

MINUTES OF THE SITE MEETING

Erf 5748 WALVIS BAY: ENVIRONMENTAL CLEARANCE

-Establishment of Approximately 427 Sectional Title Dwelling Units with Ancillary Outbuildings, Walvis Bay, Erongo Region of Namibia

Date: 23rd June 2022
Time: 1000 Hours
Location: Erf 5748 Walvis Bay, Namibia

i. Stakeholder's Attendance:

Name	Organization
1. Mbuta Shaningwa	Walvis Bay Municipality
2. Lasco Husselman	Walvis Bay Municipality
3. Ziaan Adams	Walvis Bay Municipality
4. Nangula Amatsi Amutenya	Walvis Bay Municipality
5. Henok Shikongo	Walvis Bay Municipality
6. Kristofina Asino	Walvis Bay Municipality
7. Emmanuel Hama	Erongo Consulting Group
8. Pauline Nyarota	Erongo Consulting Group
9. Johann Otto	Stewart Planning

ii. Call to Order

The meeting was called to order at 10.00 Hours.

iii. Opening and Welcoming

Emmanuel M. Hama (Erongo Consulting Group / EAP) welcomed and thanked everyone present, informed the attendees on the main agenda of the site meeting.

He highlighted that the project is not a listed activity that necessitated the completion of an ECC. The "Greater Dunes Area" has already undergone an EIA.

The Walvis Bay Municipality requested an Environmental Scoping report in order for the Consent Application to be approved. The exercise's goal is to evaluate the full impact of the proposed development on future residents and nearby neighbors (see Appendix F).

The Walvis Bay Municipality initially identified mosquitoes, flies, and odor as immediate impacts on future residents and neighbors. The Draft Environmental Management Plan (EMP) is expected to identify all mitigated measures to protect all future residents residing within the proposed housing development from mosquitoes, flies, odor, and all other impacts.

iv. Issues Raised During the Site Meeting

Issue / Impact	Identified potential impacts
Traffic	<ul style="list-style-type: none"> The Environmental Assessment Practitioner, will conduct a Traffic Impact Assessment as part of the EIA process, and should consult with appointed engineers, the Roads Authority, and Walvis Bay Municipality to use the existing Dunes Mall entrance. No new entrance from the C14/M36 is proposed. If required, Council can grant consent subject to Roads Authority approval. Can the existing circle/driveway/access to the C14/M36 handle the additional traffic from the houses?
C14/M36 Road Traffic Noise:	<ul style="list-style-type: none"> How will noise be mitigated? Erf 5748 provides a potential sound buffer. Who is responsible? Proponent or Municipality of Walvis Bay?
Health Impacts: Odours / Mosquitoes / Flies:	<ul style="list-style-type: none"> The proposed development will be very close to a sewerage plant, which will cause odours and flies. Nearby residents, such as Hermes, have already lodged numerous complaints against the Walvis Bay Municipality. Mosquito breeding is widespread in the area, making living conditions unbearable. Aside from mosquitos, other health hazards include odour and flies. How will this affect living conditions? How can this be mitigated? The proponent to be responsible for all mitigation efforts (and not the Walvis Bay Municipality)
Earthworks:	<ul style="list-style-type: none"> Poor earthworks/compaction can lead to poor building integrity = financial cost to house owners. Proper compaction/earthworks are required. Proponent is responsible.
Water Seepage:	<ul style="list-style-type: none"> Water from wetlands seeps underground and can negatively affect soil foundation (also related to earthworks). How can this be avoided/mitigated? Ensure consistent slope toward the floor drain(s) in a basement. Drain tile/sump pump installation - this can be done on the inside or outside perimeter of the foundation wall and will typically relieve enough of the groundwater pressure to prevent seepage from occurring. The proponent is responsible
Impact of development on flora/fauna:	<ul style="list-style-type: none"> Does the development have any impact on the habitat of migrating birds? Impacts on existing vegetation? No important ecosystem services were identified. Wetland is considered not visually appealing.
Impact of surrounding land uses on development:	<ul style="list-style-type: none"> Future industrial uses in Walvis Bay Ext 19, the existing landfill, incinerator and sewerage treatment works. Will the land use/smell/smoke affect the housing development? How to be mitigated? Responsibility: Proponent

