



GOVERNMENT GAZETTE

OF THE

REPUBLIC OF NAMIBIA

N\$10.40

WINDHOEK - 15 January 2025

No. 8562

CONTENTS

Page

GOVERNMENT NOTICES

No. 5	Notification of registration of private higher education institution: Higher Education Act, 2003	2
No. 6	Amendment of Wage Order for Setting the National Minimum Wage for Employees: Labour Act, 2007	2
No. 7	Declaration of continuous operations of Lewcor Plant Hire Oranjemund (Pty) Ltd to be continuous operations: Labour Act, 2007	3
No. 8	Declaration of continuous operations of Metal Mill Engineering cc at Langer Heinrich Uranium Mine to be continuous operations: Labour Act, 2007	3
No. 9	Declaration of continuous operations of Noble Drillship IV Singapore Pte Ltd to be continuous operations: Labour Act, 2007	4
No. 10	Declaration of Etati Extension 1 to be an approved township: Urban and Regional Planning Act, 2018 .	4
No. 11	Declaration of Etati Extension 2 to be an approved township: Urban and Regional Planning Act, 2018 .	6
No. 12	Notification of approval of amendment of Karibib Zoning Scheme: Urban and Regional Planning Act, 2018	7
No. 13	Notification of approval of amendment of Oranjemund Zoning Scheme: Urban and Regional Planning Act, 2018	8
No. 14	Notification of approval of amendment of Walvis Bay Zoning Scheme: Urban and Regional Planning Act, 2018	8
No. 15	Change of surname: Aliens Act, 1937	8

GENERAL NOTICES

No. 14	Closure of a portion of Erf 931 (a portion of Erf 815), Lüderitz as public space; consolidation of Portion A/931 (closed public open space) with Erf 808 (a portion of Erf 657) Lüderitz and rezoning of consolidated Erf X	10
No. 15	Subdivision, closure and consolidation of Erf 851, Academia Extension 1	11
No. 16	Subdivision, closure and consolidation of Erf 856, Academia Extension 1	

No. 17	Subdivision, closure and consolidation of Erf 860, Academia Extension 1	11
No. 18	Subdivision of Portion 138 (a portion of Portion 2 (Sonnleiten) of Farm Ondekaremba No. 78 into Portion A and remainder; and subsequent rezoning of the subdivided Portion A from Agricultural with a gross density of 1:10HA to tourist establishment	12

Government Notices

MINISTRY OF HIGHER EDUCATION, TECHNOLOGY AND INNOVATION

No. 5 2025

NOTIFICATION OF REGISTRATION OF PRIVATE HIGHER EDUCATION INSTITUTION: HIGHER EDUCATION ACT, 2003

In terms of subsection (3)(a)(iii) of section 25 of the Higher Education Act, 2003 (Act No. 26 of 2003), I give notice that I have, in terms of subsection (2) of that section, registered Meyfield College CC as a private higher education institution.

L. MUNDIA
REGISTRAR OF PRIVATE HIGHER
EDUCATION INSTITUTIONS

Windhoek, 18 December 2024

MINISTRY OF LABOUR, INDUSTRIAL RELATIONS AND EMPLOYMENT CREATION

No. 6 2025

AMENDMENT OF WAGE ORDER FOR SETTING NATIONAL MINIMUM WAGE FOR EMPLOYEES: LABOUR ACT, 2007

Under section 13 of the Labour Act, 2007 (Act No. 11 of 2007), I, after considering the report and recommendations of the Wages Commission on the Wage Order for Setting the National Minimum Wage for Employees, amend the Wage Order for Setting the National Minimum Wage for Employees published under Government Notice No. 218 of 7 August 2024 as set out in the Schedule.

U. NUJOMA
MINISTER OF LABOUR, INDUSTRIAL RELATIONS
AND EMPLOYMENT CREATION

Windhoek, 30 December 2024

SCHEDULE

Amendment of paragraph 1 of Order

1. Paragraph 1 of the Wage Order for Setting the National Minimum Wage for Employees, 2024 published under Government Notice No. 218 of 2024 (hereinafter referred to as the "Order") is amended by the insertion after definition of "domestic worker" of the following definition –

"security worker" means an individual who provides the services of protecting or safeguarding a person or property".

