



# GOVERNMENT GAZETTE

## OF THE

# REPUBLIC OF NAMIBIA

N\$6.00

WINDHOEK - 15 January 2021

No. 7437

### CONTENTS

	<i>Page</i>
<b>GENERAL NOTICES</b>	
No. 4 Rezoning of Erf 73, Meersig, Single Residential to Institutional .....	1
No. 5 Partial subdivision, closure and rezoning of Erf 1517, Tseiblaagte, Extension 2 (public open space) .	2
No. 6 Rezoning of Erf 317, Kleine Kuppe, from “undetermined” to “general residential” with a density of 1:900 .....	3
No. 7 Permanent closure of Erf A (portion of street), Ondangwa Extension 4, measuring ±677m <sup>2</sup> as a “street”. The closed street portion will be consolidated with Erf 1386 into a consolidated Erf “X” to expand the existing private hospital on Erf 1602 .....	3

---

## General Notices

---

No. 4

2021

### REZONING OF ERF 73, MEERSIG, SINGLE RESIDENTIAL TO INSTITUTIONAL

Stewart Planning has been appointed, as above, and in terms of the Walvis Bay Town Planning Scheme and Urban and Regional Planning Act, for the rezoning of Erf 73, Meersig (c/o Light House Road & Fourth Road North, Meersig) from Single Residential to Institutional.

Erf 73, Meersig is situated in the southern part of Meersig in a well-established predominantly medium density residential neighbourhood.

The intention of this rezoning application is for permission to permanently entrench a Place of Instruction (Private School) on Erf 73, Meersig. A previous application for consent use for the development of a Private School comprising of classrooms, a reception, and other ancillary facilities on the ±1738 m<sup>2</sup> site was approved by the Council on 9 October 2019.

Plans/particulars of the application may be inspected at Town Planning, First Floor, Room 101, Civic Centre, Nangolo Mbumba Drive, Walvis Bay.

Take note that any person that has objections to the proposed rezoning may lodge such objection, in writing, together with grounds thereof, with the Municipality of Walvis Bay: Town Planning and the applicant not later than Friday 5 February 2021.

**MUNICIPALITY:**

Manager: Town Planning Section,  
Private Bag 5017,  
Walvis Bay  
E: [kasino@walvisbaycc.org.na](mailto:kasino@walvisbaycc.org.na)  
T: 064 201 3339

**APPLICANT:**

Stewart Planning,  
P O Box 2095,  
Walvis Bay  
E: [bruce@sp.com.na](mailto:bruce@sp.com.na)  
T: 064 280 770

No. 5

2021

PARTIAL SUBDIVISION, CLOSURE AND REZONING OF ERF 1517, TSEIBLAAGTE,  
EXTENSION 2 (PUBLIC OPEN SPACE)

Take notice that Stewart Planning (the applicant) intends to apply on behalf of Fransfontein Kingsway Trading CC, for the subdivision, partial permanent closure and rezoning of Erf 1517, Tseiblaagte, Extension 2 (the site) as well as for an environmental clearance certificate for the partial closure of Public Open Space.

The purpose of the application is for the creation of fifteen (15) residential land parcels for the development of housing. The site is a triangular open space situated between Twenty Sixth Avenue, Twelfth Street and Nineteenth Street, opposite the Immanuel Parish Church and existing detached dwelling houses in Tseiblaagte, Keetmanshoop. A portion of the site (about 27%) will be kept open as Public Open Space.

The above applications are submitted in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), Local Authorities Act, 1992 (Act No. 23 of 1992) as amended, and the Environmental Management Act, 2007 (Act No. 7 of 2007), as amended.

The full application is available to download from [www.sp.com.na/projects](http://www.sp.com.na/projects) or can be inspected at the Town Planning Department of the Keetmanshoop Municipality at No. 37 Hampie Plichta Avenue, Keetmanshoop.

Take note that any interested or affected party (I&AP) having objections or comments to the proposed application may register with Stewart Planning and lodge their comments and objections, together with reasons for objecting, in writing with the Municipality and Stewart Planning to the address provided below.