<p>Social Impacts:</p>	<ul style="list-style-type: none"> • Need for open space/parks for children to play. • Need to incorporate a day care center within development. • Potential need to incorporate a public pedestrian link between Dunes Mall & housing development. • Potential to incorporate water bodies within development. • Consider implementing different housing options and additional garages. • Consider implementing bicycle/pedestrian friendly lanes. • Will residents be able to incorporate their own building style and colour scheme? •
<p>Project Alternatives</p>	<ul style="list-style-type: none"> • Proponent to consider Council owned Farm 37/Green Valley Township. Feasible or not? • Proponent to consider Council owned blocks of land in Narraville. Feasible or not? • Proponent to consider mixed land uses and higher building heights on Erf 5747. Feasible or not? • Proponent did consider Erf 5748 for housing development which was scrapped and now undetermined at this stage. Only Erf 5747 is now considered for housing. • ??? •
<p>General Q&A + Notes:</p>	<p>Considering the amount of earthworks required for just a single storey housing development; is the project even feasible?</p> <p>A = IHS deemed project economically feasible.</p> <p>Is the roads private?</p> <p>A = Yes, streets/parks are privately built and maintained by the body corporate and not the Municipality of Walvis Bay. Only the registered road servitude will be publicly accessible.</p> <p>Is this a gated community?</p> <ul style="list-style-type: none"> • A = Yes, likely to be a gated community with controlled access points. <p>What is the difference between an informal and formal EIA/EMP.?</p> <ul style="list-style-type: none"> • A = Formal EIA/EMP required for listed activities which require an ECC. Informal EIA/EMP required for activities which do not require an ECC but required for information purposes/record keeping. <p>The EIA/EMP is required by Municipality of Walvis Bay to help with their decision making (ECC not required as activity was not listed). ECC only required if Ministry determines so (it was suggested that an ECC is required to make the EIA/EMP legally binding on the proponent).</p>

v. Conclusion

The EAP thanked all stakeholders present and advised that the Scoping Report and Draft EMP shall be shared with the Walvis Bay Municipality in due course.

The meeting adjourned at 1045 Hours.



STEWART PLANNING

TOWN & REGIONAL PLANNERS

First Floor CLA Building
84 Theo Ben Gurirab Street
Walvis Bay

www.sp.com.na
Tel: (064) 280 770
Email: otto@sp.com.na

Our reference: 5748WB

13 June 2022

Chief Executive Officer
Municipality of Walvis Bay
Private Bag 5017
Walvis Bay
13013
Namibia

Per email: Ms Kristy Asino townplanning@walvisbaycc.org.na

ERF 5748 WALVIS BAY CONSENT USE: PROOF OF NOTICE

Dear Kristy,

Reference is made to our consent use application for Erf 5748 Walvis Bay dated 20 May 2022.

In this letter, we provide proof of notice in terms of Clause 9 of the Walvis Bay Zoning Scheme.

1. Proof of Notice

The application was advertised in the following manner:

- **Notices in 2x Newspapers for 2 Weeks.**

Notices were advertised on 20 May and 3 June 2022 in the Namib Times. It is noted that Namib Times missed the 27 May notice so it was published on 3 June 2022 (see Annexure A).

- **Notice on Site**

A notice board was placed close to the site at the Dunes Mall entrance (east of the circle) as depicted in Figure 1 and was on display to the general public from 20 May to 10 June 2022.



Figure 1: Photo of notice close to Erf 5748 Walvis Bay at the Dunes Mall entrance (Date: 23 May 2022).

- **Notice at the Local Authority.**

A notice was placed at the Local Authority and was on display from 20 May to 10 June 2022.

- **Notice to neighbouring landowners**

Notice was given to neighbouring landowners via registered mail and/or email as shown in Table 1 (see Annexure B).

Table 1: Manner in which neighbouring landowners were notified on 24 May 2022.

