that the application be acknowledged, recorded, and processed.

Yours Faithfully,

A R VAN DER WESTHUIZEN

SWAKOPMUND

RECORDS & ARCHIVES
05 JUN 2026
MUNICIPALITY OF SWAKOPMUND

FORM A: CHECKLIST **LAND PARCEL NO: Erf 6203, Swk. Ext. No. 22**
This checklist should appear as the top page of any application

TOWN PLANNING APPLICATIONS SUBMITTED FOR CONSIDERATION BY THE SWAKOPMUND MUNICIPAL COUNCIL

NO.	DOCUMENT DESCRIPTION	ITEM NUMBER	ATTACHED (YES / NO OR N/A)
1.	**Application by the consultant or land parcel owner**	**Attached as Annexure 1**	YES
2.	**Site details** a. **Locality and detailed sketch plan** (Illustration of the whole Swakopmund Municipal boundary in relation to the concerned site) b. **Land parcel number (s)** allocation by the Office of the Surveyor General.	**Attached as Annexure 2A,** & **Annexure 2B**	YES N/A
3.	**Conditions to be registered** (if applicable)	**Attached as Annexure 3**	N/A
4.	**Special power of attorney,** including revenue stamps with relevant initials	**Attached as Annexure 4**	YES
5.	**Closure or environmental clearance certificate** (if applicable)	**Attached as Annexure 5**	NA
6.	**Previous Board approval** (UR/PS)	**Attached as Annexure 6**	N/A
7.	**Roads Authority approval together with the sketch plan indicating access point (s)**	**Attached as Annexure 7**	N/A
8.	**Legal entity ownership** a. **Copy of the Founding Statement (cc1/2)** (if registered in the name of a Close Corporation)	**Attached as Annexure 8A**	N/A
	b. **Copy of the Company Resolution** (if registered in the name of a Company)	**Attached as Annexure 8B**	N/A
9.	**Copy of the Title Deed or Certificate of Registered Title**	**Attached as Annexure 9**	YES
10.	**Conditions of establishment attached to all copies**	**Attached as Annexure 10**	YES

Instruction: *Support document and information must be attached to the application in the order as appears on the checklist.*

Note: Any relevant additional document not listed on the checklist should be attached after item number 10. Four (4) original colour and an electronic version of the application should be submitted at the same time. Township establishment applications must be submitted with three (3) A0 colour layout plans and an erven listing.

LIST OF ANNEXURES

Annexure 1:	**Detailed Application**
Annexure 2A:	**Plans**
Annexure 4:	**Special Power of Attorney**
Annexure 9:	**Copy of Title Deed/CRT**
Annexure 10:	**Conditions of Establishment**

APPLICATION INFORMATION:

1. Ownership and commissioning

Ownership of the property vests with Mr. H Weimann. See Deed of Transfer No 2032/2017 attached as Annexure 9. Attached an Annexure 4 please find the Power of Attorney for the said intentions.

2. Locality, Zoning and Erf Size

Erf 6203 is located within Extension 22 in the northern part of Swakopmund directly east of the Pro-Ed School, in a predominantly residential area with several supporting uses surrounding these extensions (Annexure 2A; Locality Plan). The property is approximately 3240m² in extent and has a zoning of General Residential 2 with a density of 1:100m² and a Bulk of 1.0

3. Access to the property

Access to the property shall be obtained via the existing street network that is currently supplying access to surrounding properties. Once the final design is submitted for approval shall the owner apply, if needed, for double access. Parking for the proposed development will be done on site in terms of the provision of the Swakopmund Town Planning Scheme. All plans submitted is to be checked by the Municipal staff for correctness

4. Existing Buildings and usage

The site is currently lying vacant with no formal or informal structures located on any part of the site. When the intention of the client is approved shall the use of the premises be residential in use and nature

5. Infrastructure

Any upgrades required by this development in terms of infrastructure requirements shall be dealt with as the project is ongoing and shall be the responsibility of the owner/s. Any needs shall be communicated to the relevant institutions in this regard. It is not expected that the proposed development will require any significant changes in terms of infrastructure in its current form.

6. Conditions registered against the Title Deed

No Conditions registered against the title deed that would in any way prohibit the intentions of the client.

7. Developmental proposal

It is the intention of the client to construct a residential block of flats on the property. A design was created and it was found that the design will only conform with the provisions of the Swakopmund Town Planning Scheme if certain requirements are fulfilled. It was found that the design is encroaching on both the bulk factor of 1.0 and the permissible coverage of 60%.

Scheme 71 make provision for General Residential erven to apply for relaxation of the coverage. The current permissible coverage for the site is 60% and the intention is to apply to Council for the relaxation of the coverage to 65%. It will also be needed to adjust the bulk of the property to accommodate the intentions of the client. As part of the application, it is needed to apply for an increase in Bulk from 1.0 to 1.2.

The design parameters as indicated above will effectively assist our client in achieving a final product that is both presentable and needed.

8. Motivation

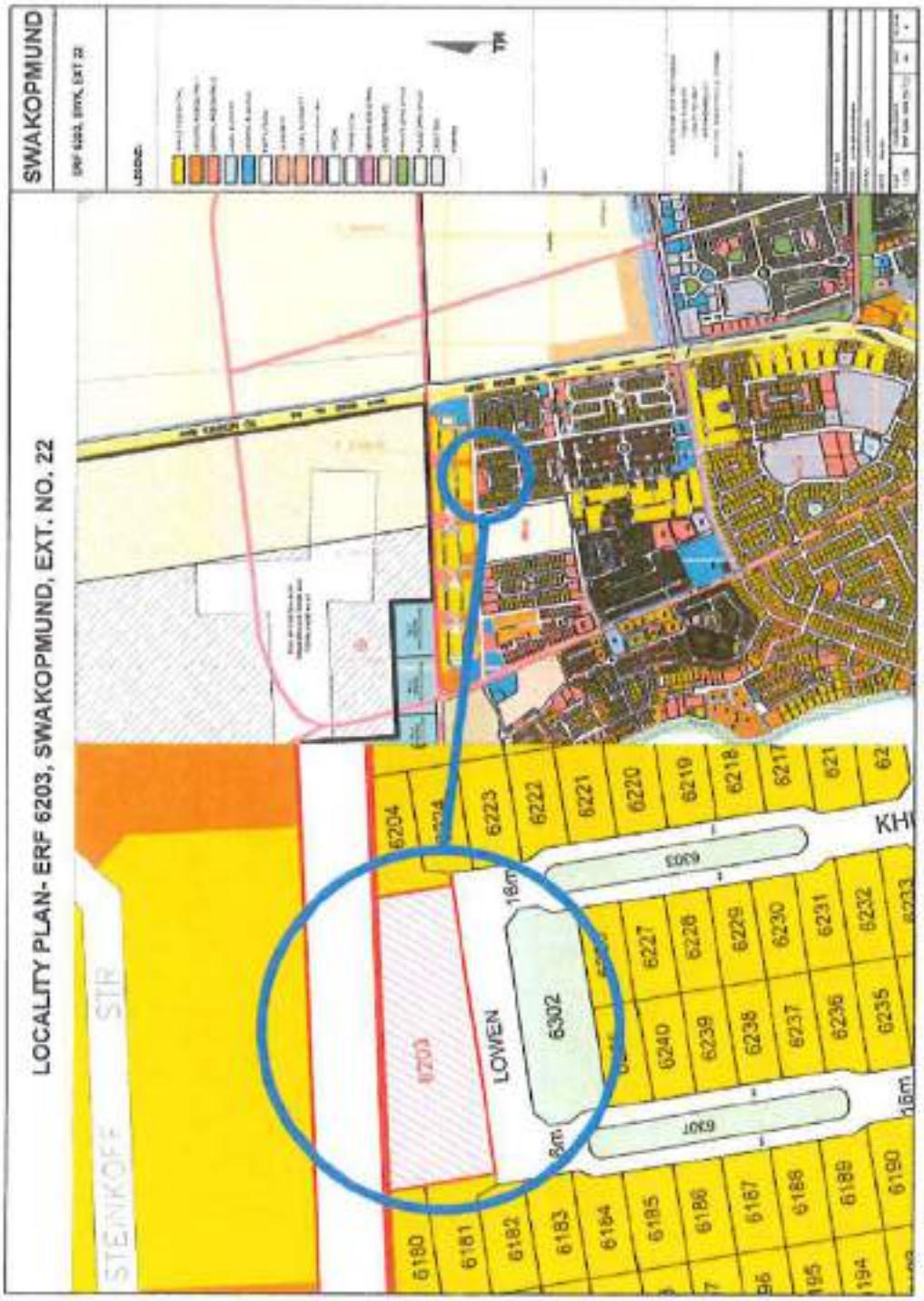
The intention of the client is of such nature that what is being requested represents a very small departure from the current development rights. It was found that the current design slightly encroaches the zoning provisions of the Swakopmund Town Planning Scheme. The change in bulk and relaxation of the coverage is seen as necessary to proceed with the intentions of the client. Scheme 71 makes provision for the relaxation of coverage on residential erven and as such we to apply to Council to have the Coverage relaxed. We do not foresee any negative impact that will emanate from the proposed development nor the relaxation of Coverage to 65% or bulk to 1.2

In fact we are of the opinion that the application is in line with the greater aim of the structure plan being densification and containing urban sprawl through better utilization of the available land. The intentions of our client will as a matter of fact contribute positively to the supply of housing in a town where accommodation and the availability of housing is of high priority.

9. Conclusion

With reference to the above, there are no reasons that are of such nature that the intention of the client cannot be supported. It is herewith that Council is requested to grant its approval for the intentions of the client. The intended development will only complement the already existing built-up environment that contributes to the town's economy. The deviations that are being applied for is of such minimal extent that it would hardly be noticed by the normal person on the street.

We view the application as a positive step towards the better utilisation of existing parcels of land within the Townlands of Swakopmund. The previously mentioned is also amplified in the Swakopmund Structure plan as it clearly highlights the need for a more compact town or city.


SWAKOPMUND
LOCALITY PLAN- ERF 6203, SWAKOPMUND, EXT. NO. 22
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SPECIAL POWER OF ATTORNEY

I/We, the undersigned,

HORST UWE WEIMANN (ID: 690125 0070 2)

In my/our capacity as:

THE REGISTERED OWNERS OF ERF 6203, SWAKOPMUND, EXTENSION NO. 22

do hereby nominate, constitute and appoint,

VAN DER WESTHUIZEN PLANNING & PROPERTIES CC, P O BOX 1598, SWAKOPMUND

With power of Substitution, to be my lawful Attorney and Agent in my/our name, place and stead, negotiate and to make all necessary applications to **Municipality, Town Council, Ministry of Urban and Rural Development** or any other authority, for the:

- **REZONING OF ERF 6203 SWAKOPMUND, EXTENSION NO.22 FROM "GENERAL RESIDENTIAL 2" WITH A BULK OF 1.0 TO "GENERAL RESIDENTIAL 2" WITH A BULK OF 1.2; AND**
- **RELAXATION OF THE COVERAGE FROM 60% TO 65%.**

At the cost of the applicant and generally for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes as I/We might or could do if personally present and acting herein – hereby ratifying, allowing and confirm all and whatsoever my/our said Attorney and Agent shall lawfully do, or cause to be done, by virtue of these present.

SIGNED at Swakopmund this 2nd day of June 20 24

In the presence of the undersigned witnesses

WITNESSES:

1. _____

2. _____

_____
HORST UWE WEIMANN

2017 -04- 06

N 2032 2017

DEED OF TRANSFER NO

F R MARSDEN / H U WEIMANN

ERF NO. 5203 SWAKOPMUND (EXT 22)

KOEP
PARTNERS
CONVEYANCERS
P O Box 3536, WINDHOEK
☎ 382000
REF: SW/hvd/4084

I hereby certify that Stamp Duty to the value of N$ 35 000 - 00
has been paid and that Receipt No. 920645 dated 1/02/2017
has been issued.
RECEIVER OF REVENUE
Receiver of WINDHOEK
Windhoek

DEPUTY REGISTRAR OF DEEDS
REGISTRAR OF LAND RECORDS

Prepared by me
CONVEYANCER
KOTZE M C

DEED OF TRANSFER

Be it hereby made known:

THAT ~~WILLEM GAREL KOTZE~~ Beste Karen Loch T 2032 2017 2

appeared before me, Registrar of Deeds at WINDHOEK he/she, the said Appearer, being duly authorised thereto by a Power of Attorney granted to him/her by

FRANCIS ROY MARSDEN
(Identity Number: 440329 0013 2)
MARRIED OUT OF COMMUNITY OF PROPERTY

dated the 24th day of FEBRUARY 2017, and signed at SWAKOPMUND

- 7 -

and the said Appearer declared that his/her Principal had duly and legally sold on the 20th day of FEBRUARY 2017

and that he/she in his/her capacity aforesaid did, by these presents, cede and transfer, in full and free property, to and on behalf of

HORST UWE WEIMANN
(Identity Number 690125 0070 2)
MARRIED OUT OF COMMUNITY OF PROPERTY

his/her Heirs Executors Administrators or Assigns

CERTAIN: ERF NO 6203 SWAKOPMUND EXTENSION NO 27

SITUATE: IN THE MUNICIPALITY OF SWAKOPMUND
REGISTRATION DIVISION "G"
ERONGO REGION

MEASURING: 5 247 (FIVE THOUSAND TWO HUNDRED AND FORTY SEVEN) SQUARE METRES

FIRST TRANSFERRED and still held by Deed of Transfer No T1365/2015 with General Plan S G No A470/2012 relating thereto

SUBJECT to the following conditions imposed in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954), and created in Deed of Transfer No T1365/2015, namely:

IN FAVOUR OF THE LOCAL AUTHORITY:

1. The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Swakopmund Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended.

2. The building value of the main building, excluding the outbuildings to be erected on the erf must be at least four times the municipal valuation of the erf

- 3 -

WHEREFORE the Appearer, renouncing all the right and title which the said TRANSFEROR heretofore had to the premises, did, in consequence also acknowledge the said TRANSFEROR to be entirely dispossessed of, and disentitled to, the same, and that, by virtue of these presents, the said TRANSFEREE, his Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging the purchase price to be the sum of N$3 900 000.00.

Signed at WINDHOEK on

2017 -04- 13

together with the appearer, and confirmed with my seal of office.

In my presence,

DEPUTY REGISTRAR OF DEEDS

Registrar of Deeds
or Land Boards

Signature of Appearer

1. Transfer Duty Receipt No:
CR Exemption Certificate: **304074365**
Issued at: Walvis Bay
On **3 APRIL 2017**
for **N$205 000.00**

Checked: 1. _____

2. _____

2. I, the undersigned, WILLEM CAREL KOTZE hereby certify in terms of Section 78(a) of Act 23/1992 ("the Act") that all rates leviable in respect of the immovable property contained in this Deed, and all the fees, charges and other moneys due to the local authority council in respect of any service, amenity or facility supplied to such property in terms of the Act, inclusive of any availability charge and minimum charge provided for in section 50(1)(c) of the Act, have been paid up to and including the date of registration thereof.

_____
CONVEYANCER

22-05-07-6203
E 6203

TOWN PLANNING & PROPERTIES

PO BOX 1508
SWAKOPMUND NAMIBIA

Van Der Westhuizen Town Planning and Properties CC
(Consultants on behalf of the Registered Landowner)

RECORDS & ARCHIVES
MUNICIPALITY OF SWAKOPMUND

Date: 5 August 2026

Chief Executive Officer
Municipality of Swakopmund
PO Box 53
Swakopmund
Namibia

PUBLIC PARTICIPATION REPORT: APPLICATION FOR REZONING OF ERF 6203 SWAKOPMUND, EXTENSION NO.22 FROM "GENERAL RESIDENTIAL 2" WITH A BULK OF 1.0 TO "GENERAL RESIDENTIAL 2" WITH A BULK OF 1.2; AND RELAXATION OF THE COVERAGE FROM 60% TO 65%.

The matter bear's reference.

