



# GOVERNMENT GAZETTE

## OF THE

# REPUBLIC OF NAMIBIA

N\$20.80

WINDHOEK - 14 July 2023

No. 8130

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## Government Notices

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### MINISTRY OF JUSTICE

No. 189

2023

#### PREScription OF DEGREE OR EQUIVALENT QUALIFICATION IN LAW FROM A COUNTRY OF WHICH IS BASED ON COMMON LAW: LEGAL PRACTITIONERS ACT, 1995

Under subsection (4)(a) of section 5 of the Legal Practitioners Act, 1995 (Act No. 15 of 1995), and on the recommendation of the Board for Legal Education, I prescribe that the Bachelor of Laws (Honours) degree granted after examinations by Blantyre International University, Republic of Malawi, is accepted as a sufficient qualification for the purposes of subsection (1)(a) of that section.

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

Windhoek, 28 June 2023

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**MINISTRY OF JUSTICE**

No. 190

2023

**PRESCRIPTION OF DEGREE OR EQUIVALENT QUALIFICATION IN LAW  
FROM A COUNTRY OF WHICH IS BASED ON COMMON LAW:  
LEGAL PRACTITIONERS ACT, 1995**

Under subsection (4)(a) of section 5 of the Legal Practitioners Act, 1995 (Act No. 15 of 1995), and on the recommendation of the Board for Legal Education, I prescribe that the Bachelor of Laws degree granted after examinations by Queens University of Belfast, United Kingdom of Great Britain and Northern Ireland, is accepted as a sufficient qualification for the purposes of subsection (1)(a) of that section.

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

Windhoek, 28 June 2023

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**MINISTRY OF URBAN AND RURAL DEVELOPMENT**

No. 191

2023

**ANNOUNCEMENT OF APPOINTMENT OF MEMBERS  
OF COUNCIL OF TRADITIONAL LEADERS:  
COUNCIL OF TRADITIONAL LEADERS ACT, 1997**

In terms of section 3(6) of Council of Traditional Leaders Act, 1997 (Act No. 13 of 1997), I announce that I have appointed the persons whose names appear in Column 2 of the Table as members of the Council of Traditional Leaders as designated by the respective traditional authorities mentioned in Column 3 of that Table for a period of five years, with effect from the date of the publication of this notice in the *Gazette*.

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

Windhoek, 8 June 2023

**TABLE**

<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>
<b>SERIAL NO.</b>	<b>NAME OF PERSONS APPOINTED AS MEMBERS OF COUNCIL OF TRADITIONAL LEADERS</b>	<b>NAME OF TRADITIONAL AUTHORITY</b>
<b>1.</b>	Chief Eben Tjozohongo II Nguvauva	Ovambanderu Traditional Authority
<b>2.</b>	Chief Joshua Seibeb	Tsoaxudaman Traditional Authority

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**MINISTRY OF URBAN AND RURAL DEVELOPMENT**

No. 192

2023

**CORRECTION OF GOVERNMENT NOTICE NO. 128 OF 28 APRIL 2023  
RELATING TO AMENDMENT OF OUTAPI ZONING SCHEME**

Government Notice No. 128 issued under Government Gazette No. 8075 dated 28 April 2023 is corrected by the substitution for the phrase “Erf 953” of the phrase “Erf 935”.

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

Windhoek, 3 July 2023

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**MINISTRY OF URBAN AND RURAL DEVELOPMENT**

No. 193

2023

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

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

- (a) declare the area situated on Portion 3 of Okongo Townlands No. 994, Ohangwena Region, Registration Division “A” and represented by General Plan No. A420 (SG. No. A1003/2015) to be an approved township; and
- (b) specify the conditions of approval as set out in the Schedule.

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

Windhoek, 29 June 2023

**SCHEDULE****1. Name of township**

The township is called Okongo Extension 2.

**2. Composition of township**

The township comprises 258 erven numbered 659 to 916 and the remainder streets as indicated on General Plan No. A420 (SG. No. A1003/2015).

**3. Reservation of erven**

The following erven are reserved for the local authority:

- (a) Erf 806 for public administrative purposes;
- (b) Erf 910 for general administrative purposes; and
- (c) Erven 911 to 916 for public open space purposes.

**4. Conditions of title**

- (1) The following conditions must be registered in favour of the local authority against the title deeds of all erven except the erven referred to in paragraph 3:
  - (a) the erf is subject to the reservation by the local authority of the right of access and use without compensation of the area three meters parallel with any boundary of such erf for the construction and maintenance of municipal services in respect of water, sewerage, drainage, electricity and gas, which right includes the right to place on such erf temporarily any material that may be excavated during such operation on the erf or any adjacent erf; and
  - (b) if the erf has more than one street frontage, access to the erf must be obtained from the street determined by the local authority.
- (2) The following conditions must, in addition to the conditions set out in subparagraph (1), be registered in favour of the local authority against the title deeds of Erven 662 to 674, 676 to 797, 799 to 805, 807 to 819, 821 to 864 and 866 to 909:
  - (a) the erf must only be used or occupied for residential purposes; and
  - (b) the minimum building value of the main building, excluding the outbuildings, to be erected on the erf must be at least four times the prevailing valuation of the erf by the local authority.
- (3) The following conditions must, in addition to the conditions set out in subparagraph (1), be registered in favour of the local authority against the title deeds of Erven 675, 798, 820 and 865:
  - (a) the erf must only be used or occupied for institutional purposes; and
  - (b) the minimum building value of the main building, excluding the outbuildings, to be erected on the erf must be at least two times the prevailing valuation of the erf by the local authority.
- (4) The following conditions must, in addition to the conditions set out in subparagraph (1), be registered in favour of the local authority against the title deeds of Erven 659 to 661:
  - (a) the erf must only be used for hotel and tourism purposes; and
  - (b) the minimum building value of the main building, excluding the outbuildings, to be erected on the erf must be equal to the prevailing valuation of the erf by the local authority.