Amendment of paragraph 5 of Order

2. Paragraph 5 of the Order, is amended by the addition after paragraph (b) of subparagraph (2) of the following paragraph –

- “(c) Security workers are entitled to:
- (i) N\$ 13.50 per hour with effect from 1 January 2025;
 - (ii) N\$ 16.00 per hour with effect from 1 January 2026;
 - (iii) N\$ 18.00 per hour with effect from January 2027”.

MINISTRY OF LABOUR, INDUSTRIAL RELATIONS AND EMPLOYMENT CREATION

No. 7

2025

**DECLARATION OF OPERATIONS OF LEWCOR PLANT HIRE ORANJEMUND (PTY) LTD
TO BE CONTINUOUS OPERATIONS: LABOUR ACT 2007**

Under section 15(1) of the Labour Act, 2007 (Act No. 11 of 2007), I declare the operations of Lewcor Plant Hire Oranjemund (Pty) Ltd at Namdeb Southern Coastal Mines and Oranje River Mines to be continuous operations and permit the working of continuous shifts by the Mining Production teams in respect of those operations with effect from 1 November 2024 to 31 October 2027.

U. NUJOMA**MINISTER OF LABOUR, INDUSTRIAL
RELATIONS AND EMPLOYMENT CREATION**

Windhoek, 23 December 2024

MINISTRY OF LABOUR, INDUSTRIAL RELATIONS AND EMPLOYMENT CREATION

No. 8

2025

**DECLARATION OF OPERATIONS OF METAL MILL ENGINEERING CC AT LANGER
HEINRICH URANIUM MINE TO BE CONTINUOUS OPERATIONS: LABOUR ACT, 2007**

Under section 15(1) of the Labour Act, 2007 (Act No.11 of 2007), I declare the operations of Metal Mill Engineering CC at Langer Heinrich Uranium Mine to be continuous operations and permit the working of continuous shifts in respect of those operations with effect from 1 November 2024 until 31 October 2027.

U. NUJOMA**MINISTER OF LABOUR, INDUSTRIAL
RELATIONS AND EMPLOYMENT CREATION**

Windhoek, 23 December 2024

MINISTRY OF LABOUR, INDUSTRIAL RELATIONS AND EMPLOYMENT CREATION

No. 9

2025

DECLARATION OF OPERATIONS OF NOBLE DRILLSHIP IV SINGAPORE PTE LTD TO BE CONTINUOUS OPERATIONS: LABOUR ACT, 2007

Under section 15(1) of the Labour Act, 2007 (Act No. 11 of 2007), I declare the operations of Noble Drillship IV Singapore Pte Ltd to be continuous operations and permit the working of continuous shifts in respect of those operations with effect from 1 December 2024 to 30 November 2025.

U. NUJOMA**MINISTER OF LABOUR, INDUSTRIAL
RELATIONS AND EMPLOYMENT CREATION**

Windhoek, 23 December 2024

MINISTRY OF URBAN AND RURAL DEVELOPMENT

No. 10

2025

**DECLARATION OF ETATI EXTENSION 1 TO BE AN APPROVED TOWNSHIP: URBAN
AND REGIONAL PLANNING ACT, 2018**

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

- (a) declare the area being the subdivision of Portion 41 of the Remainder of Farm Opuwo Townlands No. 876, Registration Division “A”, situated in the town area of Opuwo, Kunene Region and represented by General Plan No. A564 (SG. No. A716/2022), 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, 16 December 2024

SCHEDULE**1. Name of township**

The township is called Etati Extension 1.

2. Composition of township

The township comprises 203 erven numbered 78 to 280 and the remainder streets as indicated on General Plan No. A564 (SG. No. A716/2022).