Erf Number	Owner's Name	By Registered Mail	By Email
1. Erven 5748-5749 & Rem. 5433 Walvis Bay	Dunes Mall (Pty) Ltd	✓	✓
2. Erf 4446 Walvis Bay	Anthony J	✓	✓
3. Erf 4447 Walvis Bay	Bay Bricks	✓	✗
4. Erf 4448 Walvis Bay	Erf Triple Four Eight CC	✓	✓
5. Erf 4449 Walvis Bay	St Gabriel Community Services	✓	✓
6. Erf 4450 Walvis Bay	Roads Authority Weighbridge	✓	✓

The deadline for objections was before or on **17:00, Friday 10 June 2022**. This afforded interested and affected parties at least 14 days as required by the Scheme.

2. Comments and objections

On 10 June 2022, Dunes Mall (Pty) Ltd gave its written support to the consent use application (see Annexure C) provided that actual commencement of construction work can only occur once Erf 5748 Walvis Bay is fully transferred to the applicant.

No written objections to the consent use application were received.

The Municipality of Walvis Bay has raised internal comments and concerns about health and environmental impacts which were addressed in the consent use report dated 20 May 2022.

The Municipality of Walvis Bay is hesitant to issue consent use approval without an EIA/EMP/ECC. In terms of Clause 52 of the Walvis Bay Zoning Scheme, in giving its approval, authority, permission or consent under any Clause, the Council may impose such conditions as it deems necessary.

Therefore, it is recommended that the Council approves the consent use application, subject to EIA/EMP/ECC conditions provided under the following recommendation.

3. Recommendation

Due to receiving no objections against the consent use application, it is recommended that the Town Planner can approve the application under delegated authority, subject to the following conditions of approval:

1. That the applicant consults the Environmental Commissioner on whether an EIA/EMP/ECC is required or not;
2. That the applicant conducts an EIA/EMP should it be required and obtains an ECC for the project;
3. That no building plans will be approved unless an ECC is obtained unless the Environmental Commissioner determines that no ECC is required; and
4. Should an ECC not be granted, then the consent use lapses unless the Environmental Commissioner determines that no ECC is required.

Yours faithfully,



Johann Otto

Registered Town & Regional Planner in Training (NCTRP)



Tel: +264 64 280 773 | Email: otto@sp.com.na

4. Attachments

- Annexure A: Newspaper Tearsheets
- Annexure B: Registered Mail & Notices
- Annexure C: Dunes Mall Letter

20 MAY 2022

**NOTICE OF CONSENT APPLICATION IN
TERMS OF THE
WALVIS BAY TOWN PLANNING SCHEME**

CONSENT: To erect/establish/develop approximately 427 sectional title dwelling units with ancillary outbuildings and to use the ground floor for residential purposes.

LAND PARCEL: Erf 5748 (a portion of Erf 5433) Walvis Bay.

STREET NAME: C14/M36 Trunk Road via the Dunes Mall entrance.

In terms of the Walvis Bay Town Planning Scheme, notice is hereby given that Stewart Planning – Town & Regional Planners, have applied to the Municipality of Walvis Bay for permission to erect/establish/develop approximately 427 sectional title dwelling units (two-bedroom units) with ancillary outbuildings (garages) on Erf 5748 (a portion of Erf 5433) Walvis Bay with further consent to use the ground floor for residential purposes.

The proposed development, known as the "IHS HOUSING PROJECT", will be located southeast of the Dunes Mall in Walvis Bay. The locality of the site, plans and particulars of this application may be obtained at Town Planning, First Floor, Rooms 101 & 105, Civic Centre or can be downloaded from www.sp.com.na/projects.