We hereby formally submit the Public Participation Report as required by the Municipality of Swakopmund. We confirm that no objection was received against the intentions of the client, and this was confirmed by the Municipality of Swakopmund

The application is submitted in compliance with the requirements of the Act and the Municipality's prescribed submission procedures. Kindly find enclosed the complete set of report documentation as required by the Municipality.

We trust that the submission is in order and complies with all applicable legislative and procedural requirements. We respectfully request that the Report be acknowledged, recorded, and processed.

Yours Faithfully,

A R VAN DER WESTHUIZEN

Market Watch Kleinadvertensies • Classifieds

SPERTYE: 13:00 TWEE WERKSDAE VOOR PLASING
DEADLINES: 13:00 TWO WORKING DAYS PRIOR TO PLACEMENT

TEL: 061 297 2175 **FAX:** 061 239 638
EMAIL: classified2@synergi.com.na

Geen advertensies sal telefonies aanvaar word nie. No advertisements will be accepted telephonically.

INHOUDSOPGAWE / CONTENTS

(001 Geskenke
(002 Inlywisisse
(003 Huisbenamings
(004 Verlore
(005 Kennisgewings
(006 Persoonlik
(007 Opleiding
(008 Aanvallings gevra
(009 Motorkarre
(010 Spesiale dienste
(011 Geboortekaartjies
(012 Kaartjieswinkel
(013 Reis en vervoer
(014 Aftreeonthaal
(015 Trekker gevra
(016 Trekker
(017 Kommersieel te koop gevra
(018 Kommersieel te huur
(019 Kommersieel te koop gevra
(020 Plaasse vir verkoop
(021 Aftrekkers benodig gevra
(022 Adverteer aanvraag
(023 Diere
(024 Motorfietse en Toebehore
(025 Motors
(026 Vragmotors en Aanhangsels
(027 Wonings te koop gevra
(028 Woonstelle te koop
(029 Kamerhuis
(030 Plase te koop gevra
(031 Plase te huur
(032 Veilings
(033 Diverse te koop gevra
(034 Diverse te koop
(035 Huishoudelike apparate

(036 Skoonheidsalon
(037 In Memoriam
(038 Offisiële Openbare
(039 Lost
(040 Verlore
(041 Personeel
(042 Training
(043 Employment Wanted
(044 Vacancies
(045 Services
(046 Congratulations
(047 Properties
(048 Construction
(049 Accommodation
(050 Wanted to Let
(051 To Let
(052 Commercial Wanted to Let
(053 Commercial to Let
(054 Commercial Property wanted
(055 Farms /Property for Sale
(056 Goods Wanted to buy
(057 Goods For Sale
(058 Animals
(059 Magazines and Afternoon papers
(060 Vehicles
(061 Tractors and Trailers
(062 Residential Prop. to Buy
(063 Residential Prop. for Sale
(064 Businesses
(065 Farms Wanted to Buy
(066 Farms for Sale
(067 Auctions
(068 Events Wanted to Buy
(069 Events for Sale
(070 Legal Notices

RATES & DEADLINES

Cancellation of an advertisement will be accepted by telephone, but must be confirmed in writing. Classified deadlines: Publication days: 13:00, two working days prior to publication. Late copy cannot be guaranteed a position in the publication.

CONDITIONS OF ACCEPTANCE: Publication reserves the right to withhold or cancel any advertisement at its discretion. Publication accepts no responsibility for any loss that may be suffered as a result of the non-publication or withdrawal of an advertisement.

ERRORS: Please report errors in your ad as soon as possible. Publication assumes no responsibility for more than one incorrect insertion of any advertisement. No adjustment will be given once a small typographical error does not influence the effectiveness of the advertisement. Publication does not accept responsibility for non-appearance of advertisements.

To Sell:
- Standard Rate: N$200 for first 10 words and N$5.00 for each subsequent word (minimum charge N$200)
- Display Ads: N$350 per column cm (minimum 4 cm)
- School Uniforms: N$275 (10% for exclusive 3 year period)
- Lost Dog: N$150
- Lost Cat: N$150
- Lost Bicycle: N$150
- Lost Other: N$150
- Found Animals: N$150
- Found Bicycle: N$150
- Found Other: N$150
- Lost Cheque Book: N$150
- Lost Bank Card: N$150
- Lost Other: N$150
- Found Cheque Book: N$150
- Found Bank Card: N$150
- Found Other: N$150
- Lost Keys: N$150
- Found Keys: N$150
- Lost Cellphone: N$150
- Found Cellphone: N$150
- Lost Documents: N$150
- Found Documents: N$150
- Lost Jewellery: N$150
- Found Jewellery: N$150
- Lost Clothing: N$150
- Found Clothing: N$150
- Lost Other: N$150
- Found Other: N$150
- Legal Notices: N$500 (10% for exclusive 3 year period)



Kennisgewings / Notices

NOTICE OF MEETING IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT 5 OF 2018 SECTION 21 OF 2018 READ WITH REGULATION 14 AND 15 OF THE URBAN AND REGIONAL PLANNING REGULATIONS, 2018 NOTICE IS HEREBY GIVEN that a virtual meeting will be held on 20 July 2026 at 10:00 via Microsoft Teams. Meeting ID: 123 456 789 Passcode: 987654 to discuss the proposed rezoning of Erf 1234 Windhoek from "Residential" to "Business". All interested parties are invited to attend and participate. For more information contact the Town Planning Department at 061-290 2222 or email townplanning@municipality.na

NOTICE OF INTENTION TO APPLY FOR A LIQUOR LICENCE. I, Mr. John Doe, intend to apply for a liquor licence in respect of the premises known as The Corner Pub, situated at Erf 123, Main Street, Windhoek. The licence will be applied for under the Liquor Act, 2019. Any objections must be lodged with the Licensing Board within 21 days of this notice. Dated at Windhoek this 15th day of March 2026. Signed: John Doe, Applicant.

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Persoonlik / Personal

Company: Suffolk Rock CC Re-zebra Quilted Doughnut And Meat Enhancer Ideal for: Windhoek Due date for applications: Open until filled Email: vacancies@rockbuilders.com

Opleiding gevra / Employment Wanted

Handyman is available for hire for needs, such as: Mondays: General Plumbing, Gardening, Washing on Tuesday. Are you no time to spare? Call 0811234567

Volunteer is looking for any domestic work or Monday-to-Friday work. Call 0812345678

Opleiding gevra / Employment Wanted

Bargaining Agent Candidate Post: Shop Steward, Main Workplace: Head Office Name: Mary Johnson Age: 34 Experience: 5 years in retail, 2 years as shop steward Languages: English and Afrikaans (speaking), Xhosa (basic) Education: Grade 12, Diploma in Business Management Availability: Can start immediately Motivation: I am passionate about fair wages and safe working conditions. I have successfully negotiated a 10% increase for my colleagues last year. Contact: 081 234 5678 Email: mary.johnson@email.com

Works in Progress: The work at a Private Residence on a Weekend. Expected to last a few days.

Regsaankondigings / Legal Notices

IN THE HIGH COURT OF NAMIBIA CASE NO: HC-MD-CIV-ACT-2026/00123 In the matter between: JOHN ANDERSON, JUSTICE DELUXE DEBTOR and JOHN DOE, FIRST DEFENDANT, SECOND DEFENDANT, THIRD DEFENDANT, FOURTH DEFENDANT, FIFTH DEFENDANT, SIXTH DEFENDANT, SEVENTH DEFENDANT, EIGHTH DEFENDANT, NINTH DEFENDANT, TENTH DEFENDANT, ELEVENTH DEFENDANT, TWELFTH DEFENDANT, THIRTEENTH DEFENDANT, FOURTEENTH DEFENDANT, FIFTEENTH DEFENDANT, SIXTEENTH DEFENDANT, SEVENTEENTH DEFENDANT, EIGHTEENTH DEFENDANT, NINETEENTH DEFENDANT, TWENTIETH DEFENDANT, TWENTY-FIRST DEFENDANT, TWENTY-SECOND DEFENDANT, TWENTY-THIRD DEFENDANT, TWENTY-FOURTH DEFENDANT, TWENTY-FIFTH DEFENDANT, TWENTY-SIXTH DEFENDANT, TWENTY-SEVENTH DEFENDANT, TWENTY-EIGHTH DEFENDANT, TWENTY-NINTH DEFENDANT, THIRTIETH DEFENDANT, THIRTY-FIRST DEFENDANT, THIRTY-SECOND DEFENDANT, THIRTY-THIRD DEFENDANT, THIRTY-FOURTH DEFENDANT, THIRTY-FIFTH DEFENDANT, THIRTY-SIXTH DEFENDANT, THIRTY-SEVENTH DEFENDANT, THIRTY-EIGHTH DEFENDANT, THIRTY-NINTH DEFENDANT, FORTIETH DEFENDANT, FORTY-FIRST DEFENDANT, FORTY-SECOND DEFENDANT, FORTY-THIRD DEFENDANT, FORTY-FOURTH DEFENDANT, FORTY-FIFTH DEFENDANT, FORTY-SIXTH DEFENDANT, FORTY-SEVENTH DEFENDANT, FORTY-EIGHTH DEFENDANT, FORTY-NINTH DEFENDANT, FIFTIETH DEFENDANT, FIFTY-FIRST DEFENDANT, FIFTY-SECOND DEFENDANT, FIFTY-THIRD DEFENDANT, FIFTY-FOURTH DEFENDANT, FIFTY-FIFTH DEFENDANT, FIFTY-SIXTH DEFENDANT, FIFTY-SEVENTH DEFENDANT, FIFTY-EIGHTH DEFENDANT, FIFTY-NINTH DEFENDANT, SIXTIETH DEFENDANT, SIXTY-FIRST DEFENDANT, SIXTY-SECOND DEFENDANT, SIXTY-THIRD DEFENDANT, SIXTY-FOURTH DEFENDANT, SIXTY-FIFTH DEFENDANT, SIXTY-SIXTH DEFENDANT, SIXTY-SEVENTH DEFENDANT, SIXTY-EIGHTH DEFENDANT, SIXTY-NINTH DEFENDANT, SEVENTIETH DEFENDANT, SEVENTY-FIRST DEFENDANT, SEVENTY-SECOND DEFENDANT, SEVENTY-THIRD DEFENDANT, SEVENTY-FOURTH DEFENDANT, SEVENTY-FIFTH DEFENDANT, SEVENTY-SIXTH DEFENDANT, SEVENTY-SEVENTH DEFENDANT, SEVENTY-EIGHTH DEFENDANT, SEVENTY-NINTH DEFENDANT, EIGHTIETH DEFENDANT, EIGHTY-FIRST DEFENDANT, EIGHTY-SECOND DEFENDANT, EIGHTY-THIRD DEFENDANT, EIGHTY-FOURTH DEFENDANT, EIGHTY-FIFTH DEFENDANT, EIGHTY-SIXTH DEFENDANT, EIGHTY-SEVENTH DEFENDANT, EIGHTY-EIGHTH DEFENDANT, EIGHTY-NINTH DEFENDANT, NINETIETH DEFENDANT, NINETY-FIRST DEFENDANT, NINETY-SECOND DEFENDANT, NINETY-THIRD DEFENDANT, NINETY-FOURTH DEFENDANT, NINETY-FIFTH DEFENDANT, NINETY-SIXTH DEFENDANT, NINETY-SEVENTH DEFENDANT, NINETY-EIGHTH DEFENDANT, NINETY-NINTH DEFENDANT, ONE HUNDREDTH DEFENDANT

Pursuant to judgment of the above Honourable Court granted on the 10th day of March 2026, the following immovable property will be sold without reserve and subject to the Deputy Sheriff of Windhoek's Conditions of Sale at the Sheriff's Office, Erf 1234, Windhoek, on the 15th day of April 2026 at 10:00: Erf 1234, Windhoek, Extension 10, Registration Division "K", Khomas Region, in extent 1 000 square metres, held by Deed of Transfer No. T 1234/2020, subject to the conditions therein contained. Improvements: A dwelling house consisting of 3 bedrooms, 2 bathrooms, a lounge, a kitchen and a double garage. The property is situated at 12 Example Street, Windhoek. The Sheriff will not be responsible for any loss or damage to the property after the fall of the hammer. The purchaser shall pay a deposit of 10% of the purchase price on the day of the sale. The balance shall be secured by a bank guarantee to be furnished within 14 days after the sale. The purchaser shall pay all costs of transfer, including transfer duty, conveyancing fees, and any other charges incidental to the transfer. The property is sold "voetstoots" and the Sheriff gives no warranty as to the condition of the property. The purchaser shall be responsible for all rates, taxes, and other charges in respect of the property from the date of the sale. The property may be inspected by prior appointment with the Sheriff's Office. Dated at Windhoek this 20th day of March 2026. Deputy Sheriff, Windhoek. Tel: 061-290 2222. Ref: 1234/2020