3. Reservation of erven

The following erven are reserved for the local authority:

- (a) Erf 99 is reserved for civic purposes; and
- (b) Erven 273 to 280 are reserved 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) there must be no obstruction or deviation of any natural course of storm water over the erf without the written approval of the local authority;
 - (b) the erf must be subject to reservation for 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 local authority 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;
 - (c) if the erf has more than one street frontage, access to the erf must be obtained from the street determined by the local authority; and
 - (d) offensive trade may not be established or conducted on the erf, and for the purpose of this paragraph, “offensive trade” means any of the businesses, trades, works, or institutions mentioned in regulation 1(a) of the Regulations published under Government Notice No. 141 of 10 November 1926.
- (2) The following conditions must, in addition to the conditions specified in subparagraph (1), be registered in favour of the local authority against the title deeds of Erven 78 to 93, 95 to 98, 100 to 135, 137 to 165 and 169 to 272:
 - (a) the erf must only be used 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 two times the prevailing valuation of the erf by the local authority.
- (3) The following conditions must, in addition to the conditions specified in subparagraph (1), be registered in favour of the local authority against the title deeds of Erven 94 and 166:
 - (a) the erf must only be used for flats, townhouses, offices and business purposes other than a factory, and for the purpose of this subparagraph “factory” means a factory as defined in regulation 14 of the Regulations relating to the Health and Safety of Employees at Work published under Government Notice No. 156 of 1 August 1997;
 - (b) where a building is erected for business purposes under paragraph (a), the ground floor of the main building may not contain flats and flats may not be constructed on the same floor as any business or offices; and
 - (c) the minimum building value of the main building, excluding the outbuildings to be erected on the erf, must be at least three times the prevailing valuation of the erf by the local authority.
- (4) The following conditions must, in addition to the conditions specified in subparagraph (1), be registered in favour of the local authority against the title deeds of Erven 99 and 167:

- (a) the erf must only be used for institutional and incidental 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.

MINISTRY OF URBAN AND RURAL DEVELOPMENT

No. 11

2025

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

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

- (a) declare the area being the subdivision of Portion 42 of the Remainder of Farm Opuwo Townlands No. 876, Registration Division “A”, situated in the town area of Opuwo, Kunene Region and represented by General Plan No. A565 (SG. No. A919/2022), to be an approved township; and
- (b) specify the conditions of approval as set out in the Schedule.

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

Windhoek, 16 December 2025

SCHEDULE

1. Name of township

The township is called Etati Extension 2.

2. Composition of township

The township comprises 209 erven numbered 281 to 489 and the remainder streets as indicated on General Plan No. A565 (SG. No. A919/2022).

3. Reservation of erven

Erven 487 to 489 are reserved for the local authority 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) there must be no obstruction or deviation of any natural course of storm water over the erf without the written approval of the local authority;
 - (b) the erf must be subject to reservation for 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 local authority 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;

- (c) if the erf has more than one street frontage, access to the erf must be obtained from the street determined by the local authority; and
 - (d) offensive trade may not be established or conducted on the erf, and for the purpose of this paragraph, “offensive trade” means any of the businesses, trades, works, or institutions mentioned in regulation 1(a) of the Regulations published under Government Notice No. 141 of 10 November 1926.
- (2) The following conditions must, in addition to the conditions specified in subparagraph (1), be registered in favour of the local authority against the title deeds of Erven 281 to 415 and 417 to 485:
- (a) the erf must only be used 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 specified in subparagraph (1), be registered in favour of the local authority against the title deed of Erf 486:
- (a) the erf must only be used for flats, townhouses, offices and business purposes other than a factory, and for the purpose of this subparagraph “factory” means a factory as defined in regulation 14 of the Regulations relating to the Health and Safety of Employees at Work published under Government Notice No. 156 of 1 August 1997;
 - (b) where a building is erected for business purposes under paragraph (a), the ground floor of the main building may not contain flats and flats may not be constructed on the same floor as any business or offices; and
 - (c) the minimum building value of the main building, excluding the outbuildings to be erected on the erf, must be at least three times the prevailing valuation of the erf by the local authority.
- (4) The following conditions must, in addition to the conditions specified in subparagraph (1), be registered in favour of the local authority against the title deed of Erf 416:
- (a) the erf must only be used for institutional and incidental 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.

MINISTRY OF URBAN AND RURAL DEVELOPMENT

No. 12

2025

NOTIFICATION OF APPROVAL OF AMENDMENT OF KARIBIB 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 Karibib Zoning Scheme which amendment relates to the rezoning of Erf 1713, Karibib Extension 1 from “single residential” with a density of 1:300 to “general residential” with a density of 1:150.