Any person having any objection to the proposed use of land or the erection and use of the proposed buildings must lodge such objection together with grounds thereof, with the General Manager: Roads and Building Control (Town Planning) and Stewart Planning, in writing not later than 17:00 Friday, 10 June 2022.
Local Authority:

General Manager: Roads & Building Control
Town Planning
Municipality of Walvis Bay
Private Bag 5017 Walvis Bay
townplanning@walvisbaycc.org.na

Applicant:
Stewart Planning
PO Box 2095 Walvis Bay
064 280 773
otto@sp.com.na

**Swakopmund Municipality
Procurement Management Unit****OPEN NATIONAL BID INVITATION**

PROCUREMENT NO	: NCS/ONB/SM-001/2022
DESCRIPTION	: Provision of Brokers Services for Council's Portfolio for The Period 1 July 2022 to 30 June 2025
SCOPE	: Ensure that Council's Assets and Liabilities are properly insured, Handling of all Claims on Behalf of Council, Handle all Liability Claim Including all Communications With Third Party.
PREREQUISITES	: Proof of Provision as an Insurance Broker in a Portfolio of similar complex nature over the past 5 years (Minimum 3 reference letters from previous clients)
CLOSING DATE	: Monday, 20 June 2022 at 11:00
DOCUMENTS	: Available at the Cashiers at the Swakopmund Municipal Building, c/o Rakotoka Street & Daniel Kamho Avenue, Swakopmund.
LEVY	: N\$300.00 (Non-refundable, VAT Incl.)
TECHNICAL ENQUIRIES TEL MOBIL	: Ms G. Mukena +264 – 64 – 410 4302 +264 – 81 142 1398
PROCUREMENT ENQUIRIES TELL	: Mr H Kanandjembo +264 – 64 – 410 4104

The bids (1 original + 1 copy) must be in sealed envelopes and clearly marked on the front **NCS/ONB/SM-001/2022 - Provision of Brokers Services for Council's Portfolio for The Period 1 July 2022 to 30 June 2025** and addressed to the Head of the Procurement Management Unit. Bidder's name & address must be clearly marked on the back of the sealed envelopes. Bids must be placed in the RED bid box on the Ground Floor of the Swakopmund Municipal Offices, c/o Rakotoka Street & Daniel Kamho Avenue, Swakopmund or posted to the Head of the Procurement Management Unit, P.O. Box 53, Swakopmund.

Notice 33/2022

Mr. A. Benjamin
Chief Executive Officer

NOTICES

TENDER

First Publication Date: 20 May 2022

TENDER**DEBMARINE NAMIBIA EO428: ANCHOR HANDLING TUG SUPPLY VESSEL – CHARTER SERVICES****DESCRIPTION:**

Debmarine Namibia requires the specialised services of an experienced service provider to provide an Anchor Handling Tug supply vessel. The service provider should have the technical and commercial capability to provide the below listed scope and activities from the Port of Lüderitz, Namibia. The tug will operate from Lüderitz providing services between Walvis Bay, Cape Town and in the operational area which is off-shore Oranjemund.

SCOPE OF WORK:

Specific marine services/operations:

- Carriage of cargo, tools, equipment;
- Support refuelling at sea operations;
- Moving and repositioning of anchors and placement of mooring systems;
- Socketing of wires onboard or wire change outs at sea;
- Hazard recovery (anchors and chains);
- Operating platform: ROV dives and diving operations support;
- Fuel and fresh water transfers;
- Vessel support and standby at sea;
- Reporting of other vessels in the vicinity;
- Emergency response – life at sea and fire fighting (FI-FI class 1), rescue support and escort capabilities;
- Anti-pollution response and support;
- Integration into other emergency or salvage and rescue response plans and activities.

CARGO OPERATIONS:

- Handling and carriage of loose and containerised spares, equipment, waste, scrap and hazardous items, victuals and cold freezer container to and from the Debmarine Namibia operations area and port of operations (Port of Lüderitz).
- Emergency port calls to collect spares and equipment.
- Carriage of spares, tools and equipment between the Debmarine Namibia fleet.

DOMAIN PRESENCE AND PERIMETER PATROLS:

- Presence in the Debmarine Namibia operations area;
- Patrolling of indicated areas and providing observation reports;
- Response on or as per request to assist in the confirmation of a presence of the vessel and the identification of the vessel if and when requested to host and assist with deployment of private security, state security or military personnel.