PUBLIC NOTICE Re: the sale of the following Sectional Title Units: Erf No. 123, Unit No. 1, Sectional Title Scheme Name: Sunset Heights, Area: 85 sqm, Erf No. 123, Unit No. 2, Sectional Title Scheme Name: Sunset Heights, Area: 92 sqm, Erf No. 123, Unit No. 3, Sectional Title Scheme Name: Sunset Heights, Area: 78 sqm, Erf No. 123, Unit No. 4, Sectional Title Scheme Name: Sunset Heights, Area: 105 sqm, Erf No. 123, Unit No. 5, Sectional Title Scheme Name: Sunset Heights, Area: 110 sqm, Erf No. 123, Unit No. 6, Sectional Title Scheme Name: Sunset Heights, Area: 95 sqm, Erf No. 123, Unit No. 7, Sectional Title Scheme Name: Sunset Heights, Area: 88 sqm, Erf No. 123, Unit No. 8, Sectional Title Scheme Name: Sunset Heights, Area: 102 sqm, Erf No. 123, Unit No. 9, Sectional Title Scheme Name: Sunset Heights, Area: 115 sqm, Erf No. 123, Unit No. 10, Sectional Title Scheme Name: Sunset Heights, Area: 90 sqm, Erf No. 123, Unit No. 11, Sectional Title Scheme Name: Sunset Heights, Area: 98 sqm, Erf No. 123, Unit No. 12, Sectional Title Scheme Name: Sunset Heights, Area: 120 sqm, Erf No. 123, Unit No. 13, Sectional Title Scheme Name: Sunset Heights, Area: 85 sqm, Erf No. 123, Unit No. 14, Sectional Title Scheme Name: Sunset Heights, Area: 92 sqm, Erf No. 123, Unit No. 15, Sectional Title Scheme Name: Sunset Heights, Area: 78 sqm, Erf No. 123, Unit No. 16, Sectional Title Scheme Name: Sunset Heights, Area: 105 sqm, Erf No. 123, Unit No. 17, Sectional Title Scheme Name: Sunset Heights, Area: 110 sqm, Erf No. 123, Unit No. 18, Sectional Title Scheme Name: Sunset Heights, Area: 95 sqm, Erf No. 123, Unit No. 19, Sectional Title Scheme Name: Sunset Heights, Area: 88 sqm, Erf No. 123, Unit No. 20, Sectional Title Scheme Name: Sunset Heights, Area: 102 sqm, Erf No. 123, Unit No. 21, Sectional Title Scheme Name: Sunset Heights, Area: 115 sqm, Erf No. 123, Unit No. 22, Sectional Title Scheme Name: Sunset Heights, Area: 90 sqm, Erf No. 123, Unit No. 23, Sectional Title Scheme Name: Sunset Heights, Area: 98 sqm, Erf No. 123, Unit No. 24, Sectional Title Scheme Name: Sunset Heights, Area: 120 sqm, Erf No. 123, Unit No. 25, Sectional Title Scheme Name: Sunset Heights, Area: 85 sqm, Erf No. 123, Unit No. 26, Sectional Title Scheme Name: Sunset Heights, Area: 92 sqm, Erf No. 123, Unit No. 27, Sectional Title Scheme Name: Sunset Heights, Area: 78 sqm, Erf No. 123, Unit No. 28, Sectional Title Scheme Name: Sunset Heights, Area: 105 sqm, Erf No. 123, Unit No. 29, Sectional Title Scheme Name: Sunset Heights, Area: 110 sqm, Erf No. 123, Unit No. 30, Sectional Title Scheme Name: Sunset Heights, Area: 95 sqm, Erf No. 123, Unit No. 31, Sectional Title Scheme Name: Sunset Heights, Area: 88 sqm, Erf No. 123, Unit No. 32, Sectional Title Scheme Name: Sunset Heights, Area: 102 sqm, Erf No. 123, Unit No. 33, Sectional Title Scheme Name: Sunset Heights, Area: 115 sqm, Erf No. 123, Unit No. 34, Sectional Title Scheme Name: Sunset Heights, Area: 90 sqm, Erf No. 123, Unit No. 35, Sectional Title Scheme Name: Sunset Heights, Area: 98 sqm, Erf No. 123, Unit No. 36, Sectional Title Scheme Name: Sunset Heights, Area: 120 sqm, Erf No. 123, Unit No. 37, Sectional Title Scheme Name: Sunset Heights, Area: 85 sqm, Erf No. 123, Unit No. 38, Sectional Title Scheme Name: Sunset Heights, Area: 92 sqm, Erf No. 123, Unit No. 39, Sectional Title Scheme Name: Sunset Heights, Area: 78 sqm, Erf No. 123, Unit No. 40, Sectional Title Scheme Name: Sunset Heights, Area: 105 sqm, Erf No. 123, Unit No. 41, Sectional Title Scheme Name: Sunset Heights, Area: 110 sqm, Erf No. 123, Unit No. 42, Sectional Title Scheme Name: Sunset Heights, Area: 95 sqm, Erf No. 123, Unit No. 43, Sectional Title Scheme Name: Sunset Heights, Area: 88 sqm, Erf No. 123, Unit No. 44, Sectional Title Scheme Name: Sunset Heights, Area: 102 sqm, Erf No. 123, Unit No. 45, Sectional Title Scheme Name: Sunset Heights, Area: 115 sqm, Erf No. 123, Unit No. 46, Sectional Title Scheme Name: Sunset Heights, Area: 90 sqm, Erf No. 123, Unit No. 47, Sectional Title Scheme Name: Sunset Heights, Area: 98 sqm, Erf No. 123, Unit No. 48, Sectional Title Scheme Name: Sunset Heights, Area: 120 sqm, Erf No. 123, Unit No. 49, Sectional Title Scheme Name: Sunset Heights, Area: 85 sqm, Erf No. 123, Unit No. 50, Sectional Title Scheme Name: Sunset Heights, Area: 92 sqm, Erf No. 123, Unit No. 51, Sectional Title Scheme Name: Sunset Heights, Area: 78 sqm, Erf No. 123, Unit No. 52, Sectional Title Scheme Name: Sunset Heights, Area: 105 sqm, Erf No. 123, Unit No. 53, Sectional Title Scheme Name: Sunset Heights, Area: 110 sqm, Erf No. 123, Unit No. 54, Sectional Title Scheme Name: Sunset Heights, Area: 95 sqm, Erf No. 123, Unit No. 55, Sectional Title Scheme Name: Sunset Heights, Area: 88 sqm, Erf No. 123, Unit No. 56, Sectional Title Scheme Name: Sunset Heights, Area: 102 sqm, Erf No. 123, Unit No. 57, Sectional Title Scheme Name: Sunset Heights, Area: 115 sqm, Erf No. 123, Unit No. 58, Sectional Title Scheme Name: Sunset Heights, Area: 90 sqm, Erf No. 123, Unit No. 59, Sectional Title Scheme Name: Sunset Heights, Area: 98 sqm, Erf No. 123, Unit No. 60, Sectional Title Scheme Name: Sunset Heights, Area: 120 sqm, Erf No. 123, Unit No. 61, Sectional Title Scheme Name: Sunset Heights, Area: 85 sqm, Erf No. 123, Unit No. 62, Sectional Title Scheme Name: Sunset Heights, Area: 92 sqm, Erf No. 123, Unit No. 63, Sectional Title Scheme Name: Sunset Heights, Area: 78 sqm, Erf No. 123, Unit No. 64, Sectional Title Scheme Name: Sunset Heights, Area: 105 sqm, Erf No. 123, Unit No. 65, Sectional Title Scheme Name: Sunset Heights, Area: 110 sqm, Erf No. 123, Unit No. 66, Sectional Title Scheme Name: Sunset Heights, Area: 95 sqm, Erf No. 123, Unit No. 67, Sectional Title Scheme Name: Sunset Heights, Area: 88 sqm, Erf No. 123, Unit No. 68, Sectional Title Scheme Name: Sunset Heights, Area: 102 sqm, Erf No. 123, Unit No. 69, Sectional Title Scheme Name: Sunset Heights, Area: 115 sqm, Erf No. 123, Unit No. 70, Sectional Title Scheme Name: Sunset Heights, Area: 90 sqm, Erf No. 123, Unit No. 71, Sectional Title Scheme Name: Sunset Heights, Area: 98 sqm, Erf No. 123, Unit No. 72, Sectional Title Scheme Name: Sunset Heights, Area: 120 sqm, Erf No. 123, Unit No. 73, Sectional Title Scheme Name: Sunset Heights, Area: 85 sqm, Erf No. 123, Unit No. 74, Sectional Title Scheme Name: Sunset Heights, Area: 92 sqm, Erf No. 123, Unit No. 75, Sectional Title Scheme Name: Sunset Heights, Area: 78 sqm, Erf No. 123, Unit No. 76, Sectional Title Scheme Name: Sunset Heights, Area: 105 sqm, Erf No. 123, Unit No. 77, Sectional Title Scheme Name: Sunset Heights, Area: 110 sqm, Erf No. 123, Unit No. 78, Sectional Title Scheme Name: Sunset Heights, Area: 95 sqm, Erf No. 123, Unit No. 79, Sectional Title Scheme Name: Sunset Heights, Area: 88 sqm, Erf No. 123, Unit No. 80, Sectional Title Scheme Name: Sunset Heights, Area: 102 sqm, Erf No. 123, Unit No. 81, Sectional Title Scheme Name: Sunset Heights, Area: 115 sqm, Erf No. 123, Unit No. 82, Sectional Title Scheme Name: Sunset Heights, Area: 90 sqm, Erf No. 123, Unit No. 83, Sectional Title Scheme Name: Sunset Heights, Area: 98 sqm, Erf No. 123, Unit No. 84, Sectional Title Scheme Name: Sunset Heights, Area: 120 sqm, Erf No. 123, Unit No. 85, Sectional Title Scheme Name: Sunset Heights, Area: 85 sqm, Erf No. 123, Unit No. 86, Sectional Title Scheme Name: Sunset Heights, Area: 92 sqm, Erf No. 123, Unit No. 87, Sectional Title Scheme Name: Sunset Heights, Area: 78 sqm, Erf No. 123, Unit No. 88, Sectional Title Scheme Name: Sunset Heights, Area: 105 sqm, Erf No. 123, Unit No. 89, Sectional Title Scheme Name: Sunset Heights, Area: 110 sqm, Erf No. 123, Unit No. 90, Sectional Title Scheme Name: Sunset Heights, Area: 95 sqm, Erf No. 123, Unit No. 91, Sectional Title Scheme Name: Sunset Heights, Area: 88 sqm, Erf No. 123, Unit No. 92, Sectional Title Scheme Name: Sunset Heights, Area: 102 sqm, Erf No. 123, Unit No. 93, Sectional Title Scheme Name: Sunset Heights, Area: 115 sqm, Erf No. 123, Unit No. 94, Sectional Title Scheme Name: Sunset Heights, Area: 90 sqm, Erf No. 123, Unit No. 95, Sectional Title Scheme Name: Sunset Heights, Area: 98 sqm, Erf No. 123, Unit No. 96, Sectional Title Scheme Name: Sunset Heights, Area: 120 sqm, Erf No. 123, Unit No. 97, Sectional Title Scheme Name: Sunset Heights, Area: 85 sqm, Erf No. 123, Unit No. 98, Sectional Title Scheme Name: Sunset Heights, Area: 92 sqm, Erf No. 123, Unit No. 99, Sectional Title Scheme Name: Sunset Heights, Area: 78 sqm, Erf No. 123, Unit No. 100, Sectional Title Scheme Name: Sunset Heights, Area: 105 sqm

Regsaankondigings / Legal Notices

will be sold by the Deputy Sheriff on the day of the sale, but may be inspected at any time prior to the sale at the Office of the Deputy Sheriff or at the address as the Deputy Sheriff arranges. Description: Erf 1234, Windhoek, Khomas Region, Extension 10, Registration Division "K", Khomas Region, in extent 1 000 square metres, held by Deed of Transfer No. T 1234/2020, subject to the conditions therein contained. Improvements: A dwelling house consisting of 3 bedrooms, 2 bathrooms, a lounge, a kitchen and a double garage. The property is situated at 12 Example Street, Windhoek. The Sheriff will not be responsible for any loss or damage to the property after the fall of the hammer. The purchaser shall pay a deposit of 10% of the purchase price on the day of the sale. The balance shall be secured by a bank guarantee to be furnished within 14 days after the sale. The purchaser shall pay all costs of transfer, including transfer duty, conveyancing fees, and any other charges incidental to the transfer. The property is sold "voetstoots" and the Sheriff gives no warranty as to the condition of the property. The purchaser shall be responsible for all rates, taxes, and other charges in respect of the property from the date of the sale. The property may be inspected by prior appointment with the Sheriff's Office. Dated at Windhoek this 20th day of March 2026. Deputy Sheriff, Windhoek. Tel: 061-290 2222. Ref: 1234/2020

ACQUISITION AND DISTRIBUTION ACCOUNTS IN DECEASED ESTATES LYING FOR INSPECTION In terms of section 35(5)(a) Article of Estates Act, 1965, it is hereby given that the Master of the High Court of Namibia, Windhoek, has received the following accounts and distribution accounts (first and final, unless otherwise stated) in the estates mentioned below, and that copies thereof are open for inspection at the Office of the Master and the Magistrate's Office at Windhoek, Swakopmund and Oshakati for the period of 21 days from the date of publication hereof, whereafter they will be submitted to the Master for confirmation, unless cause to the contrary is shown. Any person having a claim against any of the said estates mentioned below should lodge his/her claim with the executor concerned within the above-mentioned period. Any person indebted to the said estates is requested to make payment to the executor concerned. Estate No. 1234/2026 Name of deceased: John Doe Date of death: 1 January 2026 Executor: Jane Doe, Windhoek

NOTICE OF ESTATE LATE MARY BROWN ESTATE NUMBER 1234/2026 Notice is hereby given that the First and Final Liquidation and Distribution Account in the estate of the late Mary Brown, Identity Number 12345678901, who died at Windhoek on the 1st day of January 2026, will lie for the inspection of creditors and contributories at the office of the Master of the High Court, Windhoek, for the period of 21 days from the date hereof, and thereafter will be submitted to the said Court for confirmation, unless cause to the contrary is shown. Dated at Windhoek this 15th day of March 2026. Executor: John Smith, Windhoek

NOTICE OF ESTATE LATE JOHN DOE ESTATE NUMBER 1234/2026 Notice is hereby given that the First and Final Liquidation and Distribution Account in the estate of the late John Doe, who died at Windhoek on the 1st day of January 2026, will lie for the inspection of creditors and contributories at the office of the Master of the High Court, Windhoek, for the period of 21 days from the date hereof, and thereafter will be submitted to the said Court for confirmation, unless cause to the contrary is shown. Dated at Windhoek this 15th day of March 2026. Executor: Jane Doe, Windhoek

NOTICE OF ESTATE LATE MARY BROWN ESTATE NUMBER 1234/2026 Notice is hereby given that the First and Final Liquidation and Distribution Account in the estate of the late Mary Brown, Identity Number 12345678901, who died at Windhoek on the 1st day of January 2026, will lie for the inspection of creditors and contributories at the office of the Master of the High Court, Windhoek, for the period of 21 days from the date hereof, and thereafter will be submitted to the said Court for confirmation, unless cause to the contrary is shown. Dated at Windhoek this 15th day of March 2026. Executor: John Smith, Windhoek

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Market Watch Kleinadvertensies • Classifieds

SPERTYE: 13:00 TWEE WERKSDAE VOOR PLASING
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No advertisements will be accepted telephonically.

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Get your business the best local you can. Advertise in our weekly trading supplement NOEUA!
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by

Sender's reference no.	Addressee's name and address	Registration no.
		RR 015 187 633 NA
		RR 015 187 620 NA
		RR 015 187 695 NA
		RR 015 187 684 NA
		RR 015 187 665 NA
		RR 015 187 678 NA
		RR 015 187 681 NA
		BA 001 337 973 NA

Number of items 8

Received by

Date stamp

No compensation will be considered unless enquiry regarding this postal article is made within one year after the date of posting.

P1/185

TOWN PLANNING & PROPERTIES

PO BOX 1108
SWAKOPMUND NAMIBIA

Erf 6160, Swk Extension 22
PJ ESTERHUYSE
P O BOX 3
STAMPRIET
22003

3 July 2026

Dear Sir / Madam,

REZONING OF ERF 6203, SWAKOPMUND, EXTENSION NO. 22, FROM "GENERAL RESIDENTIAL 2" WITH A BULK OF 1.0 TO "GENERAL RESIDENTIAL 2" WITH A BULK OF 1.2; AND RELAXATION OF THE COVERAGE FROM 60% TO 65%.

Please take note that Van Der Westhuizen Town Planning and Properties CC, on behalf of our client/s, intends to apply to the Swakopmund Municipal Council for the rezoning of Erf 6203, Swakopmund, Extension No. 22, from "General Residential" with a Bulk of 1.0 to "General Residential" with a Bulk of 1.2; and relaxation of the Coverage from 60% to 65%

Erf 6203 is located within Extension 22 in the northern part of Swakopmund directly east of the Pro-Ed School, in a residential area with several supporting uses surrounding these extensions. The property is approximately 3240m² in extent and has a zoning of General Residential 2 with a density of 1:100m² and a Bulk of 1.0. It is the intention of the client to apply for an increase in Bulk from 1.0 to 1.2 and relaxation of the Coverage from 60% to 65%. The changes applied for will effectively assist the client in finalizing the design and proceed to with the intentions of constructing a block of medium sized flats on the property

Please further 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 & 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 Municipality of Swakopmund and the applicant within 14 days of the last publication of this notice

Please be advised that the written objections must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objections or comments must therefore be submitted by no later than 17:00 on 29 July 2026.

Yours Faithfully,

A R VAN DER WESTHUIZEN

TOWN PLANNING & PROPERTIES

P.O. BOX 1058
SWAKOPMUND NAMIBIA

Erf 6181, Swk Extension 22
KANDJAI & DIENER
P O BOX 4639
SWAKOPMUND
13001

3 July 2026

Dear Sir / Madam,

REZONING OF ERF 6203, SWAKOPMUND, EXTENSION NO. 22, FROM "GENERAL RESIDENTIAL 2" WITH A BULK OF 1.0 TO "GENERAL RESIDENTIAL 2" WITH A BULK OF 1.2; AND RELAXATION OF THE COVERAGE FROM 60% TO 65%.

Please take note that Van Der Westhuizen Town Planning and Properties CC. on behalf of our clients, intends to apply to the Swakopmund Municipal Council for the rezoning of Erf 6203, Swakopmund, Extension No. 22, from "General Residential" with a Bulk of 1.0 to "General Residential" with a Bulk of 1.2; and relaxation of the Coverage from 60% to 65%.

Erf 6203 is located within Extension 22 in the northern part of Swakopmund directly east of the Pro-Ed School, in a residential area with several supporting uses surrounding these extensions. The property is approximately 3240m² in extent and has a zoning of General Residential 2 with a density of 1 100m² and a Bulk of 1.0. It is the intention of the client to apply for an increase in Bulk from 1.0 to 1.2 and relaxation of the Coverage from 60% to 65%. The changes applied for will effectively assist the client in finalizing the design and proceed to with the intentions of constructing a block of medium sized flats on the property.

Please further 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 Rakoloke Street & 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 Municipality of Swakopmund and the applicant within 14 days of the last publication of this notice.