Written objections must be submitted before **16:00 Monday 15 February 2021**. The contact details of the municipality and applicant are provided below:

**Municipality:**

Chief Executive Officer  
Keetmanshoop Municipality  
Private Bag 2125  
Keetmanshoop  
Tel: 063 221 211

**Applicant:**

Stewart Planning  
P.O. Box 2095  
Walvis Bay  
Tel: +264 64 280 773  
[otto@sp.com.na](mailto:otto@sp.com.na)

No. 6

2021

REZONING OF ERF 317, KLEINE KUPPE, FROM “UNDETERMINED” TO “GENERAL RESIDENTIAL” WITH A DENSITY OF 1:900

**Stubenrauch Planning Consultants cc** were appointed by Olympia View Properties (Proprietary) Limited, the registered owners of Erf 317, Kleine Kuppe to apply to the City of Windhoek and Urban and Regional Planning Board for the subject rezoning of Erf 317, Kleine Kuppe.

Erf 317 is situated along Sesriem Street, in the neighbourhood of Kleine Kuppe and measures 139 141 m<sup>2</sup> in extent. According to the Windhoek Zoning Scheme, Erf 317, Kleine Kuppe is zoned for “Undetermined” purposes. It is the intension of the owner to rezone the subject erf from “Undetermined” to “General Residential” with a density of 1:900. The proposed rezoning of Erf 317, Kleine Kuppe, to “General Residential” with a density of 1:900 will allow for a maximum of 154 dwelling units in total on Erf 317, given the size of the subject erf.

The proposed rezoning will formalise the existing 40 residential units which were approved vide the City’s Resolution 143/06/2010, as well as enable the construction of an additional 89 dwelling units on Erf 317, Kleine Kuppe. **It should be noted that although the rezoning of Erf 317 to a density of 1:900 allows for the construction of a maximum of 154 dwelling units, the topography of the subject erf and urban design concept of an up-market development restricts the development to a total of 129 dwelling units.**

Once the rezoning is approved, our client will appoint an engineer to design the service system on Erf 317, Kleine Kuppe to ensure that water and sewer is safely distributed and disposed from the units.

In line with the Windhoek Zoning Scheme, sufficient onsite parking will be provided for the proposed development.

Please take note that the locality map of the subject erf lies open for inspection during normal office hours on the town planning notice board at the Customer Care Centre of the City of Windhoek (Town house, Independence Avenue, 5th floor, office No. 515) and SPC Office, 45 Feld Street, Windhoek.

Further take notice that any person objecting to the proposed change in land use as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek and with the applicant (SPC) in writing on or before **Friday, 5 February 2021.**

**Applicant:** Stubenrauch Planning Consultants  
PO Box 41404  
Windhoek  
Tel.: (061) 251189

The Chief Executive Officer  
City of Windhoek  
PO Box 59  
Windhoek

No. 7

2021

PERMANENT CLOSURE OF ERF A (PORTION OF STREET), ONDANGWA EXTENSION 4, MEASURING ±677M<sup>2</sup> AS A “STREET”. THE CLOSED STREET PORTION WILL BE CONSOLIDATED WITH ERF 1386 INTO A CONSOLIDATED ERF “X” TO EXPAND THE EXISTING PRIVATE HOSIPTAL ON ERF 1602

Take notice that TOYA Urban Planning Consultants cc intends applying to the Ondangwa Town Council in terms of Section 50(3)(a)(ii) and Section 50(3)(a)(iv) of the Local Authorities Act, 1992 (Act No. 23 of 1992), for a proposal to permanently close Erf A (a Portion of a Street) measuring ±677m<sup>2</sup> in extent as a “Street” Ondangwa Extension 4 to enable the registered owner of Erf 1386 to consolidate the closed street portion with Erf 1386 into consolidated Erf “X” Ondangwa Extension

4. The purpose of the closure is to allow the expansion of the existing private hospital located on Erf 1602 Ondangwa Extension 4. The locality plan for the proposal lies for inspection during normal office hours on the town planning notice board of the Ondangwa Town Council Office situated along the B1 Main Road, Ondangwa.

Further take note that any person objecting against the proposed permanent closure of the street portion may lodge such objection together with the grounds thereof, with the **Chief Executive Officer of Ondangwa Town Council: Private Bag 2032, Ondangwa** or **The Secretary of the Urban and Regional Planning Board: Private Bag 13289, Windhoek** or with the Applicant :**TOYA Urban Planning Consultants, P.O. Box 99294, Windhoek Contact: Mr. Simon Shinguto at 081 3099839 or Mr. Tobias Pendapala Newaya at 0811243321.**

---