AHTSV SPECIFICATIONS

- Dynamic Position 1 or 2 (DP2 advantage)
- 70 - 100 tons bollard pull
- 360 - 400 m2 Cargo deck space area
- Minimum 12 knots speed

TENDER DOCUMENTATION:

Businesses interested in providing such services are to request a tender document with reference: DEBMARINE NAMIBIA EO428: ANCHOR HANDLING TUG SUPPLY VESSEL – CHARTER SERVICES
Email Address: Tenders@debmarine.com

TENDER CLOSING DATE:

Date: 1 July 2022 at 12h00

Electronic documents to be submitted via email: Tenders@debmarine.com

Subject: DEBMARINE NAMIBIA EO428: ANCHOR HANDLING TUG SUPPLY VESSEL – CHARTER SERVICES

File Type: PDF format

Tender documents should be submitted in accordance with the date and time indicated above.

DISCLAIMER:

Debmarine Namibia shall not be responsible for any costs incurred in the preparation and submission of a response to this tender and furthermore reserves the right not to extend this tender into any future tenders, negotiations and or engagements.

Debmarine Namibia shall not accept submissions rendered after the closing date and time.

DEBMARINE
NAMIBIA

NOTICES

ESTATE NOTICE Swakopmund, Namibia.

ESTATE
NUMBER: E
1130/2022

In the estate of the late
Annelia Lubbe,
Identity Number
551219 0030 9, who
died on 27 September
2021, resided at No 10
Davies Street, Vineta,

Creditors and debtors of
the above estate are
called upon to lodge
their claims or pay their
debts to the estate at the
undermentioned
address within a period
of 30 days from date of
publication of this
notice.

PJBURGER
Agent of the Executor
c/o **KINGHORN**
ASSOCIATES
Haus Altona
2 – 6 Tobias Hainyeko
Street
PO Box 1455
Swakopmund
info@kinglaw.com.na
(Ref: PJB/EST291/
0001-60)

NOTICE

Pektech Information Technologies cc
herewith intends to apply to the
Swakopmund Municipal Council for a
Resident Occupation Special Consent, to
operate an "administrative office" on
the premises of Erf 9630 Swakopmund
Extension 18, Auob Street as provided for
in terms of Clause 6 of the Swakopmund
Zoning Scheme.

Details of which are obtainable from the
General Manager: Engineering &
Planning Services.

Any person having any objection against
such application should lodge such
objection/s in writing and within 14 days of
the last publication to the Swakopmund
Municipality and the applicant, during
normal business hours.

Closing date for objections or comments
is:

17th June 2022.

Contact Person: M. M Pekalski, Cell: 081
462 3601, Email: info@pektech.net
or

Mr. J. Heita (Manager: Town Planning)
Tel: +264 (64) 4104403

NOTICE OF CONSENT APPLICATION IN TERMS OF THE WALVIS BAY TOWN PLANNING SCHEME

CONSENT: To erect/establish/develop approxi-
mately 427 sectional title dwelling units with ancillary
outbuildings and to use the ground floor for residential
purposes.

LAND PARCEL: Erf 5748 (a portion of Erf 5433)
Walvis Bay.

STREET NAME: C14/M36 Trunk Road via the
Dunes Mall entrance.

In terms of the Walvis Bay Town Planning Scheme,
notice is hereby given that Stewart Planning – Town &
Regional Planners, have applied to the Municipality of
Walvis Bay for permission to erect/establish/develop
approximately 427 sectional title dwelling units (two-
bedroom units) with ancillary outbuildings (garages)
on Erf 5748 (a portion of Erf 5433) Walvis Bay with
further consent to use the ground floor for residential
purposes.

The proposed development, known as the "IHS
HOUSING PROJECT", will be located southeast of
the Dunes Mall in Walvis Bay. The locality of the site,
plans and particulars of this application may be
obtained at Town Planning, First Floor, Rooms 101 &
105, Civic Centre or can be downloaded from
www.sp.com.na/projects.