Please be advised that the written objections must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objections or comments must therefore be submitted by no later than 17:00 on 28 July 2026.

Yours Faithfully,

A.R VAN DER WESTHUIZEN

TOWN PLANNING & PROPERTIES

Erf 6183, Swk Extension 22
FOURIE CEW&PR
P O BOX 6619
SWAKOPMUND
13001

3 July 2026

Dear Sir / Madam,

REZONING OF ERF 6203, SWAKOPMUND, EXTENSION NO. 22, FROM "GENERAL RESIDENTIAL 2" WITH A BULK OF 1.0 TO "GENERAL RESIDENTIAL 2" WITH A BULK OF 1.2; AND RELAXATION OF THE COVERAGE FROM 60% TO 65%.

Please take note that Van Der Westhuizen Town Planning and Properties CC, on behalf of our client/s, intends to apply to the Swakopmund Municipal Council for the rezoning of Erf 6203, Swakopmund, Extension No. 22, from "General Residential" with a Bulk of 1:0 to "General Residential" with a Bulk of 1.2; and relaxation of the Coverage from 60% to 65%

Erf 6203 is located within Extension 22 in the northern part of Swakopmund directly east of the Pro-Ed School, in a residential area with several supporting uses surrounding these extensions. The property is approximately 3240m² in extent and has a zoning of General Residential 2 with a density of 1:100m² and a Bulk of 1.0. It is the intention of the client to apply for an increase in Bulk from 1.0 to 1.2 and relaxation of the Coverage from 60% to 65%. The changes applied for will effectively assist the client in finalizing the design and proceed to with the intentions of constructing a block of medium sized flats on the property

Please further 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 & 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 Municipality of Swakopmund and the applicant within 14 days of the last publication of this notice.

Please be advised that the written objections must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objections or comments must therefore be submitted by no later than 17:00 on 29 July 2026.

Yours Faithfully,

A R VAN DER WESTHUIZEN

TOWN PLANNING & PROPERTIES

Erf 6182, Swk Extension 22
DOHERTY MK
P O BOX 4975
SWAKOPMUND, WINDHOEK
13003

3 July 2026

Dear Sir / Madam,

REZONING OF ERF 6203, SWAKOPMUND, EXTENSION NO. 22, FROM "GENERAL RESIDENTIAL 2" WITH A BULK OF 1.0 TO "GENERAL RESIDENTIAL 2" WITH A BULK OF 1.2; AND RELAXATION OF THE COVERAGE FROM 60% TO 65%.

Please take note that Van Der Westhuizen Town Planning and Properties CC, on behalf of our client/s, intends to apply to the Swakopmund Municipal Council for the rezoning of Erf 6203, Swakopmund, Extension No. 22, from "General Residential" with a Bulk of 1:0 to "General Residential" with a Bulk of 1.2, and relaxation of the Coverage from 60% to 65%.

Erf 6203 is located within Extension 22 in the northern part of Swakopmund directly east of the Pre-Ed School, in a residential area with several supporting uses surrounding these extensions. The property is approximately 3240m² in extent and has a zoning of General Residential 2 with a density of 1:100m² and a Bulk of 1.0. It is the intention of the client to apply for an increase in Bulk from 1.0 to 1.2 and relaxation of the Coverage from 60% to 65%. The changes applied for will effectively assist the client in finalizing the design and proceed to with the intentions of constructing a block of medium sized flats on the property.

Please further 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 & Daniel Kambo 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 Municipality of Swakopmund and the applicant within 14 days of the last publication of this notice.

Please be advised that the written objections must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objections or comments must therefore be submitted by no later than 17:00 on 29 July 2026.

Yours Faithfully,

A R VAN DER WESTHUIZEN

TOWN PLANNING & PROPERTIES

Erf 6204, Swk Extension 22
EVERGREEN INVESTMENT 30 CC
P O BOX 9005
SWAKOPMUND
13001

3 July 2026

Dear Sir / Madam,

REZONING OF ERF 6203, SWAKOPMUND, EXTENSION NO. 22, FROM "GENERAL RESIDENTIAL 2" WITH A BULK OF 1.0 TO "GENERAL RESIDENTIAL 2" WITH A BULK OF 1.2; AND RELAXATION OF THE COVERAGE FROM 60% TO 65%.

Please take note that Van Der Westhuizen Town Planning and Properties CC, on behalf of our client/s, intends to apply to the Swakopmund Municipal Council for the rezoning of Erf 6203, Swakopmund, Extension No. 22, from "General Residential" with a Bulk of 1:0 to "General Residential" with a Bulk of 1.2; and relaxation of the Coverage from 60% to 65%.

Erf 6203 is located within Extension 22 in the northern part of Swakopmund directly east of the Pro-Ed School, in a residential area with several supporting uses surrounding these extensions. The property is approximately 3240m² in extent and has a zoning of General Residential 2 with a density of 1:100m² and a Bulk of 1.0. It is the intention of the client to apply for an increase in Bulk from 1.0 to 1.2 and relaxation of the Coverage from 60% to 65%. The changes applied for will effectively assist the client in finalizing the design and proceed to with the intentions of constructing a block of medium sized flats on the property.

Please further 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 Rakoloka Street & 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 Municipality of Swakopmund and the applicant within 14 days of the last publication of this notice.

Please be advised that the written objections must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objections or comments must therefore be submitted by no later than 17:00 on 28 July 2026.

Yours Faithfully,

A R VAN DER WESTHUIZEN

TOWN PLANNING & PROPERTIES

P.O. BOX 1594
SWAKOPMUND, NAMIBIA

Erf 6223, Swk Extension 22
RK & AN LOUW
P O BOX 7329
SWAKOPMUND
13001

3 July 2025

Dear Sir / Madam,

REZONING OF ERF 6203, SWAKOPMUND, EXTENSION NO. 22, FROM "GENERAL RESIDENTIAL 2" WITH A BULK OF 1.0 TO "GENERAL RESIDENTIAL 2" WITH A BULK OF 1.2; AND RELAXATION OF THE COVERAGE FROM 60% TO 65%.

Please take note that Van Der Westhuizen Town Planning and Properties CC, on behalf of our clients, intends to apply to the Swakopmund Municipal Council for the rezoning of Erf 6203, Swakopmund, Extension No. 22, from "General Residential" with a Bulk of 1:0 to "General Residential" with a Bulk of 1.2; and relaxation of the Coverage from 60% to 65%.

Erf 6203 is located within Extension 22 in the northern part of Swakopmund directly east of the Pro-Ed School in a residential area with several supporting uses surrounding these extensions. The property is approximately 3240m² in extent and has a zoning of General Residential 2 with a density of 1:100m² and a Bulk of 1.0. It is the intention of the client to apply for an increase in Bulk from 1.0 to 1.2 and relaxation of the Coverage from 60% to 65%. The changes applied for will effectively assist the client in finalizing the design and proceed to with the intentions of constructing a block of medium sized flats on the property.

Please further 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 & 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 Municipality of Swakopmund and the applicant within 14 days of the last publication of this notice.

Please be advised that the written objections must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objections or comments must therefore be submitted by no later than 17:00 on 29 July 2026.

Yours Faithfully,

A R VAN DER WESTHUIZEN

TOWN PLANNING & PROPERTIES

Erf 6224, Swk Extension 22
RUH LIKANDO
P.O. BOX 70180
WINDHOEK, KHOMASDAL
10011

3 July 2026

Dear Sir / Madam,

REZONING OF ERF 6203, SWAKOPMUND, EXTENSION NO. 22, FROM "GENERAL RESIDENTIAL 2" WITH A BULK OF 1.0 TO "GENERAL RESIDENTIAL 2" WITH A BULK OF 1.2; AND RELAXATION OF THE COVERAGE FROM 60% TO 65%.

Please take note that Van Der Westhuizen Town Planning and Properties CC, on behalf of our clients, intends to apply to the Swakopmund Municipal Council for the rezoning of Erf 6203, Swakopmund, Extension No. 22, from "General Residential" with a Bulk of 1:0 to "General Residential" with a Bulk of 1.2; and relaxation of the Coverage from 60% to 65%.

Erf 6203 is located within Extension 22 in the northern part of Swakopmund directly east of the Pro-Ed School, in a residential area with several supporting uses surrounding these extensions. The property is approximately 3240m² in extent and has a zoning of General Residential 2 with a density of 1 100m² and a Bulk of 1.0. It is the intention of the client to apply for an increase in Bulk from 1.0 to 1.2 and relaxation of the Coverage from 60% to 65%. The changes applied for will effectively assist the client in finalizing the design and proceed to with the intentions of constructing a block of medium sized flats on the property.

Please further take note that -

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(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 Municipality of Swakopmund and the applicant within 14 days of the last publication of this notice.

Please be advised that the written objections must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objections or comments must therefore be submitted by no later than 17:00 on 29 July 2026.

Yours Faithfully,

A R VAN DER WESTHUIZEN

TOWN PLANNING & PROPERTIES

Erven 569 - 576, Myl 4 Extension 2
SWAKOPMUND OMBUNDU INVESTMENTS (PTY) LTD
P O BOX 2539
SWAKOPMUND
13001

3 July 2026

Dear Sir / Madam,

REZONING OF ERF 6203, SWAKOPMUND, EXTENSION NO. 22, FROM "GENERAL RESIDENTIAL 2" WITH A BULK OF 1.0 TO "GENERAL RESIDENTIAL 2" WITH A BULK OF 1.2; AND RELAXATION OF THE COVERAGE FROM 60% TO 65%.

Please take note that Van Der Westhuizen Town Planning and Properties CC, on behalf of our clients, intends to apply to the Swakopmund Municipal Council for the rezoning of Erf 6203, Swakopmund, Extension No. 22, from "General Residential" with a Bulk of 1:0 to "General Residential" with a Bulk of 1.2; and relaxation of the Coverage from 60% to 65%.

Erf 6203 is located within Extension 22 in the northern part of Swakopmund directly east of the Pro-Ed School, in a residential area with several supporting uses surrounding these extensions. The property is approximately 3240m² in extent and has a zoning of General Residential 2 with a density of 1:100m² and a Bulk of 1.0. It is the intention of the client to apply for an increase in Bulk from 1.0 to 1.2 and relaxation of the Coverage from 60% to 65%. The changes applied for will effectively assist the client in finalizing the design and proceed to with the intentions of constructing a block of medium sized flats on the property.

Please further 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 & Daniel Kambo Avenue.

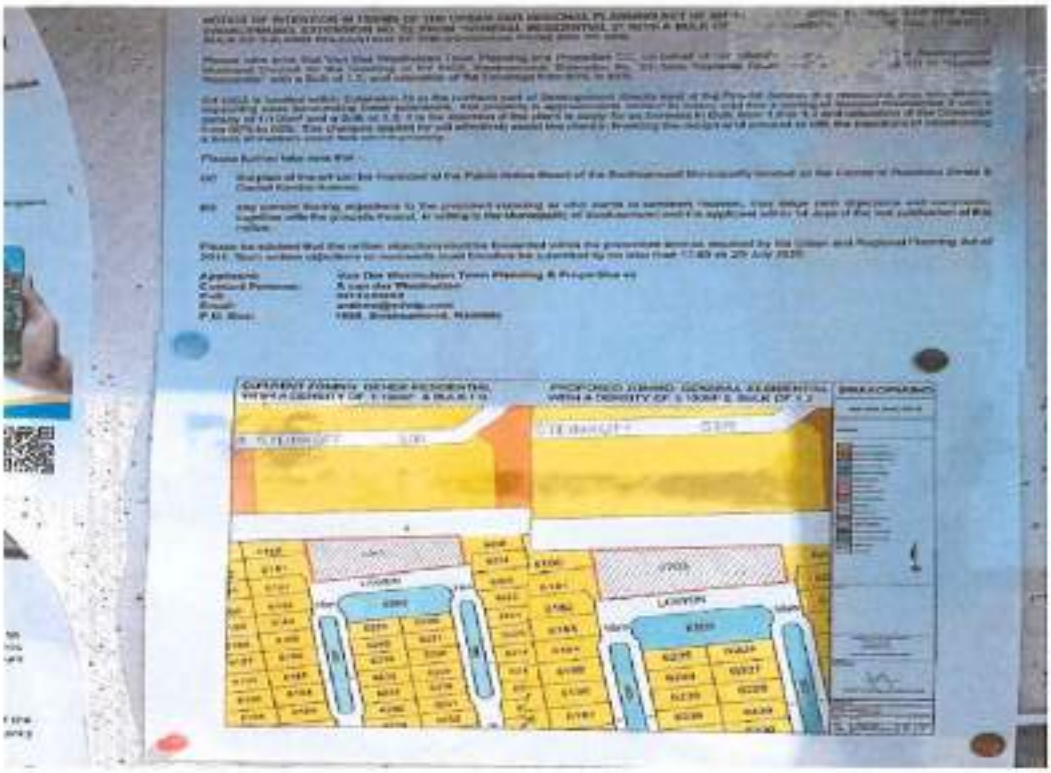
(b) any person having objections to the proposed rezoning or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing to the Municipality of Swakopmund and the applicant within 14 days of the last publication of this notice.

Please be advised that the written objections must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objections or comments must therefore be submitted by no later than 17:00 on 29 July 2026.

Yours Faithfully,

A R VAN DER WESTHUIZEN





No. 331 2026

REZONING OF ERF 6203, SWAKOPMUND EXTENSION 22

Notice is hereby given in terms of the Urban and Regional Planning Act, 2018 that Van Der Westhuizen Town Planning and Properties CC, on behalf of the registered owner of Erf 6203, Swakopmund Extension 22, intends to apply to the Swakopmund Municipal Council and intends on applying to the Urban and Regional Planning Board for the following:

- **Rezoning of Erf 6203, Swakopmund Extension 22 from "general residential 2" with a bulk of 1.0 to "general residential 2" with a bulk of 1.2; and**
- **Relaxation of the coverage from 60% to 65%.**

Erf 6203 is located within Swakopmund Extension 22 in the northern part of Swakopmund directly east of the Pro-Ed School. It is a residential area with several supporting uses surrounding these extensions. The property is approximately 3240m² in extent and has a zoning of "general residential 2" with a density of 1:100 and a bulk of 1.0. It is the intention of the client to apply for an increase in bulk from 1.0 to 1.2 and relaxation of the coverage from 60% to 65%. The changes applied for will effectively assist the client in finalising the design and proceed to with the intentions of constructing a block of medium sized flats on the property.

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 wishes 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.

Be advised that the written objections must be forwarded within the prescribed time as required by the Urban and Regional Planning Act, 2018. Such written objections or comments must therefore be submitted by no later than 17h00 on 29 July 2026

Applicant: **Van Der Westhuizen Town Planning and Properties CC**
P.O. Box 1599, Swakopmund, Namibia
Contact Person: A van der Westhuizen
Cell: 0811224661
Email: andrew@vdwtp.com

Ministry of Agriculture, Fisheries, Water & Land Reform

Department of Water Affairs

The Symposium will be guided by the theme: "**Ensuring Water Security Through Innovation, Collaboration, Climate Resilience and Responsible Water Stewardship.**" The discussions will focus on the following thematic areas:

1. **Water Security Challenges and Sector Perspectives**- *understanding current challenges and strengthening sector responses.* This theme will explore Namibia's current and emerging water security challenges, including increasing water demand, climate pressures, water availability constraints, and the need to balance economic development with sustainable water use. The sessions will provide perspectives from different sectors, including government, municipalities, industry, mining, fisheries, and water utilities, highlighting practical experiences, challenges, and collaborative approaches to improving water security.
2. **Climate-Resilience, Innovation and Sustainable Water Solutions**- *Advancing technology, research, and practical solutions for future water security.* This theme will focus on building resilience against climate variability and climate change impacts through innovation, research, technology, and sustainable water management solutions. Discussions will explore climate-resilient infrastructure, alternative water sources, desalination, water reuse, groundwater management, digital technologies, and the role of research and innovation in improving water resource planning, monitoring, and decision-making.
3. **Water Governance, Policy and Integrated Water Resources Management and Governance**- *Strengthening institutions, regulation, collaboration, and sustainable resource protection.* This theme will focus on the implementation of Namibia's water governance framework as provided for under the Water Resources Management Act 11 of 2013, including the roles and responsibilities of water governance institutions, regulatory mechanisms, and stakeholder participation in sustainable water resources management. Discussions will explore policy implementation, institutional coordination, compliance and enforcement, water resource protection, licensing frameworks, and the application of integrated water resources management approaches to ensure the sustainable and equitable use of Namibia's water resources.