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**MINISTRY OF URBAN AND RURAL DEVELOPMENT**

No. 194

2023

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

In terms of section 58 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), I give notice that I have, under section 113(1)(a) of that Act, approved the amendment of the Lüderitz

Zoning Scheme which amendment relates to the rezoning of Erf 739, Lüderitz from “residential 1” with a density of 1:600 to “residential 2” with a density of 1:300.

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

Windhoek, 29 June 2023

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**MINISTRY OF URBAN AND RURAL DEVELOPMENT**

No. 195

2023

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

In terms of section 58 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), I give notice that I have, under section 113(1)(a) of that Act, approved the amendment to the Tsumeb Zoning Scheme which amendment relates to the rezoning of Erf 466, Tsumeb Extension 3 from “residential zone 1” with a density of 1:750 to “residential zone 2” with a density of 1:250.

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

Windhoek, 29 June 2023

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**MINISTRY OF URBAN AND RURAL DEVELOPMENT**

No. 196

2023

**NOTIFICATION OF ALTERATION OF BOUNDARIES OF APPROVED TOWNSHIP  
OF MEERSIG: URBAN AND REGIONAL PLANNING ACT, 2018**

In terms section 76 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), I give notice that -

- (a) I have altered the boundaries of the approved township of Meersig to include Portions 231, 232 and 233 and the remainder of Portion 216 a portion of Portion 193 of Walvis Bay Town and Townlands No. 1, Erongo Region, Registration Division “F” and represented by Cadastral Diagrams No. A101/2022, No. A102/2022, No. A103/2022 and No. A104/2022, which lies open for inspection at the office of the Surveyor-General, Windhoek, during office hours; and
- (b) the property so included is known as Erven 1665, 1666, 1667 and 2032, Meersig.

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

Windhoek, 29 June 2023

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**MINISTRY OF URBAN AND RURAL DEVELOPMENT**

No. 197

2023

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

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

- (a) Erf 45, Nossobville from “residential” with a density of 1:600 to “general residential 2” with a density of 1:300; and
- (b) Erven 151 and 152, Gobabis Extension from “institutional” to “general business” with a bulk of 2.0.

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

Windhoek, 29 June 2023

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**MINISTRY OF URBAN AND RURAL DEVELOPMENT**

No. 198

2023

**NOTIFICATION OF APPROVAL OF AMENDMENT OF WALVIS BAY ZONING SCHEME:**  
**URBAN AND REGIONAL PLANNING ACT, 2018**

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

- (a) Erf 6434, Walvis Bay from “single residential” with a density of 1:300 to “local business”; and
- (b) Erf 1327, Meersig from “single residential” with a density of 1:500 to “general residential 1” with a density of 1:200.

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

Windhoek, 29 June 2023

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**MINISTRY OF URBAN AND RURAL DEVELOPMENT**

No. 199

2023

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

In terms of section 58 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), I give notice that I have, under section 113(1)(a) of that Act, approved the amendment to the Oshakati Zoning Scheme which amendment relates to the rezoning of Erf 953, Oshakati Extension 2 from “single residential” with a density of 1:900 to “general residential” with a density of 1:100.

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

Windhoek, 29 June 2023

**MINISTRY OF URBAN AND RURAL DEVELOPMENT**

No. 200

2023

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

In terms of section 58 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), I give notice that I have, under section 113(1)(a) of that Act, approved the amendment to the Rundu Zoning Scheme which amendment relates to the rezoning of Erf 2918, Kaisosi Extension 9 from “local authority reserve” to “single residential”.

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

Windhoek, 29 June 2023

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**MINISTRY OF URBAN AND RURAL DEVELOPMENT**

No. 201

2023

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

In terms of section 58 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), I give notice that I have, under section 113(1)(a) of that Act, approved the amendment to the Swakopmund Zoning Scheme which amendment relates to the rezoning of Erven 312 and 313, Myl 4 Extension 1 from “single residential” with a density of 1:600 to “general residential 2” with a density of 1:250.

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

Windhoek, 29 June 2023

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**MINISTRY OF URBAN AND RURAL DEVELOPMENT**

No. 202

2023

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

In terms of section 58 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), I give notice that I -

- (1) have under section 113(1)(a) of that Act, approved the amendment relating to the rezoning of the Hentiesbaai Zoning Scheme as follows:
  - (i) Erf 2801, Omdel Extension 7 from “public open space” to “parastatal”;
  - (ii) Erf 2802, Omdel Extension 7 from “public open space” to “parastatal”;
  - (iii) Erf 3484, Hentiesbaai Extension 7 from “local authority” to “parastatal”;
  - (iv) Erf 3485, Hentiesbaai Extension 3 from “undetermined” to “parastatal”; and



- (2) withdraw Government Notice No. 117 of 28 April 2023.

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

Windhoek, 3 July 2023

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**MINISTRY OF URBAN AND RURAL DEVELOPMENT**

No. 203

2023

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

In terms of section 58 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), I give notice that I -

- (a) have under section 113(1)(a) of that Act, approved the amendment of the Otjiwarongo Zoning Scheme, which amendment relates to the rezoning of Erf 2269, Orwetoveni Extension 8 from “institutional” to “residential 1” with a density of 1:300; and
- (b) withdraw Government Notice No. 71 of 31 March 2023.

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

Windhoek, 3 July 2023

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**MINISTRY OF URBAN AND RURAL DEVELOPMENT**

No. 204

2023

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

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

- (a) Erf 9058, Windhoek from “office” with a bulk of 1.0 to “office” with a bulk of 2.0;
- (b) Erf 1689, Windhoek from “single residential” with a density of 1:900 to “office” with a bulk of 0.4; and
- (c) Erf 1499, Rocky Crest Extension 4 from “general residential” with a density of 1:250 to “residential” with a density of 1:300.