Any person having any objection to the proposed use of
land or the erection and use of the proposed buildings
must lodge such objection together with grounds
thereof, with the General Manager: Roads and Building
Control (Town Planning) and Stewart Planning, in
writing not later than 17:00 Friday, 10 June 2022.
Local Authority:

General Manager: Roads & Building Control
Town Planning
Municipality of Walvis Bay
Private Bag 5017 Walvis Bay
townplanning@walvisbaycc.org.na

Applicant:
Stewart Planning
PO Box 2095 Walvis Bay
064 280 773
otto@sp.com.na

NOTICE OF THE CONSENT APPLICATION IN TERMS OF THE WALVIS BAY TOWN PLANNING SCHEME

CONSENT: Accommodation Establishment - Self Catering **ON ERF NO: 93 TOWN-
SHIP/AREA: Meersig STREET NAME & NO: 25 First Road Meersig, Walvis Bay.**

In terms of the Walvis Bay Town Planning Scheme, notice is hereby given that I/we, the
undersigned, have applied to the Walvis Bay Municipality for permission to erect/establish on
the site a/an: **Self-Catering Accommodation.**

Plans may be inspected or particulars of this application may be obtained at Town Planning,
First Floor, Rooms 101 & 105, Civic Centre.

Any person having any objection to the approval of this application, must lodge such
objection, together with grounds thereof, with the General Manager: Roads and Building
Control, (Town Planning), Private Bag 5017, Walvis Bay and the applicant, in writing, not
later than **17 June 2022.**

NAME AND ADDRESS OF APPLICANT: Maret Malan, PO Box 2494, Walvis Bay, email:
maretmalan@gmail.com.

REQUEST FOR PROPOSALS

First Publication Date: 12 May 2022

REQUEST FOR PROPOSALS

DBMNE0431 - DEVELOPMENT OF A MARINE ENVIRONMENTAL STAKEHOLDER ENGAGEMENT PLAN

SCOPE OF WORK:

Debmarine Namibia is seeking an experienced consultancy service provider to develop a stakeholder engagement plan with a very specific focus on the environmental management aspects associated with marine diamond recovery operations, based on principles of transparency, inclusiveness, accountability and open communication.

The detailed scope for developing the marine environmental stakeholder engagement plan should cover the following aspects:

- Mapping and analysis of all key internal and external stakeholders both national, regional and international.
- Defining stakeholder engagement strategy and objectives.
- Developing a detailed process and clear mechanism for effective stakeholder engagement and coordination with all stakeholders.
- Developing a process or guideline that outlines how any information to stakeholders will be disclosed and how meaningful consultation and informed participation will occur.
- Mapping of appropriate engagement tools to identified stakeholders including innovative approaches to communication.
- Designing and developing a mechanism for receiving input and feedback from key stakeholders, which should be integrated into existing systems where possible.
- Developing a process through which outputs of environmental studies related to diamond recovery activities will be communicated to key stakeholders including academia and industry.
- Integration of the developed marine environmental stakeholder management plan into the broader Debmarine Namibia stakeholder engagement plan.

DOCUMENTS TO SUBMIT:

1. Company profile.
2. Years of experience in advising on stakeholder engagement and the development of stakeholder engagement plans with a focus on environmental management.
3. Highlight of at least five (5) projects where similar solutions have been developed and applied.
4. Detailed outline of proposed approach, methodology, potential solution development and likely timelines.
5. Overview of proposed team available to support the work with highlight of background, expertise and experience in communication and stakeholder engagement.
6. Proposed cost.

Registered businesses providing such services are requested to submit the required documentation with
Reference Number DBMNE0431 by 17 June 2022 at 12H00, by electronic submission.

ELECTRONIC SUBMISSIONS:

Email Address: Tenders@debeersgroup.com
Subject: DBMNE0431 – Development of a marine environmental stakeholder engagement plan
File Type: Submissions to be in PDF format

ENQUIRIES:

The Procurement Officer
Tel: +264 61 297 8481
Email: Tenders@debeersgroup.com
File Type: Specify the Reference Number DBMNE0431

DISCLAIMER:

Debmarine Namibia shall not be responsible for any costs incurred in the preparation and submission of a response to this proposal and furthermore reserves the right not to extend this proposal into any future tenders, negotiations and/or engagements.

Debmarine Namibia will not accept submissions rendered after the closing date and time.