4. Expected Outcomes

The Symposium is expected to achieve the following outcomes:

- A clear understanding of national and regional water security priorities, including challenges in domestic, rural, and industrial areas.
- Knowledge sharing on innovative, climate-resilient, and sustainable water management practices.
- Stronger coordination among government institutions, water utilities, private sector actors, development partners, and research bodies.
- Increased awareness of the role of industries in supporting water management through corporate responsibility, stewardship initiatives, and partnerships.
- Better understanding of the Water Resources Management Act, 2013 (Act No. 11 of 2013) and its implications for water users and institutions.
- Actionable recommendations to inform policy processes, planning, and sustainable water resource management at national and regional levels.

- ❖ Enhanced collaboration and partnerships between government, industries, development partners, and research institutions to promote sustainable water management and responsible water stewardship.

5. Target Participants

The Symposium will bring together a diverse group of stakeholders, including:

- Government ministries (MAFWLR, MEFT, MURD, MWT, MME, EIF, GIZ, etc.)
- NamWater and other water utilities
- Bulk water users, including mining companies, fishing and fish-processing industries, manufacturing industries, municipalities, and other major water consumers
- Regional and local authorities
- Development partners and financial institutions
- Research and academic institutions
- Water sector practitioners, engineers, and environmental specialists
- Private sector technology and innovation providers

6. Symposium Structure

The Symposium will feature presentations from national and regional experts, including leaders from the public and private sectors, highlighting experiences, innovations, and practical solutions in water resources management. Panel discussions will provide a platform for in-depth engagement on the main thematic areas, encouraging dialogue, knowledge exchange, and the sharing of practical experiences. Exhibitions and demonstration booths will showcase innovative water technologies, solutions, and initiatives that contribute to improved water security and sustainable water resources management.

7. Field Excursions

The following excursions are earmarked on the fourth day of the Water Symposium:

i. **Swakopmund Municipal Wastewater Treatment Plant**
ii. **Orano Desalination plant**
iii. **Fish-processing facility (TBC)**

8. Indicative Budget Summary

The estimated cost of organizing the 3rd Namibia Regional Water Symposium (NRWS) 2026 is approximately N$955,000.00 (Nine Hundred and Fifty-Five Thousand Namibian Dollars). The Symposium will be supported through contributions from the Ministry of Agriculture, Fisheries, Water and Land Reform, as well as financial and in-kind support to be mobilized from development partners, private sector entities, water sector stakeholders, and other interested organizations.

To promote transparency and accountability, the organizing committee will coordinate the identification and selection of relevant service providers and suppliers, while sponsors may provide direct support by making payments directly to the approved vendors or service providers. This approach will ensure that contributions are effectively utilized towards the successful implementation of the Symposium while maintaining appropriate oversight of the procurement process.

Ministry of Agriculture, Fisheries, Water & Land Reform

Department of Water Affairs

The indicative budget breakdown for the Symposium is presented below:

Anticipated Expense	Estimated Budget	Funding Arrangement
Venue hire, conference facilities, catering services, and audio-visual/PA system (3 days)	N$ 600,000.00	In-kind sponsorship (sponsor pays suppliers directly)
Promotional and conference materials (T-shirts, notebooks, pens, backpacks, backdrop and pull-up banners, water bottles, etc.)	N$ 80,000.00	In-kind sponsorship (sponsor pays suppliers directly)
Transport to and from Symposium venue and field excursions, including bus hire or provision of company buses with fuel	N$ 25,000.00	In-kind sponsorship (sponsor pays suppliers directly)
Refreshments for the field excursion day (food, snacks, and beverages)	N$ 30,000.00	In-kind sponsorship (sponsor pays suppliers directly)
Networking Dinner venue hire and catering services	N$ 150,000.00	In-kind sponsorship (sponsor pays suppliers directly)
Accommodation for ~20 students/learners and emerging water professionals (5 days)	N$ 50,000.00	In-kind sponsorship (sponsor pays suppliers directly)
Cultural group performances (three groups)	N$ 15,000.00	In-kind sponsorship (sponsor pays suppliers directly)
Provision of soft drinks and water for Symposium participants	In-Kind contribution	In-kind sponsorship
Design, printing, and framing of award certificates	N$ 5,000.00	In-kind sponsorship (sponsor pays suppliers directly)
Total Estimated Budget	**N$ 955,000.00**	

Note: The budget presented above is indicative and may be adjusted based on the final programme requirements, confirmed quotations, sponsorship arrangements, and availability of resources.

9. Sponsorship and Partnership Opportunities

The Department of Water Affairs invites Government institutions, development partners, private sector entities, water sector stakeholders, and other interested organizations to support the successful hosting of the **3rd Namibia Regional Water Symposium (NRWS) 2026 through in-kind sponsorship contributions.**

The estimated cost of hosting the Symposium is approximately N$955,000.00. In-kind support may be provided towards specific Symposium components as outlined in the indicative budget, including venue and conference facilities, catering services, transport, participant refreshments, accommodation support, conference materials and branding, gala dinner arrangements, and awards and recognition materials.

Ministry of Agriculture, Fisheries, Water & Land Reform

Department of Water Affairs

Sponsors may provide support through the direct provision of goods and services or by settling payments directly with approved vendors, service providers, or relevant institutions. **No financial contributions will be received by the Department.** The Department will coordinate sponsorship arrangements with interested partners to ensure transparency, accountability, effective utilization of support, and appropriate recognition of all contributors. In addition to in-kind sponsorship, organizations will be encouraged to participate through exhibitions, technical presentations, panel discussions, knowledge sharing, and showcasing of innovative solutions and best practices in water resources management.

10. Conclusion

Water security remains critical to Namibia's socio-economic development, environmental sustainability, and climate resilience. Addressing the country's evolving water challenges requires coordinated action, innovation, knowledge sharing, and strong partnerships among government institutions, development partners, the private sector, research institutions, and communities. The 3rd Namibia Regional Water Symposium will provide a strategic platform for dialogue, collaboration, and exchange of knowledge aimed at identifying practical and sustainable solutions to strengthen water security in Namibia. The Symposium will contribute to building partnerships, promoting responsible water stewardship, and supporting informed decision-making for sustainable water resources management. The Department of Water Affairs therefore invites all stakeholders to participate in and support this important national initiative through collaboration, knowledge sharing, and in-kind contributions towards its successful implementation. Together, stakeholders can contribute to advancing water security and sustainable development for present and future generations.

Ms. Maria Amakali

ACT DEPUTY EXECUTIVE DIRECTOR: DEPARTMENT OF WATER AFFAIRS

Annalize Swart

From: Annalize Swart
Sent: Thursday, August 6, 2026 4:59 PM
To: Dick Reta
Cc: Asteria Mwetulundila; Betty Ausiku; Emeritha Nlipare
Subject: RE: INVITATION TO PARTNER AND SPONSOR THE THIRD NAMIBIA REGIONAL WATER SYMPOSIUM (NRWS) 2026

Dear Ms Reta Dick

We acknowledge receipt of your correspondence.

We would like to confirm that the contents of your correspondence have been received and will be escalated to the relevant department/section in Council who will review the content and process it in terms of Council's administrative operating procedures. Every effort will be attended to address the matter and to respond to you in a timely manner. Our officials will attempt to ensure that all aspects are thoroughly addressed.

Sincerely,

Annalize Swart
Executive Assistant to the Chief Executive Officer

Tel: +264 64 410 4100 Email: aswart@swkmun.com.na
Cell: +264 81 140 6702 Address: cnr Rakotoka Street & Daniel Kamho Avenue
Swakopmund, Erongo

SWAKOPMU

swkmun@swkmun.c
www.swkmun.c

From: Dick Reta <Reta.Dick@mawlr.gov.na>
Sent: Thursday, August 6, 2026 11:18 AM
To: Annalize Swart <aswart@swkmun.com.na>
Cc: Asteria Mwetulundila <Asteria.Mwetulundila@mawlr.gov.na>; Betty Ausiku <Betty.Ausiku@mawlr.gov.na>; Emeritha Nlipare <Emeritha.Nlipare@mawlr.gov.na>
Subject: INVITATION TO PARTNER AND SPONSOR THE THIRD NAMIBIA REGIONAL WATER SYMPOSIUM (NRWS) 2026

You don't often get email from reta.dick@mawlr.gov.na. Learn why this is important

Good morning Ms Swart

I hope you are doing well.

Kindly receive the attached writing on the said for the attention of your CEO.

I look forward to your response.

Kind regards

Ms Reta Dick
Senior Secretary to Deputy Executive Director for
Department of Water Affairs and Fisheries Compliance
Min of Agriculture, Fisheries, Water and Land Reform
Tel 061 - 2087696
Fax 061 - 2087227
Cel 0812842779

11.1.16 **APPLICATION FOR THE REZONING OF ERF 2017, SWAKOPMUND, EXTENSION 1 FROM *SINGLE RESIDENTIAL* WITH A DENSITY OF 1:900M² TO *GENERAL RESIDENTIAL 2* WITH A DENSITY OF 1:900M² AND CONSENT TO OPERATE A BED & BREAKFAST**
(C/M 2026/10/29 - E 2017)

Ordinary Management Committee Meeting of **15 October 2026**, Addendum **8.10,** page **130,** refers.

A. This item was submitted to the Management Committee for consideration:

1. Purpose

The purpose of this submission is for Council to consider an application for the rezoning of Erf 2017, Swakopmund, Extension 1 from *"Single Residential"* with a density of 1:900m² to *"General Residential 2"* with a density of 1:900m² in terms of Section 97 (1) (a) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018), and consent to operate a bed and breakfast.

2. Introduction and Background

An application for the rezoning of Erf 2017, Swakopmund Extension 1 from *"Single Residential"* with a density of 1:900m² to *"General Residential 2"* with a density 1:900m², in terms of Section 97 (1) (a) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) and consent to operate a bed and breakfast, was received by the Town Planning Department from Stewart Planning Town & Regional Planners, applying on behalf of the registered owner. The application is attached as **Annexure A**.

3. Zoning, Locality and Size

Erf 2017, Swakopmund Extension 1, is zoned "single residential" with a density of 1:900m² and is situated in the Roeder Street cul-de-sac. It measures approximately 1005 m² in extent and currently accommodates a dwelling house.



Figure 1: Locality and zoning plan for Erf 2017, Swakopmund

4. Ownership

The ownership of Erf 2017, Swakopmund vests in Matthew William Leach as indicated in the Deed of Transfer T 1212/2025.

5. Access, parking and municipal services

Access to the property is obtained from Roeder Street which is a cul-de-sac, and the same access will be maintained after the rezoning. Parking for the proposed development will be provided on-site in accordance with the provision of the Swakopmund Zoning Scheme. In this case, 1.5 parking bay per room plus 2 extra bays. Five bedrooms x 1.5 plus 2 =9.5, rounded off to 10 parking bays.

The property is already connected to the services network. However, all additional infrastructure resulting from the proposed development should be the responsibility of the applicant or the property owner, to the satisfaction of the General Manager of the Engineering, Urban Development and Environmental Management.

6. Advertisement

The proposed rezoning was advertised in the Namibian and Namib Times on the 10th and 17th of July 2026.

The neighbouring property owners were notified via email and registered mails. A notice was placed on site and on the municipal notice board. Additionally, a notice was published in the Government Gazette No 8975 dated 15th July 2026, under item number 530.

The closing date for objections to the proposal was 6th August 2026, and no comment neither objection was received.

7. Proposal

The owner intends to rezone the property to general residential 2 to allow the operation of an accommodation establishment, bed and breakfast, as a consent use.

8. Evaluation

According to the Council's Accommodation Establishment Policy, accommodation establishments are confined to 40% of the total floor area of all the buildings on site. This floor area restriction is only applicable to single residential zoned properties. Given the proposed zoning, the applicant has an opportunity to utilize the whole property as a bed and breakfast.

The density for Erf 2017, Swakopmund Extension 1 remains the same. Therefore, the density of 1:900m² will not have a significant impact on the erf itself, services and the whole area, as there will be no additional dwelling unit to be erected.

As much as the application meets most of the requirements, on-site parking would be a challenge. There is not enough space available on site to accommodate all the required 10 parking bays. There are big trees and shrubs that must be cleared to make space for parking provision.

Alternatively, the applicant must reduce the number of bedrooms by at least two (2) rooms, which would only require for the provision of 7 parking bay, leading into a reduction of 3 parking bays.

After the rezoning has been finalized, the owner intends to operate a bed and breakfast and according to the Swakopmund Zoning Scheme, bed and breakfast can be run under consent use on a general residential 2 zoned property, hence the request by the applicant. As it is within the provisions of the scheme, approval can be granted.

TABLE B

	1		2	3	4
	ZONE		***MAP REFERENCE***	***PURPOSES FOR WHICH LAND MAY BE USED***	***PURPOSES FOR WHICH LAND OR BUILDINGS MAY BE USED WITH THE CONSENT OF THE COUNCIL ONLY***
C	*General Residential 2*		*Red hatch*	*Dwelling House/s, Blocks of Flats, Townhouses*	*Residential Buildings, Place of Public Worship,* ***Bed and Breakfast****, Pensions, Resident Occupation, Residential Guest House.*

9. Compensation

The rezoning of Erf 2017, Swakopmund Extension 1 from *"Single Residential"* with a density of 1:900m² to *"General Residential 2"* with a density of 1:900m² is subject to a 20% compensation fee with respect to betterment, calculated in accordance with of Sections 59(1) and Regulations 9 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), in conjunction with the National Betterment Fees Policy of 2009.

10. Conclusion

The proposed rezoning of the Erf 2017, Swakopmund Extension 1 from *"Single Residential"* with a density of 1:900m² to *"General Residential 2"* with a density of 1:900m² remains compatible with the residential character of the area and does not have any significant detrimental impacts on the neighbourhood and it can be supported. The application however has a parking challenge but can be mitigated by reducing the number of leasable bedrooms or removing some of the trees on site for more parking provision.

B. After the matter was considered, the following was:-

RECOMMENDED:

(a) That the rezoning of the Erf 2017, Swakopmund, Extension 1 from *"Single Residential"* with a density of 1:900m² to *"General Residential 2"* with a density of 1:900m² be approved in terms of Section 97 (1) (a) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018).

(b) That the consent to operate a bed & breakfast after the rezoning has been finalized be approved, subject to the following conditions:

(i) That the applicant registers with the Health Services and Solid Waste Management and that the standard Health Regulations will apply.
(ii) That Council reserves the right, to cancel a consent use should there be valid complaints.
(iii) That the applicant must operate within the Swakopmund Zoning Scheme regulations.
(iv) That consent is not transferable.
(v) The number of rooms be reduced from 5 bedrooms to 3 bedrooms in order to provide sufficient parking space, or
(vi) In lieu of (v) above, the applicant de-bushes the site and provides a parking layout accommodating all ten (10), should he wish to operate all five (5) bedrooms.

(c) That the rezoning of Erf 2017, Swakopmund Extension 1 from *"Single Residential"* with a density of 1:900m² to *"General Residential 2"* with a density of 1:900m² is subject to a 20% compensation fee calculated according to the National Betterment Fee Policy of 2009 and be paid by the applicant.

(d) That no building plans inclusive of relaxation of building lines or aesthetics application be approved until proof of payment of the compensation fee for the rezoning has been received by Council.

(e) That all the parking be provided on-site in line with the Swakopmund Zoning Scheme and no parking on street reserve; shall be tolerated,

(f) The applicant provides a parking layout before any business registration for the bed and breakfast.

(g) That all additional infrastructure required as a result of the proposed development be for the account of the applicant and in accordance with the specifications of the General Manager: Engineering, Urban Development and Environmental Management.