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

Windhoek, 19 June 2023

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

No. 205

2023

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

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

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

**C. H. G. SCHLETTWEIN**  
**MINISTER OF AGRICULTURE,**  
**WATER AND LAND REFORM**

Windhoek, 9 June 2023

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

<b>REGION</b>	<b>DISTRICT</b>	<b>REG. DIVISION</b>	<b>FARM NAME AND NUMBER</b>	<b>NUMBER OF FARMING UNIT(S) OFFERED FOR ALLOTMENT</b>	<b>SIZE OF FARMING UNIT(S)(HA)</b>	<b>LAND USE OF FARMING UNIT(S)</b>
Omaheke	Gobabis	"L"	Farm Yellow Bank No. 57	4	<b>Unit A</b> Measuring 1934.8718 ha 1 x Borehole (Functional) <b>Unit B</b> Measuring 2050.5200 ha (1 x Non-Functional) Borehole <b>Unit C</b> Measuring 1785.6500 ha 1 x Borehole (Functional)	Large and Small stock farming

					<b>Unit D</b> Measuring 2068.2400 ha 1 x Borehole (Functional)	
Hardap	Aranos	“R”	Portion 1 of the Farm Meerboom No. 401	<b>2</b>	<b>Unit A</b> Measuring 1931.9813 ha  1 x Borehole (Functional)  <b>Unit B</b> Measuring 2068.0271 ha	Large and Small stock farming
Otjozond- jupa	Otjiwarongo	“B”	Remainder of Portion 2 (called Hofmannst- hal) of the Farm Warlencourt No. 99	<b>3</b>	<b>Unit A</b> Measuring 1596.0000 ha  1 x Borehole (Functional)  4 x Boreholes (Non- Functional)  <b>Unit B</b> Measuring 1595.0000 ha 1 x Borehole (Functional)  <b>Unit C</b> Measuring 1671.0925 ha  <b>NB: Unit C</b> receives water from <b>Unit A</b>	Large and Small stock farming
Hardap	Gochas	“R”	Farm Riempie No. 369	<b>1</b>	<b>Single Unit</b> Measuring 5249.9504 ha  (1 x Functional Borehole)  2 x (Non- Functional) Boreholes	Small and Large stock farming

## 2. Public inspection of allotment plan

The approved allotment plans, in respect of the farming unit offered for allotment, are available for public inspection during office hours at the offices mentioned in paragraph 3(c) for a period of 30 days from the date of publication of this notice in the *Gazette*.

## 3. Application for allotment of farming unit

An application for allotment of a farming unit must -

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

### Physical Addresses:

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

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

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

The Regional Governor  
Khomas Regional Council  
Pull Mann Street  
Windhoek

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

### Postal address:

The Regional Governor  
Erongo Region  
Private Bag 1230  
Swakopmund

The Regional Governor  
Hardap Region  
Private Bag 2017  
Mariental

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

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

The Regional Governor  
Kavango East Region  
Private Bag 2082  
Rundu

The Regional Governor  
Kavango West Regional Council  
Nkurenkuru  
Kavango West

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

The Regional Governor  
Kunene Regional Council  
Government Building  
Opuwo Main Road  
Opuwo

The Regional Governor  
Kunene Region  
Private Bag 502  
Opuwo

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

The Regional Governor  
Ohangwena Region  
Private Bag 2032  
Ondangwa

The Regional Governor  
Omaheke Regional Council  
Government Building  
Church Street  
Gobabis

The Regional Governor  
Omaheke Region  
Private Bag 2277  
Gobabis

The Regional Governor  
Omusati Regional Council  
Government Building  
Namaungu Street  
Outapi

The Regional Governor  
Omusati Region  
Private 523  
Outapi

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

The Regional Governor  
Oshana Region  
Private Bag 5543  
Oshakati

The Regional Governor  
Oshikoto Regional Council  
Omuthiya Main Road  
Omuthiya

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

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

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

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

The Regional Governor  
Zambezi Region  
Private Bag 5002  
Katima Mulilo

#### 4. Minimum qualifications required to qualify of applicants

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

- (a) is 18 years of age or older;
- (b) has a background or interest in agriculture or related activities;
- (c) has been socially, economically or educationally disadvantaged by past discriminatory laws or practices; and
- (d) has relinquished any right in respect of agricultural land.

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

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

#### 6. Lease Agreement

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

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## General Notices

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No. 379

2023

### CONSOLIDATION OF ERVEN 6775, 6776 AND 6778 TO 6781, ONDANGWA EXTENSION 28

Notice is hereby given in terms of the Urban and Regional Planning Act, 2018 that **Stubenrauch Planning Consultants cc** has applied to the Ondangwa Town Council and intends on applying to the Urban and Regional Planning Board (URPB) on behalf of the Ondangwa Town Council, for the following town planning statutory procedures:

- (a) **Consolidation of Erven 6775, 6776 and 6778 to 6781, Ondangwa Extension 28 into “Consolidated Erf X”;**
- (b) **Subdivision of “Consolidated Erf X” into 12 Erven and Remainder, Ondangwa Extension 28; and**
- (c) **Reservation of the Remainder of Consolidated erf as a “Street”**

Erven 6775, 6776 and 6778 to 6781 are located adjacent to each other in the neighbourhood of Ondangwa Extension 28. Erven 6775, 6776 and 6778 to 6781 are zoned as “Business” according to the Ondangwa Zoning Scheme.

The proposed consolidation and subdivision intend to rectify an existing situation whereby the buildings on Erven 6775, 6776 and 6778 to 6781, Ondangwa Extension 28 have encroached into the boundary of one another.

The Ondangwa Town Council intends to rectify the encroachment on these erven by cadastrally separating the dwelling units on the subject properties through a re-planning exercise. This re-planning exercise will result in the dwelling units each being accommodated on separate erven.

The application, locality map and supporting documents lies open for inspection during normal office hours on the Town Planning Notice Board at the Ondangwa Town Council and SPC Office, 45 Feld Street, Windhoek.

Any person objecting to the proposed change in land use as set out above may lodge such objection together with their grounds thereof, with the Ondangwa Town Council and the applicant in writing before **7 August 2023**.