E. UUTONI

MINISTER OF URBAN AND RURAL DEVELOPMENT

Windhoek, 16 December 2024

MINISTRY OF URBAN AND RURAL DEVELOPMENT

No. 13

2025

**NOTIFICATION OF APPROVAL OF AMENDMENT OF ORANJEMUND 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 Oranjemund Zoning Scheme which amendment relates to the rezoning of Erf 2098, Oranjemund Extension 7 from “local authority” to “general business” with a bulk of 1.0.

E. UUTONI

MINISTER OF URBAN AND RURAL DEVELOPMENT

Windhoek, 16 December 2024

MINISTRY OF URBAN AND RURAL DEVELOPMENT

No. 14

2025

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

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

- (a) Erf 1714, Walvis Bay Extension 3 from “single residential” with a density of 1:500 to “general residential 1” with a density of 1:150; and
- (b) Erf 2062, Walvis Bay Extension 6 from “single residential” with a density of 1:300 to “general residential 1” with a density of 1:200.

E. UUTONI

MINISTER OF URBAN AND RURAL DEVELOPMENT

Windhoek, 16 December 2024

MINISTRY OF HOME AFFAIRS, IMMIGRATION, SAFETY AND SECURITY

No. 15

2025

CHANGE OF SURNAME: ALIEN ACT, 1937

In terms of section 9 (1) of the Alien Act, 1937 (Act No. 1 of 1937), it is hereby made known that the Minister of Home Affairs & Immigration has under the said section authorized each person whose name and residential address appear in column 1 of the schedule hereto assume the surname mentioned in column 2 of the schedule opposite his or her name in column 1.

SCHEDULE

SURNAME	NAMES	RESIDENTIAL ADDRESS	SURNAME
Xoagus	Elensia	Leonardville	Skrywer
Tjetuvaza	Pinehas	Iikokola village	Mweya
Aochamus	Willemina	Erf 631 Grysblock Okahandja	Aoxamus
Cornelius	Titus Shihena	Erf 24 Omarunga Court, Otjomuise	Ngwali
Rengi	Emilie Ngeve	Ndama	Kutemuka
Dimbare	Quentin Thimbonde	Northern industrial, Windhoek	Haushiku
Gerasius	Elvira	Omeege village	Thobias
Moses	Frans Tshirongo	Omusimboti	Shilongo
Festus Hamutenya	Marthin	Mpoto village	Siteketa
Daniel	Nehemia Ihemba	Sikondo village	Muronga
Nghishekwa	Vilma	Omunghete - Etayi	Haufiku
Wilhelm	Willem	Erf 283 Oshetu, Oshakati	Dandaso
Ihemba Anselm	Evarista	Ntara village	Auselmus
Kapondola	Ignatius Rupasa	NHE502 Rundu	Kapundura
Lisias	Immanuel	Onganda village	Immanuel
Desdelius	Desiderius	Oniiganga village	Simeon
Ngimukwa	Ngimukwa	Otjtitito	Mapunda
Klaazen	Anna Johanna	14 Hop street Scottsville, South Africa	Claasen
Nawatiseb	Jayden Vetjituavi	Erf 1687 Katutura Dolam	Silas
Joseph	Salmi	Ondikela-Okaku	Shipanga
Ndafala	Ndahala Elizabeth	Oshika, Uukolonkadhi	Shoombe
Maulisu	Maria	Okapya village	Mapove
Nenkavu	Liina Taunyengendje	Oshinyadhila village	Efraim
Mateus	Johannes Shitileni	Okatale, Odibo	Nakale
Abisalom	Lukas	Onandjamba village	Shiyakela
Tomas	Tuyeimo	Omakango, Endola	Kambode
Pembuha	Berbard Kudumo	Cuma village	Kupembona
Niingo	Johanna	Onoonga village	Abed
Shindume	Ulalia Naufiku	Ohambungu village	Shimbulu
Ntjamba	Joseph Kanyetu	Marema village	Ndara
Ntsamba	Gilbert Kashera	Mazana village	Rumeta
Frans	Lea	Ohamaye village	Nangombe
Rijandu	Mangundu	Karukuta village	Linyando
Albert	Rebekka	Onamutanda village	Alveta
Haufiku	Anna	Okoikelo, Omungwelume	Elia
Sem	Jacobine Nangulohi	Othemayethano	Nyau
Toivo	Wilhelm Panduleni	Oiititoka village	Mutumba