ANNEXURE A- APPLICATION

34



COPY
22-03-2017
E 2017

FORM A: CHECKLIST **LAND PARCEL NO.** ERF 2017 SWAKOPMUND EXT 1
This checklist should appear as the top page of any application

TOWN PLANNING APPLICATIONS SUBMITTED FOR CONSIDERATION BY THE SWAKOPMUND MUNICIPAL COUNCIL

NO.	DOCUMENT DESCRIPTION	ITEM NUMBER	ATTACHED (YES / NO OR N/A)
1.	Application by the consultant or land parcel owner	Annexure 1	YES
2.	Site details a. Locality and detailed sketch plan (illustration of the whole Swakopmund Municipal boundary in relation to the concerned site). b. Land parcel number (s) allocation by the Office of the Surveyor General.	Annexure 2	YES NA
3.	Conditions to be registered (if applicable)		NA
4.	Special power of attorney, including revenue stamps with relevant initials.	Annexure 3	YES
5.	Closure or environmental clearance certificate (if applicable)		NA
6.	Previous Board approval (ERPB)		NA
7.	Roads Authority approval together with the sketch plan indicating access point (s)		NA
8.	Legal entity ownership a. Copy of the Founding Statement (cc1/2) (if registered in the name of a Close Corporation). b. Copy of the Company Resolution (if registered in the name of a Company)		NA
9.	Copy of the Title Deed or Certificate of Registered Title	Annexure 4	YES
10.	Conditions of establishment attached to all copies.		NA

Instruction: Support document and information must be attached to the application in the order as appears on the checklist.

Note: Any relevant additional document not listed on the checklist should be attached after item number 10. Four (4) original colour and an electronic version of the application should be submitted at the same time. Township establishment applications must be submitted with three (3) A0 colour layout plans and no erven listing.

STEWART PLANNING
TOWN & REGIONAL PLANNERS

First Floor, 122 On Main
122 Sam Nujoma Avenue
Walvis Bay

P.O. Box 2095
Tel: (064) 280 770
Email: melissa@sp.com.na

Reference: 2017_S **12 March 2026**

TOWN PLANNING APPLICATION

REZONING OF ERF 2017 SWAKOPMUND EXTENSION 1 FROM SINGLE RESIDENTIAL WITH A DENSITY OF 1:900m² TO GENERAL RESIDENTIAL 2 WITH A DENSITY OF 1:900m² AND CONSENT TO OPERATE A BED & BREAKFAST

Submission to:

Chief Executive Officer
Municipal Council of Swakopmund
c/o Rakotoka Street and Daniel Kamho Avenue
P.O. Box 53
Swakopmund

RECORDS & ARCHIVES
12 MAR 2026
MUNICIPALITY OF SWAKOPMUND

Prepared for:

Matthew William Leach
P.O. Box 25694
Kampala
Uganda

Prepared by:

Stewart Planning
Town & Regional Planners
P.O. Box 2095
Walvis Bay

Attention: Mr J. Heita
Manager: Town Planning

Table of Contents

1 INTRODUCTION 3
2 PROPERTY DESCRIPTION 3
3 DEVELOPMENT PROPOSAL 4
4 DEMAND, NEED AND DESIRABILITY 5
5 STATUTORY POLICY SUPPORT 6
6 SUMMARY 8
7 PUBLIC CONSULTATION 9

Attachments

Annexure 1:	Application Report (this document)
Annexure 2	Locality and Zoning Maps
Annexure 3	Power of Attorney form
Annexure 4	Title Deed

1. INTRODUCTION

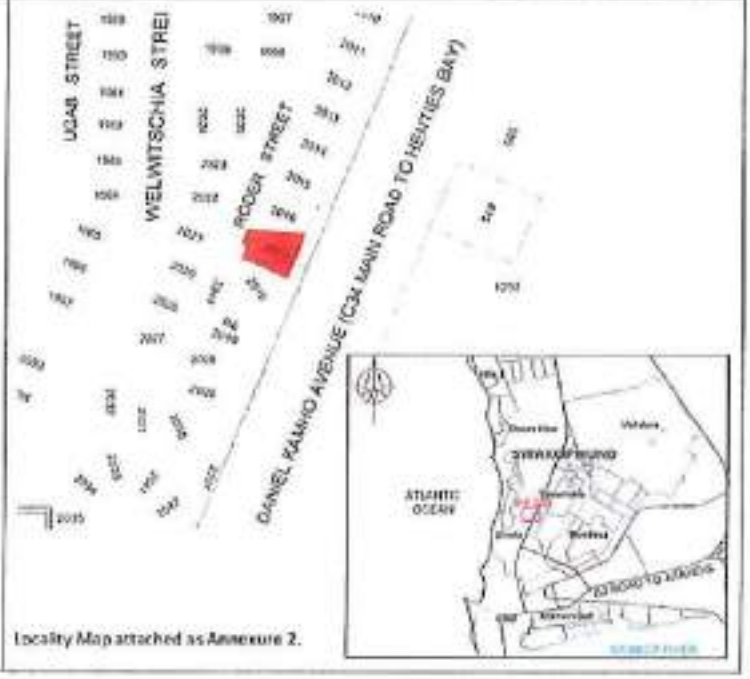
Stewart Planning has been appointed by the owner of Erf 2017 Swakopmund Extension 1, Mr Matthew William Leach, to obtain approval from the Swakopmund Municipality for the proposed rezoning of his property to allow the operation of an accommodation establishment. Proof of authorisation to act on the owner's behalf (signed Power of Attorney form) is attached as Annexure 3.

The purpose of this report is to apply in terms of:
Section 97 (1) (a) of the Urban and Regional Planning Act, Act no. 5 of 2018, for the
REZONING OF ERF 2017 SWAKOPMUND EXTENSION 1 FROM SINGLE RESIDENTIAL WITH A DENSITY OF 1:900m² TO GENERAL RESIDENTIAL 2 WITH A DENSITY OF 1:900m² AND CONSENT TO OPERATE A BED AND BREAKFAST

2. PROPERTY DESCRIPTION

The property description is given in the table below:

Table 1: Erf 2017, Swakopmund Extension 1 – Property Description.

Local Authority	Swakopmund Municipal Council
Township	Swakopmund
Extension	Extension 1
Size	900m²
Owner / Applicant	Mr Matthew William Leach Proof of ownership as per Title Deed attached as Annexure 4.
Title Deed restrictions	None
Location	 Locality Map attached as Annexure 2.

Zoning	Single Residential (1 900m²) 
Site Analysis	The site is flat and levelled with Rader Street from which the site receives access on the western boundary. There is an existing dwelling unit and outbuildings on the site that will be converted into the intended Bed & Breakfast. 

3. DEVELOPMENT PROPOSAL

The owner wishes to rezone his property, Erf 2017 Swakopmund Extension 1, from Single Residential with a density of 1:900m² to General Residential 2 with a density of 1:900m² to allow the operation of a Bed & Breakfast as a consent under the General Residential 2 land use rights.

As per the Swakopmund Zoning Scheme's definition for a Bed & Breakfast given below, no more than 10 bedrooms will be allowed. It is intended to operate a 5-bedroom Bed & Breakfast operation to comply with the on-site parking requirements for Bed & Breakfast establishments (2 plus 1.5 per room).

> "BED AND BREAKFAST" means any premises comprising not more than 10 bedrooms or 20 beds whichever is the most restrictive, in or on which the business of providing accommodation without meals except breakfast is conducted against payment to Guests, but excludes a Residential Guest House.

The existing buildings on site will be converted into a Bed & Breakfast accommodation establishment. The intended site development plan is being finalised and will be shared during the public consultation period.

Figure 1 below shows the proposed rezoning of Erf 2017 Swakopmund Extension 1. The Zoning Map is attached as Annexure 2.

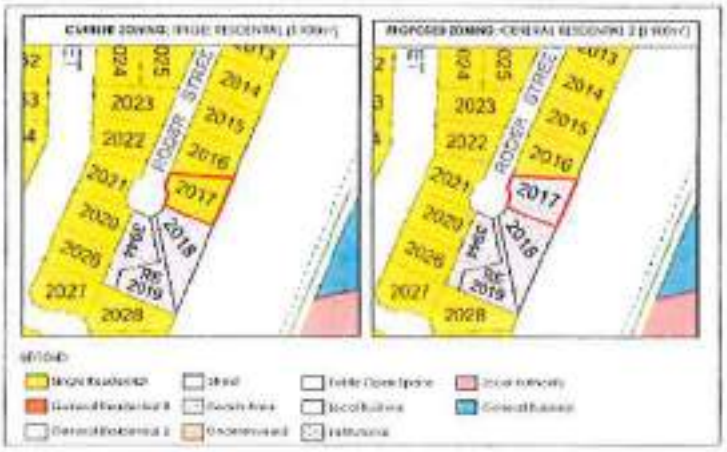


Figure 1: Proposed rezoning of Erf 2017, Swakopmund Ext 9 from Single Residential to General Residential 2.

✧ Access, Traffic and Parking

Erf 2017 Swakopmund Extension 1 receives access from Roder Street which is a cul-de-sac. Adequate access is available for the intended 5-bedroom Bed & Breakfast operation. The proposed 5-bedroom Bed & Breakfast operation will only result in a slight increase in traffic volume to and from the site, without drastically changing the current traffic flow. Traffic related to the maximum number of allowable rooms (10 bedrooms) will be a drastic change and is therefore not intended.

The required number of on-site parking bays for a 5-bedroom Bed & Breakfast is 9.5 (2 plus 1.5 per room). The on-site parking provision will be given in the proposed site development plan to be shared during the public consultation period.

In conclusion, safe and adequate access to and from the site will still be achieved and the required number of on-site parking bays will be provided as per the Zoning Scheme requirements.

4. DEMAND, NEED AND DESIRABILITY

Swakopmund is known as one of the most attractive tourist destinations in Namibia, which has recently been recognised on a larger scale. Swakopmund was named Africa's adventure tourism destination at the 2025 Africa Tourism Awards (also known as the Balearica Awards) in London. As important as it is to maintain Swakopmund as an attractive tourist destination, it is equally important to continue providing adequate accommodation establishments. The proposed rezoning of Erf 2017 Swakopmund Extension 1 is aimed at operating a Bed & Breakfast establishment that will fulfill the need for accommodation in Swakopmund.

- Impact on Services

Existing bulk and internal municipal sewerage, water and electricity connections are available on site. Rezoning the site from Single Residential to General Residential 2 may result in a slight increase in service provision on the site. The increase in the use of services will be compensated through the payment of betterment fees by the owner to the Local Authority, who is responsible for allocating the fees to the maintenance and upgrading of services in Swakopmund. Furthermore, with the proposed rezoning the site will still be used for residential purposes, which is a less intensive landuse with a lower impact on service provision when compared to other land use zones in town.

- Impact on Neighbourhood

The site is situated in Swakopmund Extension 1. This neighbourhood is already characterised by mixed-density residential developments which include dwelling units, townhouses and guest accommodation. The provision of different housing/accommodation opportunities promotes spatial resilience and flexibility, which makes the community less likely to suffer from the impacts of economic and environmental shocks.

The proposed rezoning of the site to General Residential 2 with a density of 1:900m² will not be a dramatic change in the direct surrounding neighbourhood as the erven south of the site is also zoned General Residential 2 with a higher density of 1:250m².

In terms of appearance the site will remain residential as the existing house will be converted into the Bed & Breakfast establishment.

Furthermore, the Bed & Breakfast will be allowed as a consent use under the proposed General Residential 2 land use rights and will not be a permanent land use. Should valid complaints from neighbours be received, the Council can impose restrictions or re-evaluate the consent granted.

In conclusion, the proposed rezoning and consent use will not have a negative impact on the surrounding neighbourhood and rather aims to achieve a vibrant neighbourhood that continues to provide a variety of housing/accommodation options.

2. STATUTORY/POLICY SUPPORT

2.1. Swakopmund Zoning Scheme

The proposed rezoning of the site from Single Residential (1:900m²) to General Residential 2 (1:90Cm²), and consent to operate a Bed & Breakfast establishment is in line with the land use requirements for General Residential 2 (GR2) zoned properties as indicated in the table below:

Table 2: Land Use requirements for General Residential 2 zones in the Swakopmund Zoning Scheme

GR2 Requirements	Compliance
Consent Uses Place of public Worship, Resident Occupation, Bed & Breakfast, Pensions and Residential Buildings	Complies : Bed & Breakfast
Definition "bed & breakfast" means no more than 10 bedrooms or 20 beds, without meals except breakfast	Complies : 5 bedroom Bed & Breakfast is proposed

Minimum erf size Bed & Breakfast – NA	Not applicable
Density Density zone of 1:900m²	Complies : No change in density proposed as the intention is to operate a Bed & Breakfast
Parking Bed & Breakfast = 2 plus 1.5 per room	Will Comply : 5-bedroom Bed & Breakfast requires 9.5 on-site parking bays
Betterment 20% Betterment fee when rezoning from Single Residential to General Residential.	Complies : 20% of the increase in property value, asdetermined by Council will be paid by the owner.

Any development on site will be subject to the provisions and restrictions of the Swakopmund Zoning Scheme, such as coverage, density, bulk, height, building lines, and parking in terms of the General Residential 2 land use zone. Compliance and/or the need for relaxation will be evaluated and considered with the submission of building plans.

5.2. Swakopmund Structure Plan 2020-2040

The Swakopmund Structure Plan 2020-2040 map shows the site is located in Zone H2 which is an existing residential area with potential for new infill, amenities and densification. The proposed Bed & Breakfast establishment will fit in with the neighbourhood character and the smaller scale of the proposed development will not adversely impact traffic or create noise. Any disturbance to surrounding neighbours will also be a disturbance to guests. By allowing a Bed & Breakfast establishment on site, the neighbourhood continues to have a vibrant character and it will promote spatial resilience.

In conclusion, the proposed operation of a Bed & Breakfast on the site will be complimentary to the surrounding neighbourhood and aims to strengthen the residential character. It is supported by the Swakopmund Structure Plan guidelines and proposals for the area as it is clear that the area has potential for a variety of supporting residential land uses, like accommodation establishments.



Figure 2: location of the site in Zone A of the Swakopmund Structure Plan 2020-2040

5.3. MURD Town Planning Standards and Urban Design Guidelines

The table below shows how the proposed development is in accordance with the Ministerial Town Planning Standards and Urban Design Guidelines of 2013.

Table 3: Evaluation of the rezoning in terms of the Ministerial Town Planning Standards and Urban Design Guidelines

Minimum erf sizes	The Ministerial standards make reference to a minimum erf size of 300m² for Single Residential subdivisions and/or township establishments. This minimum Erf size requirement is not applicable to the rezoning application for townhouses. However, it should be noted that no change in the zoning density of 1 300m² is proposed.
General street layout and width	The site receives access from Roder Street on the western boundary. The adjacent street is wide enough to ensure adequate access to the site while accommodate space for pedestrians, landscaping, street furniture, parking and municipal services (water, sewerage, electricity, communication and street lighting).
Open Spaces	No new public open spaces are created with the proposed development, and no existing public open spaces are affected by the rezoning.
Main roads/Bypass roads	No access is taken from a Main or Bypass road. Therefore no building restrictions in this regard applies.
Stormwater & Environmental Management	The site is not situated inside a natural watercourse, and the site is level with the adjacent street. All stormwater drainage, if it exists at the coast, will form part of the street network. No environmental clearance certificate is required in terms of the Environmental Management Act (No. 7 of 2007).
Legislative Procedures	Application for rezoning is made in terms Section 97 (1) (a) of the *Urban and Regional Planning Act, Act no. 5 of 2018*, and all legislative procedures in terms of this Act will be followed.
Local Economic Development	The proposed development will have a direct and indirect positive impact on local economic and tourism growth and employment creation. The development will contribute to the overall improvement of the residential suburb.
Principles for town planning and design	A variety of housing and accommodation options promotes spatial flexibility while still maintaining a cohesive and harmonious neighbourhood.