**Applicant: Stubenrauch Planning Consultants cc**  
**P.O. Box 41404, Windhoek**  
**Tel: (+264) 61 251189**  
**Our Ref: W/19032-4**

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No. 380

2023

#### SUBDIVISION OF ERF 5491, ONDANGWA EXTENSION 25

**Stubenrauch Planning Consultants cc** on behalf of the Ondangwa Town Council, the registered owner of Erf 5491, Ondangwa Extension 25, in terms of the Local Authorities Act, 1992 and the Urban and Regional Planning Act, 2018 herewith inform you that we have applied to the Ondangwa Town Council and intend on applying to the Urban and Regional Planning Board for the following:

- 1. Subdivision of Erf 5491, Ondangwa Extension 25 into 9 Erven and Remainder;**
- 2. Permanent closure of Erven 1 to 9/5491, Ondangwa Extension 25 as a “Public Open Space”;**
- 3. Rezoning of Erven 1 to 9/5491, Ondangwa Extension 25 from “Public Open Space” to “Single Residential” with a density of 1:300; and**
- 4. Inclusion of the rezonings in the next zoning scheme to be prepared for Ondangwa.**

Erf 5491 is located in the neighbourhood of Ondangwa Extension 25 and is zoned “Public Open Space”. The subject property measures 54912m<sup>2</sup> in extent.

The purpose of the application as set out above is, to help cater to the increasing demand for serviced residential land and to create more housing options for its inhabitants in the town of Ondangwa.

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

Any person objecting to the proposed application as set out above may lodge such objection together with their grounds thereof, with the Chief Executive Officer of the Ondangwa Town Council and the applicant (SPC) in writing on or before **Wednesday, 9 August 2023**.

**Applicant: Stubenrauch Planning Consultants**  
**P.O. Box 41404, Windhoek**  
**Email: pombili@spc.com.na**  
**Tel.: (061) 251189**  
**Our Ref: OND/008**

**Chief Executive Officer**  
**Ondangwa Town Council**  
**Private Bag 2032**  
**Ondangwa**

No. 381

2023

**SUBDIVISION OF ERF 5327, ONDANGWA EXTENSION 25**

**Stubenrauch Planning Consultants** cc on behalf of Ondangwa Town Council, the registered owner of Erf 5327, Ondangwa Extension 25 in terms of the Urban and Regional Planning Act, 2018 herewith inform you that we have applied to the Ondangwa Town Council and intend on applying to the Urban and Regional Planning Board for the following:

- 1. Subdivision of Erf 5327, Ondangwa Extension 25 into 12 Erven and Remainder;**
- 2. Rezoning of Erven 2/5327, 3/5327, 4/5327, 5/5327, 8/5327, 9/5327, 10/5327, 11/5327, 12/5327 and Remainder from “Civic” to “Single Residential” with a density of 1:300;**
- 3. Rezoning of Erf 1/5327, Ondangwa Extension 25 from “Civic” to “Business”;**
- 4. Rezoning of Erf 6/5327, Ondangwa Extension 25 from “Civic” to “Institutional”;**
- 5. Rezoning of Erf 7/5327, Ondangwa Extension 25 from “Civic” to “Recreational”;**  
**and**
- 6. Inclusion of the rezonings in the next zoning scheme to be prepared for Ondangwa.**

Erf 5327 is located in the neighbourhood of Ondangwa Extension 25 and is zoned for “Civic” purposes. The subject property measures 4630m<sup>2</sup> in extent.

The purpose of the application as set out above, is to help cater to the increasing demand for serviced residential land in the town of Ondangwa.

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

Any person objecting to the proposed application as set out above may lodge such objection together with their grounds thereof, with the Chief Executive Officer of the Ondangwa Town Council and the applicant (SPC) in writing on or before **Wednesday, 9 August 2023**.

**Applicant: Stubenrauch Planning Consultants**  
**P.O. Box 41404, Windhoek**  
**Email: pombili@spc.com.na**  
**Tel.: (061) 251189**  
**Our Ref: OND/010**

**Chief Executive Officer**  
**Ondangwa Town Council**  
**Private Bag 2032**  
**Ondangwa**



No. 382

2023

SUBDIVISION OF ERF RE/1246 (STREET) INTO ERF A  
AND REMAINDER, ONDANGWA EXTENSION 28

Notice is hereby given in terms of the Urban and Regional Planning Act, 2018 that **Stubenrauch Planning Consultants cc** has applied to the Ondangwa Town Council and intends on applying to the Urban and Regional Planning Board (URPB) on behalf of the Ondangwa Town Council, for the following town planning statutory procedures:

- (a) **Subdivision of the Remainder of Erf 1246 (Street) into Erf A and Remainder, Ondangwa Extension 28;**
- (b) **Permanent closure of Erf A/1246 as a “Street”;**
- (c) **Consolidation of Erven 6724 to 6727, 6745, 6746, 6767 to 6769, Ondangwa Extension 28 into “Consolidated Erf V”;**
- (d) **Subdivision of “Consolidated Erf V” into 13 Erven and Remainder, Ondangwa Extension 28; and**
- (e) **Inclusion of the newly created erven into the next Ondangwa Zoning Scheme.**

Erven 6724 to 6727, 6745, 6746, 6767 to 6769 and Erf 1246 are located adjacent to each other in the neighbourhood of Ondangwa Extension 28 and are respectively zoned “Single Residential” and “Street” according to the Ondangwa Zoning Scheme. The proposed subdivisions, permanent closure and consolidation intend to rectify an existing situation whereby the buildings opposite the street reserve in Ondangwa Extension 28 have encroached onto the street.

The Ondangwa Town Council to rectify the encroachment on these erven by cadastrally separating the dwelling units on the subject properties through a re-planning exercise. This re-planning exercise will result in the dwelling units each being accommodated on separate erven.

The application, locality map and supporting documents lies open for inspection during normal office hours on the Town Planning Notice Board at the Ondangwa Town Council and SPC Office, 45 Feld Street, Windhoek.

Any person objecting to the proposed change in land use as set out above may lodge such objection together with their grounds thereof, with the Ondangwa Town Council and the applicant in writing before **7 August 2023**.