DEBMARINE
NAMIBIA

From: mikkie@namibtimes.net
To: Johann Otto
Subject: FW: Erf 5748 Walvis Bay: Notice in Namib Times for 20 and 27 May 2022
Date: 07 June 2022 12:32:53
Attachments: [image001.png](#)
[11.pdf](#)

Good day Johann

The repeat was unfortunately missed and only appeared in the Namib Times of 3 June

Page 11 with your notice attached

Our apologies for the mistake

Kind regards

Mikkie Kriel
Namib Times Marketing
Tel: 064-205854
Cell: +264 817258070 - Work
Cell: +264 812869519
Email: mikkie@namibtimes.net

From: Pro-print <pro-print@namibtimes.net>
Sent: Tuesday, 07 June 2022 8:54 AM
To: mikkie@namibtimes.net
Subject: RE: Erf 5748 Walvis Bay: Notice in Namib Times for 20 and 27 May 2022

From: Johann Otto <otto@sp.com.na>
Sent: Monday, 06 June 2022 2:10 PM
To: mikkie@namibtimes.net
Cc: desiree <desiree@namibtimes.net>
Subject: RE: Erf 5748 Walvis Bay: Notice in Namib Times for 20 and 27 May 2022

Thanks Mikkie,
Page 10 contains our 72 Meersig notice (saved for my record). Do you perhaps have the notice for Erf 5748 Walvis Bay?
Many thanks,
Johann

Johann Otto
Town Planning Officer

84 Theo Ben Gurirab Avenue | First Floor CLA Building | Box 2095 Walvis Bay
Tel: (064) 280 773 | Email: otto@sp.com.na | Website: www.sp.com.na

From: mikkie@namibtimes.net <mikkie@namibtimes.net>
Sent: 06 June 2022 13:18

To: Johann Otto <otto@sp.com.na>

Subject: RE: Erf 5748 Walvis Bay: Notice in Namib Times for 20 and 27 May 2022

Good day

Attached page 10 with your notice

Kind regards

Mikkie Kriel

Namib Times Marketing

Tel: 064-205854

Cell: +264 817258070 - Work

Cell: +264 812869519

Email: mikkie@namibtimes.net

From: Johann Otto <otto@sp.com.na>

Sent: Monday, 06 June 2022 12:42 PM

To: desiree <desiree@namibtimes.net>

Subject: RE: Erf 5748 Walvis Bay: Notice in Namib Times for 20 and 27 May 2022

Good day Desiree,

Could you send me the tearsheet for my 5748 notice for 27 May 2022? I forgot to get the paper on that day.

Many thanks,

Johann

Johann Otto

Town Planning Officer

84 Theo Ben Gurirab Avenue | First Floor CLA Building | Box 2095 Walvis Bay

Tel: (064) 280 773 | Email: otto@sp.com.na | Website: www.sp.com.na

From: Johann Otto

Sent: 18 May 2022 11:40

To: desiree <desiree@namibtimes.net>

Cc: Desiree (lolla@namibtimes.net) <lolla@namibtimes.net>

Subject: Erf 5748 Walvis Bay: Notice in Namib Times for 20 and 27 May 2022

Good morning Desiree,

I wish to publish the attached notice (in Word and PDF format), in the Namib Times on the following dates:

- **Friday, 20 May 2022; and**
- **Friday, 27 May 2022.**

Please add the publication costs to our account. Kindly confirm if the above dates are in order?

Many thanks,



STEWART PLANNING

TOWN & REGIONAL PLANNERS

First Floor CLA Building
84 Theo Ben Gurion Street
Walvis Bay

www.sp.com.na
Tel: (064) 280 770
Email: otto@sp.com.na

Reference: 5748WB

23 May 2022

Customer Care
Municipality of Walvis Bay
Private Bag 5017 Walvis Bay

SUBJECT: REQUEST FOR NEIGHBOURS INFORMATION

Dear Sir or Madam,

We have submitted a consent use application for Erf 5748 Walvis Bay and we need to notify neighbouring land owners of the application for potential objections. Will you please provide our office with the contact details of the following property owners? Please scan and email the information to otto@sp.com.na.