6. SUMMARY

There are feasible reasons to support the proposed development, as summarised below:

1. The proposed rezoning and consent to allow a 5-bedroom Bed & Breakfast establishment on the site can be supported in terms of the site's location and the existing neighbourhood character;

2. The smaller scale of the proposed development will not adversely impact traffic or create noise;

3. Safe and adequate access to and from the site will still be achieved and the required number of on-site parking bays will be provided;

4. Any increase in the use of services will be compensated through the payment of betterment fees by the owner to the Local Authority;

5. In terms of appearance the site will remain residential as the existing house will be converted into the Bed & Breakfast establishment;

6. The proposed rezoning complies with the guidelines and recommendations of the Swakopmund Zoning Scheme, Swakopmund Structure Plan 2020-2040, and the Ministerial Town Planning Standards and Urban Design Guidelines.

7. PUBLIC CONSULTATION

The public will be notified of the application in accordance with the Urban and Regional Planning Act, 2018 as follows:

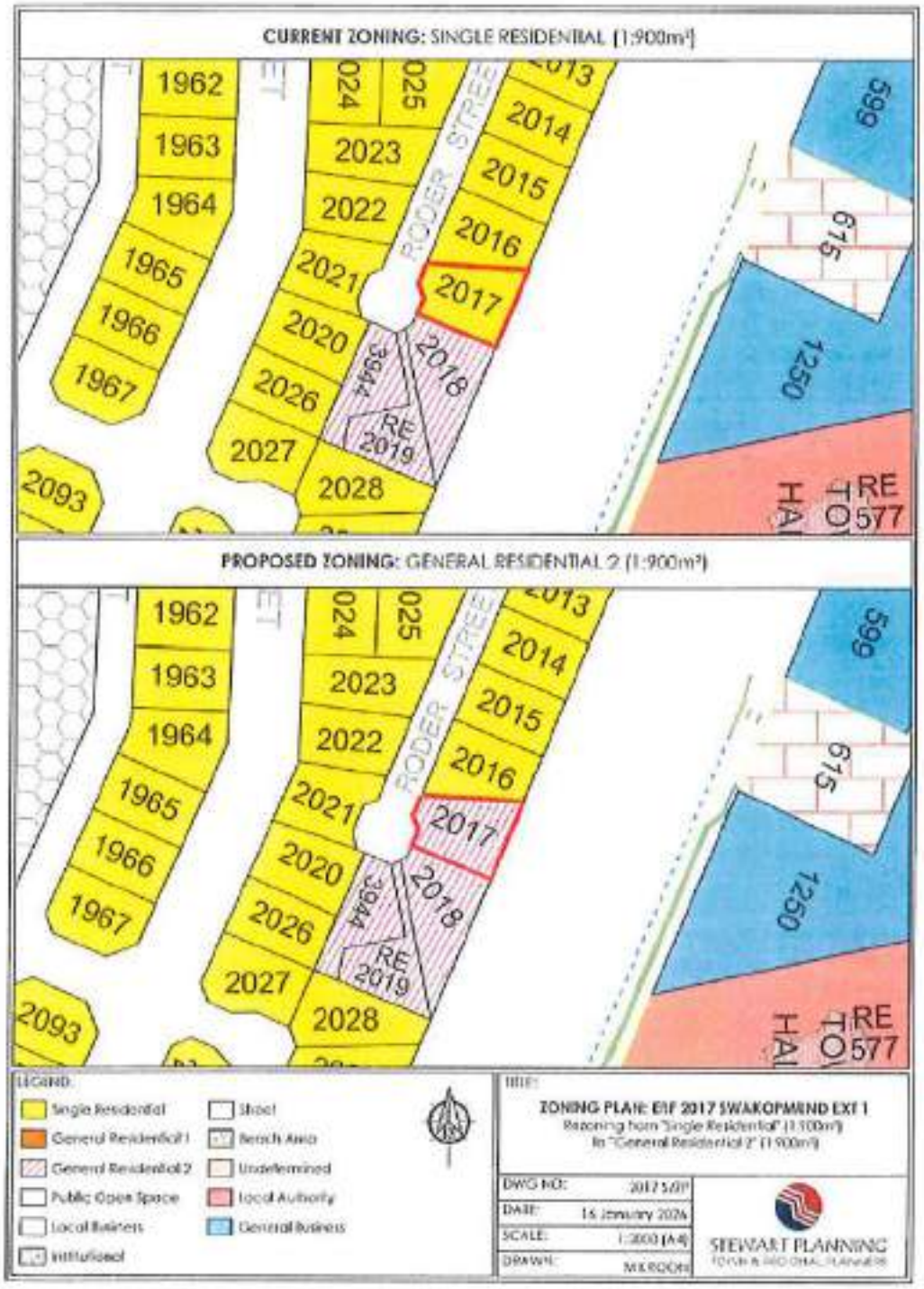
- Regulation 10(1): Notice in the Gazette
- Regulation 10(2): Notices in 2x Newspapers for 2 Weeks
- Regulation 12(a): Notice(s) on Site
- Regulation 12(b): Notice at the Local Authority
- Regulation 10(4): Notice to neighbouring landowners.

The proof of consultation report will be provided once confirmation to proceed with notification is given by Council

Yours faithfully,

Melissa Kroon
Town Planner
STEWART PLANNING
TOWN & REGIONAL PLANNERS
Tel: +264 64 280 770 | Email: [redacted]

Bruce Stewart
Town Planner
STEWART PLANNING
TOWN & REGIONAL PLANNERS
Tel: +264 64 280 770 | Email: [redacted]


CURRENT ZONING: SINGLE RESIDENTIAL (1:900m²)
PROPOSED ZONING: GENERAL RESIDENTIAL 2 (1:900m²)
ROOER STREET
1962
1963
1964
1965
1966
1967
2093
2027
2026
2020
2021
2022
2023
2024
2025
2028
2013
2014
2015
2016
2017
2018
3944
RE 2019
599
615
1250
RE 577
LEGEND:
Single Residential
General Residential 1
General Residential 2
Public Open Space
Local Business
Institutional
Street
Beach Area
Undetermined
Local Authority
General Business
TITLE:
ZONING PLAN: ETF 2017 SWAKOPMUND EXT 1
Rezoning from "Single Residential" (1:900m²)
to "General Residential 2" (1:900m²)
DWG NO: 2017-SDP
DATE: 16 January 2026
SCALE: 1:3000 (A4)
DRAWN: MK ROOS
STEWART PLANNING

SPECIAL POWER OF ATTORNEY

I, the undersigned,

MATTHEW WILLIAM LEACH

in my capacity as the **OWNER OF ERF 2017, SWAKOPMUND EXTENSION 1**

do hereby nominate, constitute and appoint

STEWART PLANNING – TOWN AND REGIONAL PLANNERS
P.O. BOX 2095, WALVIS BAY, NAMIBIA

with full power of substitution, to be my true and lawful Attorney and Agent for me and in my name, place and stead, to make the necessary application to the Municipality of Swakopmund and/or the Ministry of Urban and Rural Development, for the:

REZONING OF ERF 2017, SWAKOPMUND EXTENSION 1 FROM SINGLE RESIDENTIAL (1:900m²) TO GENERAL RESIDENTIAL 2 (1:900m²), WITH CONSENT TO OPERATE AN ACCOMMODATION ESTABLISHMENT.

at the cost of the Applicant and generally for effecting the purposes aforesaid to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes I might or could do if personally present and acting hereby ratifying, allowing and confirming all and whatsoever my said Agent and Attorney shall lawfully do, or cause to be done, by virtue of these presents.

CONSENT
I, **Esther Tuso**, the undersigned, in my capacity as the spouse of **Matthew William Leach**, which marriage is governed by the laws of Uganda, hereby grant consent to the application made by him to the relevant authorities.

Thus done and signed at WALVIS BAY this 5th day of DECEMBER 2025
in the presence of the undersigned witnesses

Matthew William Leach

Esther Tuso

Witness 1
Name:

Signature:

Witness 2
Name:

Signature

EMMANUEL MEDICAL CENTRE
05 DEC 2025

28-03-07-2017
E 2017
ORIGINAL

8

STEWART PLANNING
TOWN & REGIONAL PLANNERS

First Floor, Old Mutt Building
122 Sam Nujoma Avenue
Walvis Bay

P.O. Box 2095
Tel: (064) 280 775
Email: melissa@sp.com.na

Reference: 2017 S

Date: 13 August 2026

Chief Executive Officer
Municipal Council of Swakopmund
c/o Rakotoka Street and Daniel Kamho Avenue
PO Box 53
Swakopmund

RECORDS & ARCHIVES
13 AUG 20...
MUNICIPALITY OF SWAKOPMUND

Att: Mr John Heita

Dear Sir,

RE: Rezoning of Erf 2017 Swakopmund Extension 1 from Single Residential with a density of 1:900m² to General Residential 2 with a density of 1:900m² and consent to operate a Bed & Breakfast

This letter serves as proof of consultation for the above-mentioned town planning application that was submitted to the Swakopmund Municipality 12 March 2026.08.13

The public participation period started Friday, 17 July 2026 and the cut-off date to submit comments and/or objections was Thursday, 06 August 2026. The public was given 14 working days to provide any input and by the cut-off date no comments and/or objections were received.

The public was notified of the rezoning and consent use application in accordance with the Urban and Regional Planning Act, 2018 as follows:

- **Annexure A:** Sworn Declaration form signed
- **Annexure B:** Notice in the Gazette (15 July 2026)
- **Annexure C:** Notices in 2x Newspapers for 2 consecutive weeks (10 & 17 July 2026)
- **Annexure D:** Notice on site (From 10 July 2026 until 08 August 2026) and Notice at the Council Notice Board (From 17 July 2026 until 13 August 2026)
- **Annexure E:** Notice to neighbours (Email & Post: 17 July 2026)

Trust you find the proof of consultation report in order and please do not hesitate to contact me should you need any additional information or documentation.

Yours sincerely,

Melissa Kroon
Town Planning Officer
Tel: +264 64 280 775 | Email: melissa@sp.com.na

ANNEXURE A

SWORN DECLARATION UNDER OATH ON THE SERVICE OF NOTICES AND DOCUMENTS AS PER STIPULATIONS OF SECTION 121 OF THE URBAN AND REGIONAL PLANNING ACT,2018, (ACT 5 OF 2018) AND REGULATION 10 OF ITS REGULATIONS.

I, MELISSA KROON, ID Number **9301220071081**, the applicant representative of the planning firm: **STEWART PLANNING**, and consultant for the application for the:

REZONING OF ERF 2017 SWAKOPMUND EXTENSION 1 FROM SINGLE RESIDENTIAL WITH A DENSITY OF 1:900m² TO GENERAL RESIDENTIAL WITH A DENSITY OF 1:900m² AND CONSENT TO OPERATE A BED & BREAKFAST

hereby declare under oath in the presence of a commissioner of oath that I have complied with the provisions of the Urban and Regional Planning Act, 2018 obtained the clearance to advertise as provided for under Section 99 or 107 of the Act, and exhausted all options for the service of notice and documents as provided under Section 121(1) (2) and (3) of the Act and Regulation 10 of its regulations.

I know, understand the contents and take full responsibility of any misrepresentation of this declaration, and consciencely bound by the contents of this oath / solemn affirmation.

This sworn declaration is made on this ....**13th**..... day of ...**AUGUST 2026**, at ...**WALVISBAY**.....

Applicant signature: .....

I certify that the applicant has acknowledged that he or she knows and understand the contents of the statement, which was sworn / solemnly affirmed, before me and he or she placed his or her signature thereon in my presence on this date ..13... day of ...August..... 2026.

Name of the Commissioner of oaths: ...Rivenne H Williams

Profession / qualifications: Legal Practitioner

Commissioner of Oaths / Police Officer / Justice of the Peace / Minister of Religion / Medical Practitioner / Bank Accountant

Place:

Official stamp:

Rivenne Hildegard Williams
Commissioner of Oaths
Ex Officio: Legal Practitioner
Unit 3, 122 Sam Nujoma Avenue
Walvis Bay
P.O.Box 2158 Walvis Bay

NB. Commissioners of Oaths are available at any Police Station, Post Office, Bank or Attorney's Office. No certificate will be accepted without the proper certification by a recognised Commissioner of Oaths

ANNEXURE B

Vehicular access to the site is proposed from Dinner Street only, which has a low traffic volume and connects to Robert Maguire Avenue and Jan Smuts Road. A Traffic Impact Assessment is currently being undertaken and will inform the final access and circulation arrangements.

Parking is proposed to be provided in a basement level and on-site parking areas. The current proposal indicates approximately 62 basement parking bays, additional on-site bays, and limited surface parking. Bicycle and taxi parking facilities are also proposed to encourage alternative transport modes. Final parking provisions will be confirmed during the building plan approval stage, in accordance with municipal requirements and the outcome of the Traffic Impact Assessment.

Any person objecting to the proposal or of landowner situation may lodge such objection together with the grounds thereof with the City Council the Urban Planner Town House, Fifth Floor, Room 506 and the applicant within 14 days of the first publication of the relative final date for objections is 4 August 2026.

Applicant: **Du Toit Terry Planning Consultants**
P.O. Box 6571, Aurenpenplate
Whitlingel
Tel: 061-240018
Email: planner.terry@dutoitplan.com

No. 130 2026

REZONING OF ERF 2017, SWAKOPMUND EXTENSION 1

Stewart Planning - Town and Regional Planners intends to apply on behalf of our client, to the Municipality of Swakopmund and/or the Urban and Regional Planning Board for the following:

Rezoning of Erf 2017, Swakopmund Extension 1 (Ritter Street) from "single residential" with a density of 1:900 to "general residential 2" with a density of 1:700.

The purpose of the above application is to obtain council's consent under the proposed "general residential 2" land use rights to operate a Bed & Breakfast establishment.

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

Take note that:

(a) The application is open for inspection at the Town Planning Department of the Municipality of Swakopmund, corner of Hendrik Witbooi and Daniel Kamho Streets, Swakopmund. An electronic copy can be requested from Miss Melissa Rivera melissa@stewart.com.na.

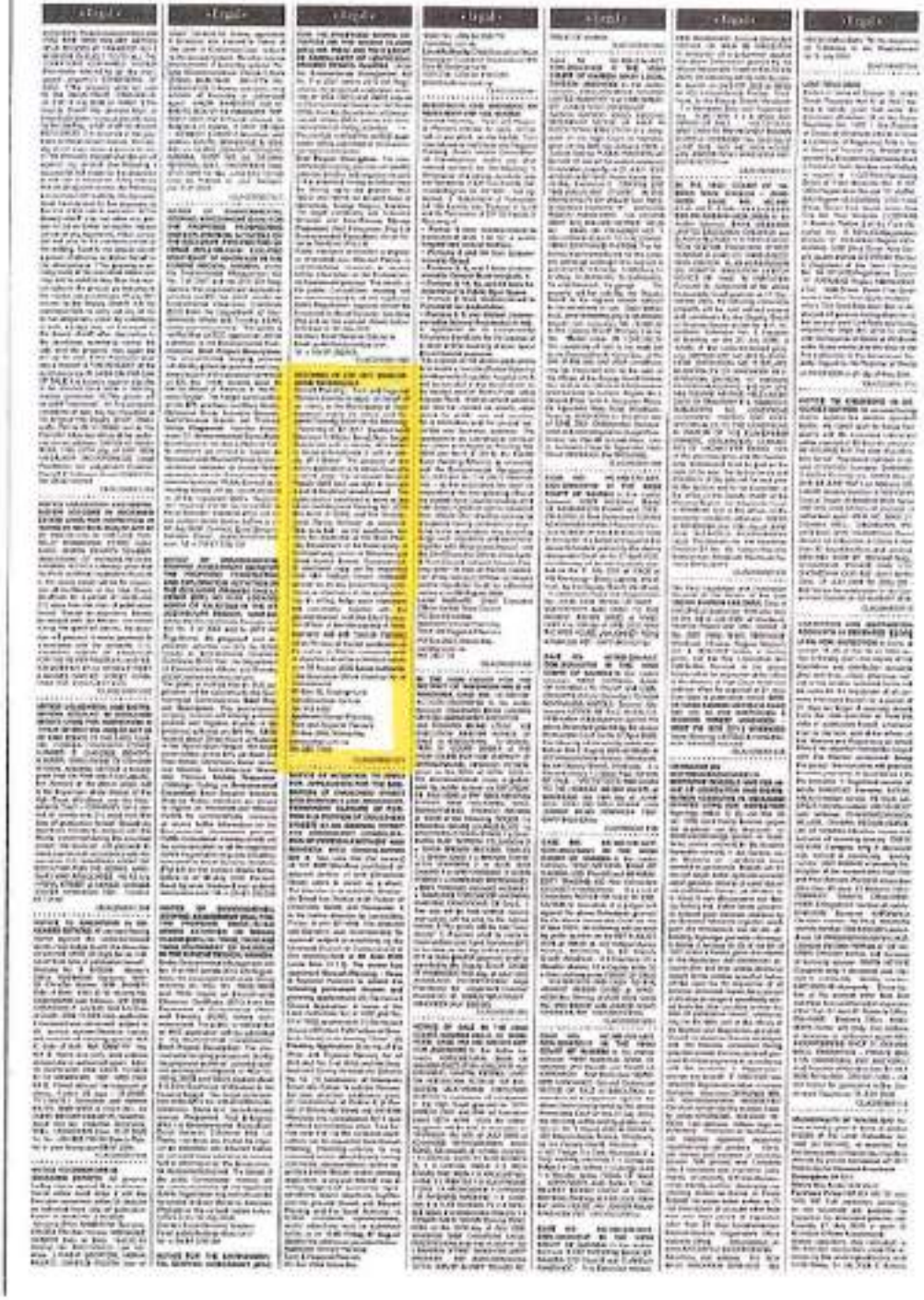
(b) Any person having comments or objections to the application may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Municipality of Swakopmund and with Stewart Planning within 14 days of the last publication of this notice.