**Applicant: Stubenrauch Planning Consultants cc**  
**P.O. Box 41404, Windhoek**  
**Tel: (+264) 61 251189**  
**Our Ref: W/19032-9**

No. 383

2023

SUBDIVISION OF ERF 6993, INTO ERF A AND REMAINDER,  
ONDANGWA EXTENSION 28

Notice is hereby given in terms of the Urban and Regional Planning Act, 2018 that **Stubenrauch Planning Consultants cc** has applied to the Ondangwa Town Council and intends on applying to the Urban and Regional Planning Board (URPB) on behalf of the Ondangwa Town Council, for the following town planning statutory procedures:

- (a) **Subdivision of Erf 6993 into Erf A and Remainder, Ondangwa Extension 28;**
- (b) **Subdivision of Erf 6686 into Erf B and Remainder, Ondangwa Extension 28;**
- (c) **Subdivision of Erf 6687 into Erf C and Remainder, Ondangwa Extension 28;**
- (d) **Permanent closure of Erf A/6993 as a “Public Open Space”;**
- (e) **Consolidation of Erven A/6993, B/6686 and C/6687, Ondangwa Extension 28 into “Consolidated Erf T”;**
- (f) **Reservation of “Consolidated Erf T” as a street; and**
- (g) **Inclusion of the newly created erven into the next Ondangwa Zoning Scheme.**

Erven 6993, 6686 and 6687, are located adjacent to each other in the neighbourhood of Ondangwa Extension 28 and measures 194, 507 and 360 square meters respectively in extent. Erf 6993 is zoned as a “Public Open Space” and Erven 6686 and 6687 are zoned “Business” according to the Ondangwa Zoning Scheme. The proposed subdivisions, permanent closure, consolidation and reservation intend to rectify an existing situation whereby the buildings opposite the street reserve in Ondangwa Extension 28 have encroached onto the street.

The Ondangwa Town Council intends to rectify the encroachment on these erven by cadastrally separating the dwelling units on the subject properties through a re-planning exercise. This re-planning exercise will result in the dwelling units each being accommodated on separate erven.

The application, locality map and supporting documents lies open for inspection during normal office hours on the Town Planning Notice Board at the Ondangwa Town Council and SPC Office, 45 Feld Street, Windhoek.

Any person objecting to the proposed change in land use as set out above may lodge such objection together with their grounds thereof, with the Ondangwa Town Council and the applicant in writing before **7 August 2023**.

**Applicant: Stubenrauch Planning Consultants cc**  
**P.O, Box 41404, Windhoek**  
**Tel: (+264) 61 251189**  
**Our Ref: W/19032-8**

No. 384

2023

SUBDIVISION OF THE REMAINDER OF ERF 1246 (STREET)  
INTO ERF A AND REMAINDER, ONDANGWA EXTENSION 28

Notice is hereby given in terms of the Urban and Regional Planning Act, 2018 that **Stubenrauch Planning Consultants cc** has applied to the Ondangwa Town Council and intends on applying to the Urban and Regional Planning Board (URPB) on behalf of the Ondangwa Town Council, for the following town planning statutory procedures:

- (a) **Subdivision of Erf RE/1246 (Street) into Erf A and Remainder, Ondangwa Extension 28;**
- (b) **Permanent closure of Erf A/1246 as a “Street”;**

- (c) **Consolidation of Erven 6702 to 6705 and A/1246, Ondangwa Extension 28 into “Consolidated Erf U”;**
- (d) **Subdivision of “Consolidated Erf U” into 4 Erven and Remainder; and**
- (e) **Inclusion of the newly created erven into the next Ondangwa Zoning Scheme.**

Erven 6702, 6703, 6704, 6705 and RE/1246 (Street), are located adjacent to each other in the neighbourhood of Ondangwa Extension 28. Erven 6702, 6703, 6704, and 6705 are zoned as “Single Residential” and RE/1246 is zoned as a “Street” according to the Ondangwa Zoning Scheme. The proposed subdivisions, permanent closure and consolidation intends to rectify an existing situation whereby the buildings on Erven 6702, 6703, 6704, 6705 in Ondangwa Extension 28 have encroached onto various properties and the street.

The Ondangwa Town Council intends to rectify the encroachment on these erven by cadastrally separating the dwelling units on the subject properties through a re-planning exercise on these properties. This re-planning exercise will result in the dwelling units each being accommodated on separate erven.

The application, locality map and supporting documents lies open for inspection during normal office hours on the Town Planning Notice Board at the Ondangwa Town Council and SPC Office, 45 Feld Street, Windhoek.

Any person objecting to the proposed change in land use as set out above may lodge such objection together with their grounds thereof, with the Ondangwa Town Council and the applicant in writing before **7 August 2023**.

**Applicant: Stubenrauch Planning Consultants cc**  
**P.O. Box 41404, Windhoek**  
**Tel: (+264) 61 251189**  
**Our Ref: W/19032-11**

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No. 385

2023

#### REZONING OF ERF 5235, KHOMASDAL EXTENSION 16

**Stubenrauch Planning Consultants cc** on behalf of the owners of Erf 5235, Khomasdal Extension 16 in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) herewith inform you that we have applied to the Windhoek Municipal Council and intend on applying to the Urban and Regional Planning Board (URPB) for the following:

- 1. Withdrawal of Council Resolution C190/9/2017;**
- 2. Rezoning of Erf 5235, Khomasdal Extension 16 from “Residential” with a density of 1:500 to “Residential” with a density of 1:300; and**
- 3. Subdivision of Erf 5235, Khomasdal Extension 16 into Erven A, B and Remainder.**

Erf 5235, Khomasdal Extension 16 is situated along Hofsanger Street in the neighbourhood of Khomasdal Extension 16 in Windhoek. Erf 5235, Khomasdal Extension 16 is currently zoned “Residential” with a density of 1:500m<sup>2</sup> and measures approximately 1212m<sup>2</sup> in extent.

The owners of Erf 5235, Khomasdal Extension 16 has resolved to subdivide their property to create additional erven to aid Council in addressing the deficit in the provision for serviced land in Windhoek.