General Notices

No. 14

2025

CLOSURE OF A PORTION OF ERF 931 (A PORTION OF ERF 815), LÜDERITZ AS PUBLIC OPEN SPACE; CONSOLIDATION OF PORTION A/931 (CLOSED PUBLIC OPEN SPACE) WITH ERF 808 (A PORTION OF ERF 657) LÜDERITZ AND REZONING OF CONSOLIDATED ERF X

Du Toit Town Planning Consultants, on behalf of the owner of Erf 808, the sole member of Suncha Investments Close Corporation, intends to apply in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and Section 50(3)(a)(ii) of the Local Authorities Act, 1992 (Act 23 of 1992), to the Lüderitz Town Council and the Urban and Regional Planning Board for:

- **Permanent closure of a portion ($\pm 203\text{m}^2$) of Erf 931 (a portion of Erf 815), as Public Open Space;**
- **Consolidation of Portion A/931 (Closed Public Open Space) with Erf 808 (a portion of Erf 657), Lüderitz; and**
- **rezoning of Consolidated Erf X from ‘residential 1’ with a density of 1 dwelling per erf to ‘residential 2’ with a density of 1:250.**

Erf 931 (a portion of Erf 815) is a 7m wide strip of land, reserved for Public Open Space purposes. It borders Erf 808 (a portion of Erf 657) to the west. The erven are located on Shark Island in Insel Street. The owners of Erf 808 (a portion of Erf 657), Lüderitz approached the Town Council with a request to purchase portion of Erf 931 that is directly adjacent to their erf. The Town Council approved the purchase. In order to complete the purchase, the remaining statutory procedures, described above, need to be done. Portion A is $\pm 203\text{m}^2$ in extent and once consolidated with Erf 808, the Consolidated Erf size will be $\pm 1262\text{m}^2$. The owners wish to add an additional 2 or 3 luxury apartments (maximum 4) to rent out on a long-term basis. To allow this, the Consolidated Erf needs to be rezoned to ‘residential 2’ with a density of 1 dwelling per 250m^2 .

Further take notice that the locality plan of the erf lies for inspection at the office of the Lüderitz Town Council and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed closure of the public open space and use of land as set out above may lodge such objection together with the grounds thereof with the Chief Executive Officer of Lüderitz Town Council, P O Box 19, Lüderitz, Namibia and the applicant within 14 days of the last publication of this notice (**final date for objections is 4 February 2025**).

Applicant: Du Toit Town Planning Consultants
P.O. Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email: planner1@dutoitplan.com

No. 15

2025

SUBDIVISION, CLOSURE AND CONSOLIDATION OF ERF 851, ACADEMIA EXTENSION 1

Maria Tangwa Soondaha Amulungu has been appointed by the owners of Erf 851, Academia Extension 1 to apply to the City of Windhoek and the Urban and Regional Planning Board for the following:

- **Subdivision of Erf 1034, Academia Extension 1 into Portion D and the remainder;**
- **Permanent closure of Portion D of Erf 1034, Academia Extension 1 as public open space; and**
- **Sonsolidation of Portion D of Erf 1034 with Erf 851, Academia Extension 1.**

Erf 851, Samuel Maharero Street, Academia Extension 1 is currently zoned “Residential with Density of 1 :500

Any person having objections to the proposal as set out above may lodge such objections, together with the grounds thereof, with the Chief Executive Officer of the City of Windhoek and or with the applicant in writing within 14 days of the last publication of this notice, i.e. not later than **30 January 2025**.

Applicant:

Maria Tangwa Soondaha Amulungu
P.O. Box 72316
Khomasdal
Email: maria0amulungu@gmail.com

Local Authority:

Chief Executive Officer
P.O. Box 59, Windhoek
Email: UTP@windhoekcc.org.na

No. 16

2025

SUBDIVISION, CLOSURE AND CONSOLIDATION OF ERF 856, ACADEMIA EXTENSION 1

Maria Tangwa Soondaha Amulungu has been appointed by the owners of Erf 856, Academia Extension 1 to apply to the City of Windhoek and the Urban and Regional Planning Board for the following:

- **Subdivision of Erf 1034, Academia Extension 1 into Portion M and the remainder;**
- **Permanent closure of Portion M of Erf 1034, Academia Extension 1 as public open space; and**
- **Consolidation of Portion M of Erf 1034 with Erf 856, Academia eExtension 1.**

Erf 856, Samuel Maharero Street, Academia Extension 1 is currently zoned “Residential with Density of 1 :500

Any person having objections to the proposal as set out above may lodge such objections, together with the grounds thereof, with the Chief Executive Officer of the City of Windhoek and or with the applicant in writing within 14 days of the last publication of this notice, i.e. not later than **30 January 2025**.