(c) Written comments and/or objections must be submitted before or on 6 August 2026.

Applicant
Stewart Planning
Town and Regional Planners
P.O. Box 2095, Walvis Bay
064 208 2705

Local Authority
Chief Executive Officer
Municipality of Swakopmund
P.O. Box 53, Swakopmund
064 410 4000

ANNEXURE C



ANNEXURE C



VACANCIES & NOTICES

VACANCY

Senior Kokerboom & Processing Plant Manager

Closing date: 07 July 2026, 17:00

SUBDIVISION AND REZONING OF REMAINDER ERF 113, USAKOS

NOTICE OF INTENTION TO APPLY FOR:

PUBLIC PARTICIPATION NOTICE

REZONING OF ERF 2047 SWAKOPMUND EXTENSION 5

SWAKOPMUND MOTEL AND ENTERTAINMENT CENTRE

POSITION: RESTAURANT CASHIER

Qualifications:

Duties:

Apply to:

APPLICATIONS:

Opening date for applications: 19 July 2026
Closing date for applications: 26 July 2026

Only short listed candidates will be contacted. No personal documents will be returned.

MANAGING DIRECTOR

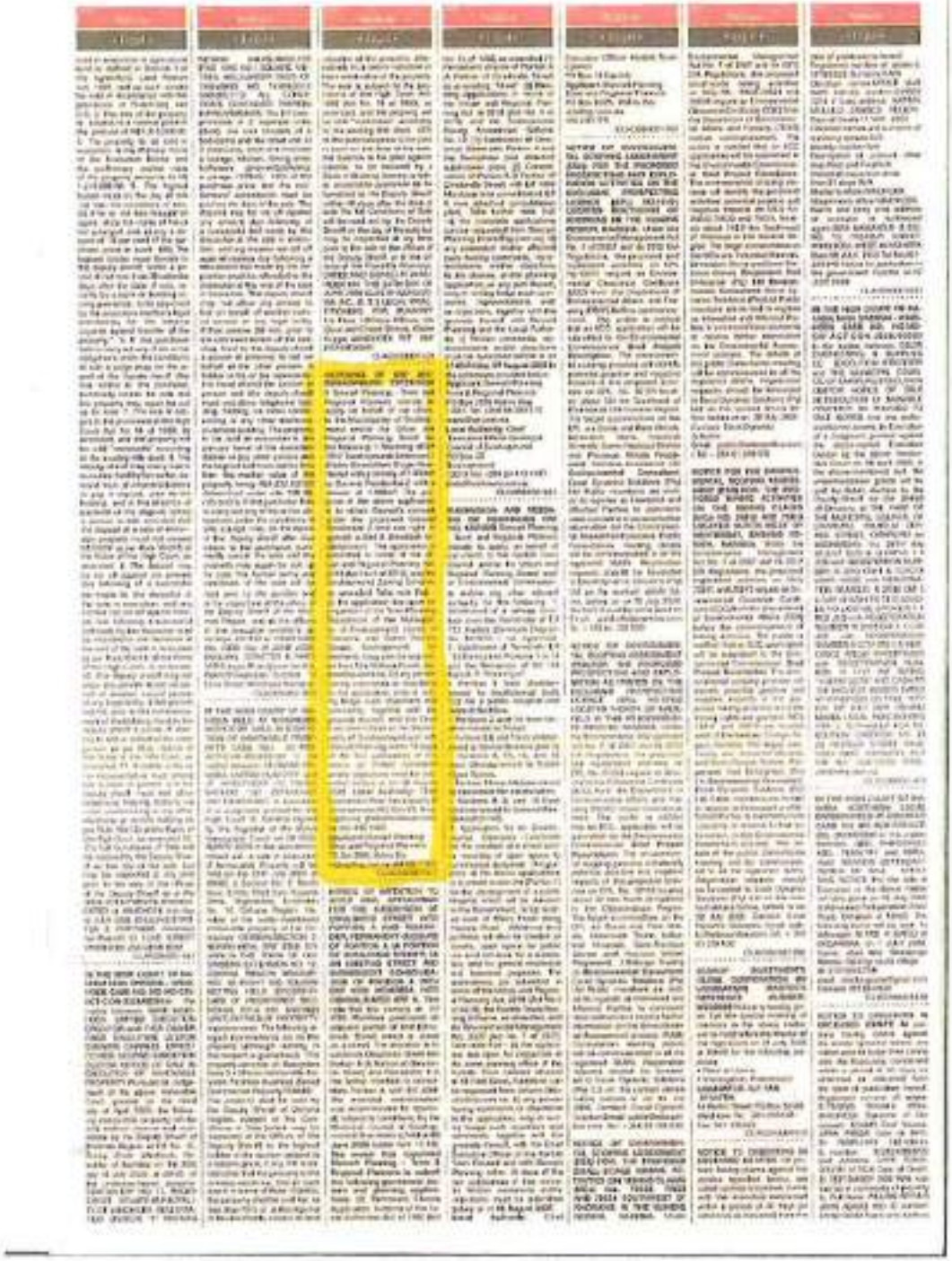
An with diversified business interests and a long-term investment commitment in Namibia is seeking an . This is a for a commercially astute and to lead business growth, build high-level strategic partnerships and represent the organisation at executive level.

Location: Windhoek or Walvis Bay

Applications close: 06 July 2026

Confidential: Enquiries are to be handled with discretion.

ANNEXURE C



ANNEXURE C

NOTICES & VACANCIES

NOTICE
CONSENT USES, ERECTION OF BUILDINGS AND USE OF LAND IN TERMS OF THE SWAKOPMUND ZONING SCHEME

"Special Consent", to operate a "Place of Instruction – Private School"

Closing date for objections or comments: 7 August 2026.

Stellenangebot

Gemeindepastor

NOTICE OF THE CONSENT APPLICATION IN TERMS OF THE WALVIS BAY TOWN PLANNING SCHEME

NAME OF APPLICANT:

CHANGE OF SHIPS NAME

"CAROLINA CASTRO"

"CASTRO KIMATA"

REZONING OF ERF 2057 SWAKOPMUND EXTENSION 1

SUPALIFT

VACANCY: HUMAN RESOURCES & BOOKKEEPER

NOTICE OF INTENTION TO APPLY FOR:

SUBDIVISION AND REZONING OF REMAINDER ERF 151, KARIBIB

STEWART PLANNING

First Floor, 122 On Main Building
122 Sam Nujoma Avenue
Walvis Bay

P.O. Box 2095
Tel: (064) 200 777
Email: melissa@sp.com.na

Photos of Site Notice



STEWART PLANNING

First Floor, 122 Old Main Building
122 Sam Nujoma Avenue
Walvis Bay

P.O. Box 2005
Tel: +264 64 206 771
Email: mail@sp.com.na

Photos of Council Notice Board



REZONING OF ERF 2017 SWAKOPMUND EXTENSION 1

Stewart Planning – Town and Regional Planners intends to apply, on behalf of our client, to the Municipality of Swakopmund and/or the Urban and Regional Planning Board for the following:

1. **Rezoning of Erf 2017 Swakopmund Extension 1 (Nilder Street) from Single Residential with a density of 1:900m² to General Residential 2 with a density of 1:500m².**

The purpose of the above application is to obtain Council's consent under the proposed General Residential 2 land use right to operate a Bed & Breakfast establishment. The application is submitted in terms of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018), and the Swakopmund Zoning Scheme, as amended.

Take note that –

(a) the applications are open for inspection at the Town Planning Department of the Municipality of Swakopmund, corner of Rakoroka and Daniel Kamho Streets, Swakopmund. An electronic copy can be requested from Mrs Melissa Kisten, melissa@sp.com.na;

(b) any person having comments or objections to the applications may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Municipality of Swakopmund and with Stewart Planning within 14 days of the last publication of this notice;

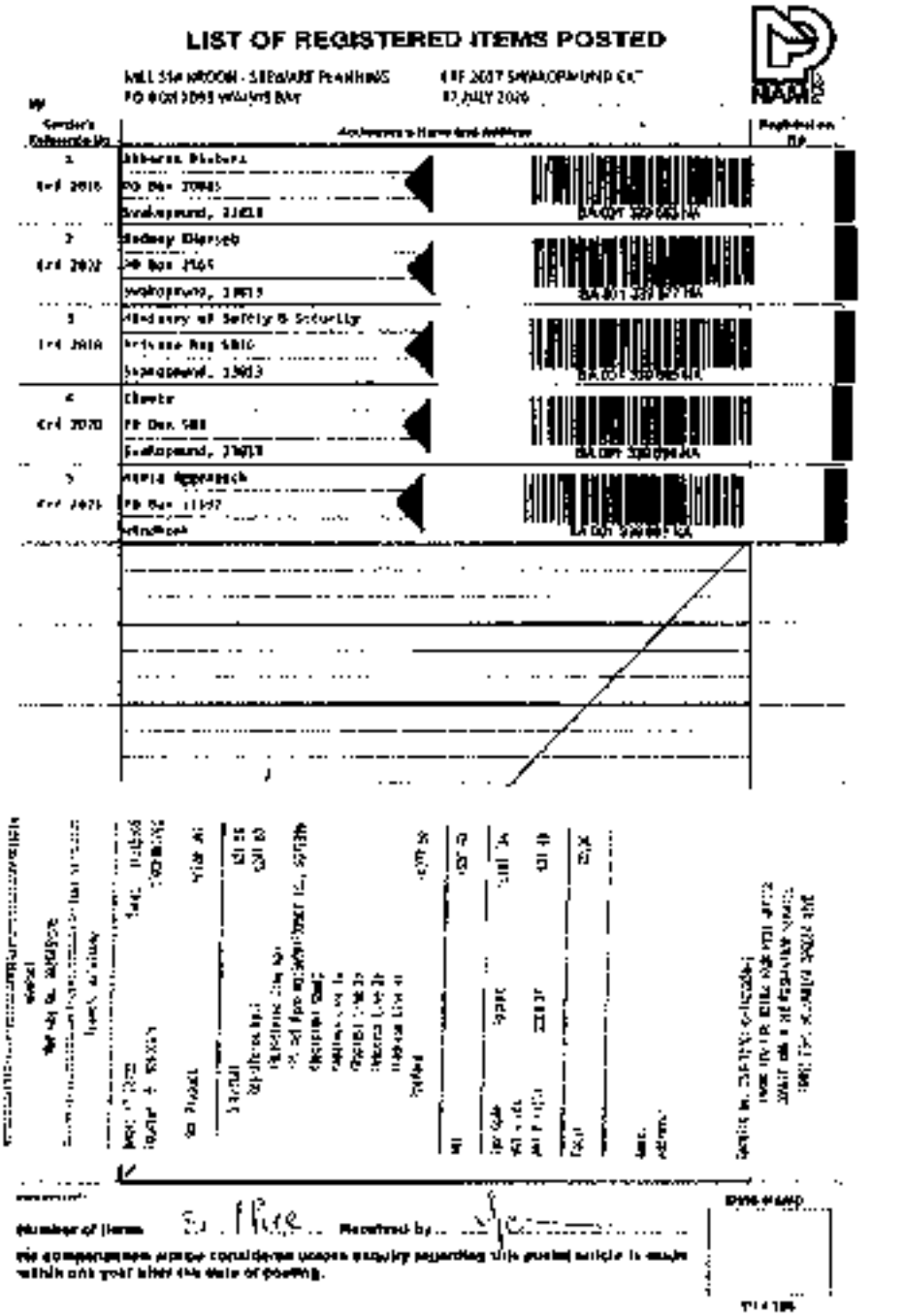
(c) Written comments and or objections must be submitted before or on 06 August 2026.

Local Authority:
Chief Executive Officer
Municipality of Swakopmund
PO Box 53, Swakopmund
jkeita@swkmun.com.na
064 410 4013

Applicant:
Stewart Planning
Town and Regional Planners
PO Box 2005, Walvis Bay
mail@sp.com.na
064 206 7703



ANNEXURE C



LIST OF REGISTERED ITEMS POSTED

MR STEPHEN - STEWART PEARMAN
PO BOX 3093 WARNBRO BAY

REF 2027 SWANBOURNE CRT
10 JULY 2026

My Sender's Reference No.	Addressee's Name and Address	Registered or EP
1 of 2026	Gibbons, Barbara PO Box 20945 Bunbury, 23618	
2 of 2027	Sidney Dignan PO Box 2104 Wellington, 23813	
3 of 2028	Ministry of Safety & Security Brisbane Reg 5810 Bunbury, 23813	
4 of 2029	Chester PO Box 588 Bunbury, 23813	
5 of 2030	Rapid Approach PO Box 11567 Wellington	

Number of Items: 5 Received by:

The correspondence and/or consignment accepted subject to the postal article in question within one year after the date of posting.

Annalize Swart

From:	Annalize Swart
Sent:	Thursday, August 6, 2026 5:00 PM
To:	Mpasi Haingura
Cc:	Sharon D. Pogisho; Ali Gebhardt
Subject:	FW: INVITATION TO PARTNER AND SPONSOR THE THIRD NAMIBIA REGIONAL WATER SYMPOSIUM (NRWS) 2026
Attachments:	Municipality of Swakopmund.pdf; Final Concept_Note_3rd NRWS_2026_Erongo Region_040826.docx

GM:CS;HC&IT:C

Receipt acknowledged and recorded. Kindly assist with the sponsorship request and kindly respond.

From: Dick Reta <Reta.Dick@mawlr.gov.na>
Sent: Thursday, August 6, 2026 11:18 AM
To: Annalize Swart <aswart@swkmun.com.na>
Cc: Asteria Mwatulundila <Asteria.Mwatulundila@mawlr.gov.na>; Betty Ausiku <Betty.Ausiku@mawlr.gov.na>; Emeritha Nilpare <Emeritha.Nilpare@mawlr.gov.na>
Subject: INVITATION TO PARTNER AND SPONSOR THE THIRD NAMIBIA REGIONAL WATER SYMPOSIUM (NRWS) 2026

You don't often get email from reta.dick@mawlr.gov.na. Learn why this is important

Good morning Ms Swart

I hope you are doing well.

Kindly receive the attached writing on the said for the attention of your CEO.

I look forward to your response.

Kind regards

Ms Reta Dick
Senior Secretary to Deputy Executive Director for
Department of Water Affairs and Fisheries Compliance
Min of Agriculture, Fisheries, Water and Land Reform