The Council Resolution being withdrawn previously approved the rezoning of Erf 5235, Khomasdal from “Residential” with a Density of 1:500m<sup>2</sup> to “General Residential” with a density of 1:350m<sup>2</sup>. However, the owners are now looking to create two additional erven by rezoning and subdividing Erf 5235, Khomasdal Extension 16 to be able to develop two additional single residential properties on the rezoned and subdivided erf. Resultantly it is necessary to withdraw Council Resolution 190/9/2017.

A copy of the application, maps and its accompanying documents are available for inspection during normal office hours at the City of Windhoek Municipal Council and SPC Office, 45 Feld Street, Windhoek.

Any person objecting to the proposed rezoning and subdivision as set out above may lodge such objection/comments together with their grounds thereof, with the City of Windhoek Municipal Council and the applicant (SPC) in writing before **7 August 2023** (14 days after the last publication of this notice).

<b>Applicant: Stubenrauch Planning Consultants cc</b>	<b>Chief Executive Officer</b>
<b>P.O. Box 41404, Windhoek</b>	<b>City of Windhoek</b>
<b>Tel: (061) 25 1189</b>	<b>P.O. Box 59, Windhoek</b>
<b>Our Ref: W/23021</b>	

No. 386

2023

#### REZONING OF ERF 2839, WALVIS BAY

**Stewart Planning – Town & Regional Planners** intends to apply, on behalf of the registered owner of Erf 2839, Walvis Bay, to the Municipal Council of Walvis Bay, the Urban and Regional Planning Board, and the Ministry of Urban and Rural Development for the following:

- **Erf 2839, Walvis Bay: Rezoning from General Residential 1 with a density of 1:100m<sup>2</sup> to Office.**

Erf 2839, Walvis Bay measures ±832m<sup>2</sup> and is situated on the corner of Peter Dixon Street and 3rd Road West. The purpose of the application is to enable Seventy7 Consulting to continue operating its offices on the property on a permanent basis. The application is submitted in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and in terms of the Walvis Bay Zoning Scheme.

The rezoning of land zoned residential to business (which includes an office) is a listed activity, and application for an Environmental Clearance Certificate will be made in terms of the Environmental Management Act, 2007 (Act No. 7 of 2007).

Take note that –

- (a) The complete application lies open for inspection at the Town Planning Department of the Municipality of Walvis Bay, Civic Centre, Nangolo Mbumba Drive or can be downloaded from [www.sp.com.na/projects](http://www.sp.com.na/projects);
- (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 at the Walvis Bay Municipality and with Stewart Planning within 14 days of the last publication of this notice.

Written objections or comments must be submitted before **17h00 Thursday, 3 August 2023**.

**Chief Executive Officer**  
**Municipality of Walvis Bay**  
**Private Bag 5017, Walvis Bay**  
**13013**  
**Tel: +264 64 201 3339**  
**Email: [townplanning@walvisbaycc.org.na](mailto:townplanning@walvisbaycc.org.na)**

**Applicant:**  
**Stewart Planning**  
**P.O. Box 2095, Walvis Bay**  
**13013**  
**Tel: +264 64 280 770**  
**Email: [melissa@sp.com.na](mailto:melissa@sp.com.na)**

No. 387

2023

**REZONING AND CONSOLIDATION REMAINING EXTEND OF PORTION 1/A/110,  
WINDHOEK, REMAINING EXTEND OF PORTION 1/B/110, WINDHOEK AND  
ERF REMAINDER 7518, WINDHOEK**

Take note that **Urban Green Town and Regional Planning Consultants**, on behalf of the owner, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and the Windhoek Town Planning Scheme, intends to apply to the Windhoek City Council and the Urban and Regional Planning Board for the -

- **Rezoning of Remaining Extend of Portion 1 of Portion A of Erf 110, Windhoek from “residential” with a density of 1:500 to “general residential” with a density of 1:500;**
- **Rezoning of Remaining Extend of Portion 1 of Portion B of Erf 110, Windhoek from “residential” with a density of 1:900 to “general residential” with a density of 1:500; and**
- **Consolidation of Remaining Extend of Portion 1 of Portion A of Erf 110, Windhoek and Remaining Extend of Portion 1 of Portion B of Erf 110, Windhoek with Erf Remainder 7518, Windhoek into consolidated Erf X, Windhoek.**

Remaining Portions 1/A/110 and 1/B/110, Windhoek and Erf Re/7518, Windhoek are located to the north-eastern side of the Central Business District (CBD) area of the Windhoek town; while Erf Re/7518, Windhoek is located to the northern side of the Remaining Portions 1/A/110 and 1/B/110, Windhoek. The Remainder Portions 1/A/110; 1/B/110, Windhoek and Erf Re/7518, Windhoek are located to the far north western and northern side of Werthsingel Street. The Remainder Portion 1/A/110, Windhoek, measures 99m<sup>2</sup>; and is currently zoned ‘residential’ with a density of 1:500; the Remainder Portion 1/B/110, Windhoek measures 27m<sup>2</sup>, and is currently zoned ‘residential’ with a density of 1:900, while Erf Re/7518, Windhoek measures 1,767m<sup>2</sup> in extend, and is currently zoned ‘general residential’ with a density of 1:500. The intended development is based on the availability of the owners’ unutilised, vacant portions of land (Rem Ptn 1/A/110 and Rem Ptn 1/B/110, Windhoek). The purpose of the rezoning is to consolidate the Portions with Erf Re/7518, Windhoek, with the purpose to enlarge the property (Erf Re/7518, Windhoek). Access to Erf Re/7518, Windhoek is currently obtained from Werthsingel Street, located to the eastern side of the erf, while both Remaining Portions 1/A/110 and 1/B/110 are ‘landlocked’ with no street frontage. Parking will be provided in accordance with the requirements of the Windhoek Town Planning Scheme.

The locality plan of the erf is available for inspection on the Town Planning Notice Board at the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Urban Green Town and Regional Planning Consultants, No. 40, Berg Street, Klein Windhoek.

Any person objecting to the proposed rezoning and consolidation set out above may lodge such objection, together with the grounds thereof, with the City Council (Urban Planner – Town House, 5th Floor, Room 516) and with the applicant in writing within 14 days after the appearance of the last notice (final date for objection is **28 July 2023**).