Applicant:

Maria Tangwa Soondaha Amulungu
P.O. Box 72316
Khomasdal
Email: maria0amulungu@gmail.com

Local Authority:

Chief Executive Officer
P.O. Box 59, Windhoek
Email: UTP@windhoekcc.org.na

No. 17

2025

SUBDIVISION, CLOSURE AND CONSOLIDATION OF ERF 860, ACADEMIA EXTENSION 1

Maria Tangwa Soondaha Amulungu has been appointed by the owners of Erf 860, Academia Extension 1 to apply to the City of Windhoek and the Urban and Regional Planning Board for the following:

- **Subdivision of Erf 1034, Academia Extension 1 into pPortion M and the remainder;**
- **Permanent closure of Portion M of Erf 1034, Academia Extension 1 as public open space; and**
- **Consolidation of Portion M of Erf 1034 with Erf 860, Academia Extension 1.**

Erf 860, Samuel Maharero Street, Academia Extension 1 is currently zoned “Residential with Density of 1 :500

Any person having objections to the proposal as set out above may lodge such objections, together with the grounds thereof , with the Chief Executive Officer of the City of Windhoek and or with the applicant in writing within 14 days of the last publication of this notice, i.e. not later than **30 January 2025**.

Applicant:

Maria Tangwa Soondaha Amulungu
P.O. Box 72316
Khomasdal
Email: maria0amulungu@gmail.com

Local Authority:

Chief Executive Officer
P.O. Box 59, Windhoek
Email: UTP@windhoekcc.org.na

No. 18

2025

SUBDIVISION OF PORTION 138 (A PORTION OF PORTION 2 (SONNLEITEN) OF FARM ONDEKAREMBA NO.78 INTO PORTION A AND REMAINDER; AND SUBSEQUENT REZONING OF THE SUBDIVIDED PORTION A FROM ‘AGRICULTURE’ WITH A GROSS DENSITY OF 1:10HA TO ‘TOURIST ESTABLISHMENT’

Du Toit Town Planning Consultants, is currently applying on behalf of the owner of the portion, Marton Investments CC (Sole member Andrea Giel) in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the City of Windhoek and the Urban and Regional Planning Board for the:

- **Subdivision of Portion 138 (a Portion of Portion 2 (Sonnleiten)) of Farm Ondekaremba No. 78 into Portion A (±200, 1341ha) and Remainder (± 290,3348ha); and**
- **Subsequent rezoning of the subdivided Portion A from ‘Agriculture’ with a gross density of 1:10ha to ‘Tourist Establishment’ for the operation of a lodge.**

The project area lies south of the Trans-Kalahari Highway (B6) and the under-construction Windhoek-Hosea Kutako Road, about 10km from Hosea Kutako International Airport. Portion 138 is 490.4675ha in extent and is currently zoned as ‘Agriculture’ under the Kappsfarm Zoning Scheme, with a density of 1:10ha.

The client plans to establish a lodge on a part of Portion 138, necessitating its subdivision to create Portion A for the lodge and a remainder of Portion 138. Portion A will be rezoned from ‘Agriculture’ to ‘Tourist Establishment’ to accommodate the lodge.

Remainder Portion 2 (Sonnleiten) of Farm Ondekaremba No. 78 (and by implication also Portion 138 and Portion 139) currently has direct access from the main road, but the ongoing construction of a Future Trunk Road, forming its northern boundary, will affect access. A new intersection northeast of the current access point is proposed, which the Roads Authority has reviewed without objection. They recommend using the existing access until the new intersection becomes operational.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is **7 February 2025**).

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

Applicant: Du Toit Town Planning Consultants
P.O. Box 6871
Ausspannplatz
Windhoek
Tel: 061-248010
Email: planner1@dutoitplan.com