**Applicant: Urban Green Town and Regional Planning Consultants**  
**P.O. Box 11929, Klein Windhoek**  
**Contact details: 061 – 300 820**  
**Email: [urbangreen@iway.na](mailto:urbangreen@iway.na)**

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No. 388

2023

**REZONING OF ERF 845, BANDOM STREET NO. 8 TO 12, KLEINE KUPPE EXTENSION 1**

**Ritta Khiba Planning Consultants (Town and Regional Planners)** on behalf of the owner of Erf 845, Bandom Street No. 8 to 12, Kleine Kuppe Extension 1, intends applying to the Municipal Council of Windhoek for:

- **Rezoning of Erf 845, Bandom Street No. 8 to 12, Kleine Kuppe Extension 1 from ‘Undetermined’ to ‘General Residential’ with a density of 1:500m<sup>2</sup> and consent to use the erf as such while the rezoning is being processed.**

Erf 845, Kleine Kuppe Extension 1 is zoned ‘Undetermined’ and measures approximately 12 128m<sup>2</sup> in extent. The erf is currently vacant. Once Council approves the proposed rezoning the intention is to use the erf for general residential purposes.

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

The locality plan of the erven lies for inspection on the town planning notice board at the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek as well as at Ritta Khiba Planning Consultants, Erf 1012, Dorado Park.

Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Municipal Council of Windhoek, 5th Floor, Office 516 and with the applicant in writing not later than **4 August 2023** before **12h00**.

**Applicant:**  
**Ritta Khiba Planning Consultants**  
**Town and Regional Planners**  
**P.O. Box 22543, Windhoek**  
**Tel: 061 – 225062 or Fax: 088614935 (Fax to Email)**  
**Mobile: 081 578 8154 / Email: [rkhiba@gmail.com](mailto:rkhiba@gmail.com)**

**Municipality of Windhoek:**  
**R. Kwenani – Town Planner**  
**Department of Urban and Transport Planning**  
**Office: +264 61 290 3428**  
**Email: [ruth.Kwenani@windhoekcc.org.na](mailto:ruth.Kwenani@windhoekcc.org.na)**

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No. 389

2023

**REZONING OF ERF 1106, SWARTHAAK STREET, GOBABIS EXTENSION 7**

**Ritta Khiba Planning Consultants (Town and Regional Planners)** on behalf of the owner of Erf 1106, Swarthaak Street, Gobabis Extension 7 intends applying to the Gobabis Municipality for:

- **Rezoning of Erf 1106, Swarthaak Street, Gobabis Extension 7 from ‘Residential’ with a density of 1:900m<sup>2</sup> to ‘Residential’ with a density of 1:500m<sup>2</sup>. Subsequent Subdivision of Erf 1106, Swarthaak Street, Gobabis Extension 7 into Portion A and the Remainder. Consent to use the erf as such while the rezoning is being processed.**

Erf 1106, Swarthaak Street, Gobabis Extension 7, is zoned ‘Residential’ with a density of 1:900m<sup>2</sup> and measures approximately 1086m<sup>2</sup> in extent. There are existing buildings situated on the erf. Once Council approves the proposed rezoning the intention is to subdivide the erf into Portion A and the remainder.

The number of vehicles for which parking will be provided on-site will be in accordance of the Gobabis Town Planning Scheme.

The locality plan of the erven lies for inspection on the Town Planning Notice Board at the Gobabis Municipality as well as at Ritta Khiba Planning Consultants, Erf 1012, Dorado Park.

Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Municipal Council of Gobabis and with the applicant in writing not later than **4 August 2023** before **12h00**.

**Applicant:**

**Ritta Khiba Planning Consultants**  
**Town and Regional Planners**  
**P.O. Box 22543, Windhoek**  
**Tel: 061 – 225062 or Fax: 088614935 (fax to email)**  
**Mobile: 081 578 8154 / Email: [rkhiba@gmail.com](mailto:rkhiba@gmail.com)**

**Gobabis Municipality:**

**Gerhardus Beukes – Town Planner**  
**Email: [info@gobabis.org](mailto:info@gobabis.org)**  
**Tel: 062 – 577300**

No. 390

2023

**REZONING OF ERF 6675, ONDANGWA EXTENSION 28**

Notice is hereby given in terms of the Urban and Regional Planning Act, 2018 that **Stubenrauch Planning Consultants cc** has applied to the Ondangwa Town Council and intends on applying to the Urban and Regional Planning Board (URPB) on behalf of the Ondangwa Town Council, for the following town planning statutory procedures:

- Rezoning of Erf 6675, Ondangwa Extension 28 from “Business” to “Single Residential”;**
- Consolidation of Erven 6665 to 6682, Ondangwa Extension 28 into “Consolidated Erf X”;**
- Subdivision of “Consolidated Erf X” into 20 Erven and Remainder, Ondangwa Extension 28; and**
- Inclusion of the newly created erven into the next Ondangwa Zoning Scheme.**

Erven 6665 to 6685 are located adjacent to each other in the neighbourhood of Ondangwa Extension 28. Erven 6665 to 6675 and Erven 6676 to 6682 are zoned “Single Residential” and Erf 6675 is zoned “Business” according to the Ondangwa Zoning Scheme. The proposed rezoning, consolidation and subdivision intend to rectify an existing situation whereby the buildings on Erven 6665 to 6685, Ondangwa Extension 28 have encroached onto one another.

The Ondangwa Town Council intends to rectify the encroachment on these erven by cadastrally separating the dwelling units on the subject properties through a re-planning exercise. This re-planning exercise will result in the dwelling units each being accommodated on separate erven.

The application, locality map and supporting documents lies open for inspection during normal office hours on the Town Planning Notice Board at the Ondangwa Town Council and SPC Office, 45 Feld Street, Windhoek.

Any person objecting to the proposed change in land use as set out above may lodge such objection together with their grounds thereof, with the Ondangwa Town Council and the applicant in writing before **7 August 2023**.

**Applicant: Stubenrauch Planning Consultants cc**  
**P.O. Box 41404, Windhoek**  
**Tel: (+264) 61 251189**  
**Our Ref: W/19032-13**

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No. 391

2023

#### REZONING OF ERF 346, SYDNEY ATKINSON STREET NO. 1, OLYMPIA

**Ritta Khiba Planning Consultants (Town and Regional Planners)** on behalf of the owner of Erf 346, Sydney Atkinson Street No. 1, Olympia intends applying to the Municipal Council of Windhoek for:

- **Rezoning of Erf 346, Sydney Atkinson Street No. 1, Olympia from ‘Residential’ with a density of 1:900m<sup>2</sup> to ‘Office’ with a bulk of 0.4 and consent for a medical centre and consent to use the erf as such while the rezoning is being processed.**

Erf 346, Sydney Atkinson Street No. 1, Olympia, is zoned ‘Residential’ with a density of 1:900m<sup>2</sup> and measures approximately 1333m<sup>2</sup> in extent. There are existing buildings situated on the erf. Once Council approves the proposed rezoning the intention is to use the existing buildings for office and as a medical centre.

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

The locality plan of the erf lies for inspection on the Town Planning Notice Board at the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek as well as at Ritta Khiba Planning Consultants, Erf 1012, Dorado Park.

Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Municipal Council of Windhoek, 5th Floor, Office 516 and with the applicant in writing not later than **4 August 2023** before **12h00**.



**Applicant:****Ritta Khiba Planning Consultants****Town and Regional Planners****P.O. Box 22543, Windhoek****Tel: 061 – 225062 or Fax: 088614935 (Fax to Email)****Mobile: 081 578 8154 / Email: [rkhiba@gmail.com](mailto:rkhiba@gmail.com)****Municipality of Windhoek:****R. Kwenani – Town Planner****Department of Urban and Transport Planning****Office: +264 61 290 3428****Email: [ruth.Kwenani@windhoekcc.org.na](mailto:ruth.Kwenani@windhoekcc.org.na)**

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**CITY OF WINDHOEK**

No. 392

2023

PERMANENT CLOSURE OF PORTION A OF ERF 6281, KATUTURA  
AS PUBLIC OPEN SPACE, (THE PORTION IS ±64.48M<sup>2</sup> IN EXTENT)  
AND WILL BE CONSOLIDATED WITH ERF 5780, KATUTURA

Notice is hereby given in terms of Section 50(1)(a)(ii) of the Local Authorities Act, 1992 (Act No. 23 of 1992) that the City of Windhoek proposes to close permanently the undermentioned portion as indicated on locality plan, which lies for inspection during office hours at the office of Urban Policy, Room 517, Municipal Offices, Independence Avenue.

- **Permanent closure of Portion A of Erf 6281, Katutura as ‘Public Open Space’ (the portion is ±64.48m<sup>2</sup> in extent) and will be consolidated with Erf 5780, Katutura into new Erf ‘X’.**

Objections to the proposed closing are to be served on the Secretary: Townships Board, Private Bag 13289, and the Chief Executive Officer, P.O. Box 59, Windhoek, within 14 days after the appearance of this notice in accordance with Section 50(1)(c) of the above Act.

**Issued by:****Office of the Chief Executive Officer****Corporate Communication,****Marketing and Public Participation****Tel.: +264 61 290 2365 / 2044****Email: [communication@windhoekcc.org.na](mailto:communication@windhoekcc.org.na)****Enquiries:****Department of Economic Development****and Community Services****Section Head: Funerals Cremations****Mathilda Moncho****Tel.: +264 61 290 3544****Email: [Mathilda.Moncho@windhoekcc.org.na](mailto:Mathilda.Moncho@windhoekcc.org.na)**

No. 393

2023

REZONING OF ERVEN 6660 TO 6662, 6637 AND 6638, ONDANGWA EXTENSION 28

Notice is hereby given in terms of the Urban and Regional Planning Act, 2018 that **Stubenrauch Planning Consultants cc** has applied to the Ondangwa Town Council and intends on applying to the Urban and Regional Planning Board (URPB) on behalf of the Ondangwa Town Council, for the following town planning statutory procedures:

- Rezoning of Erven 6660 to 6662, 6637 and 6638, Ondangwa Extension 28 from “Business” to “Single Residential”;**

- (b) Consolidation of Erven 6660 to 6664 and Erven 6628, 6629 and 6632 to 6638, Ondangwa Extension 28 into “Consolidated Erf Z”;**
- (c) Subdivision of “Consolidated Erf Z” into 12 Erven and Remainder, Ondangwa Extension 28; and**
- (d) Inclusion of newly created erven into the next Ondangwa Zoning Scheme.**

Erven 6628, 6629, 6632 to 6638, 6660 to 6664 and Erf 1246, Ondangwa, are located adjacent to each other in the neighbourhood of Ondangwa Extension 28. Erven 6628 to 6636 and Erven 6663 to 6664 are zoned “Single Residential”. While Erven 6637 to 6662 are zoned as a “Business” according to the Ondangwa Zoning Scheme. The proposed rezoning, consolidation and subdivision is to rectify an existing situation whereby the buildings on Erven 6628, 6629, 6632 to 6638 and 6660 to 6664, Ondangwa Extension 28 have encroached onto one another.

The Ondangwa Town Council intends to rectify the encroachment on these erven by cadastrally separating the dwelling units on the subject properties through a re-planning exercise. This re-planning exercise will result in the dwelling units each being accommodated on separate erven

The application, locality map and supporting documents lie open for inspection during normal office hours on the Town Planning Notice Board at the Ondangwa Town Council and SPC Office, 45 Feld Street, Windhoek.

Any person objecting to the proposed change in land use as set out above may lodge such objection together with their grounds thereof, with the Ondangwa Town Council and the applicant in writing before **7 August 2023**.

**Applicant: Stubenrauch Planning Consultants cc**  
**P.O. Box 41404, Windhoek**  
**Tel: (+264) 61 251189**  
**Our Ref: W/19032-14**

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