Erf Number	Owner's Name	Postal Address	Email Address	Mobile Number
Erf 5748 Walvis Bay (example)	Dunes Mall (Pty) Ltd	PO Box 90757 Windhoek	Peter@atterbury.co.za	+27 82 375 0980
Rem. Erf 5433 Walvis Bay		5284 WB		061-230759 0812934868
Erf 5749 Walvis Bay				
Erf 4446 Walvis Bay	Anthony J.	2075 WB	vladimir@iway.na	081128865
Erf 4447 Walvis Bay	Bay Bricks	2075 WB		
Erf 4448 Walvis Bay	Erf Triple bar	2786 WB	keq@iway.na	061-209166
Erf 4449 Walvis Bay	St Gabriel	1939 WB		
Erf 4450 Walvis Bay	Read Author			

Yours sincerely,

Johann Otto
STEWART PLANNING

LIST OF REGISTERED ITEMS POSTED

24 MAY 2022

by JOHANN OTTO - STEWART PLANNING



nampost®

Sender's reference no.	Addressee's name and address	Registration no.
1	DUNES MALL (PTY) LTD P.O. BOX 5284 WALVIS BAY	ERVEN 5433 + 5747-49 BA 000 736 325 NA
2	ANTHONY J. & BAY BRICKS P.O. BOX 2075 WALVIS BAY	ERVEN 4446 + 4447 BA 000 736 339 NA
3	ERF TRIPLE FOUR EIGHT CC P.O. BOX 2786 WALVIS BAY	ERF 4448 BA 000 736 342 NA
4	ST GABRIEL COMMUNITY SF PO BOX 2927 WALVIS BAY	ERF 4449 BA 000 736 356 NA
5	ROADS AUTHORITY PO BOX 145 WALVIS BAY	ERF 4450 BA 000 736 360 NA

NAMPOST
VAT Reg No: 0024451015
Branch: Walvisbay

Date: 24/05/22 Time: 11:53:40
Counter: 5 LORETTAST STOCKUNIT04

Qty Product	Price VAT
5 Letter	\$26.50
Registered Mail	\$180.50
(Registered Item No)	
(P1 185 Form No:5 FIVE ON LIST)	
(Recipient Name)	
(Address Line 1)	
(Address Line 2)	
(Address Line 3)	
(Address Line 4)	
PrePaid	-\$207.00
Net	-\$23.54
Tax Code	Amount
VAT A (0%)	Total Tax
VAT B (15%)	\$156.96
Total	\$23.54
	\$0.00

Name:
Address:

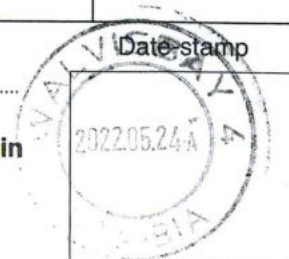
Receipt No: 264-13101-5-2007665-2
THANK YOU FOR USING YOUR POST OFFICE
DANKIE DAT U DIE POSKANTOOR GEBRUIK
TANGI ESHI HOLONGIFA OPOOSA YOYE

studio print 28054

Number of items 5 five Received by [Signature]

No compensation will be considered unless enquiry regarding this postal article is made within one year after the date of posting.

P1/185





STEWART PLANNING

TOWN & REGIONAL PLANNERS

First Floor CLA Building
84 Theo Ben Gurirab Street
Walvis Bay

P.O. Box 2095
Tel: (064) 280 770
Email: otto@sp.com.na

Reference: 5748WB

24 May 2022

Dunes Mall (Pty) Ltd
Owner/occupier of Erven 5747, 5748, 5749, and Remainder Erf 5433 Walvis Bay

Per registered mail: P.O. Box 5284
Walvis Bay
13013
Namibia

ERF 5748 WALVIS BAY: IHS HOUSING PROJECT: NOTICE TO OWNER/OCCUPIER

Please take note that Stewart Planning – Town & Regional Planners has been appointed by International Housing Solutions (IHS) to apply to the Municipality of Walvis Bay for permission to erect/establish/develop approximately 427 sectional title dwelling units (two-bedroom units) with ancillary outbuildings (garages) on Erf 5748 (a portion of Erf 5433) Walvis Bay with consent to use the ground floor for residential purposes.

The proposed development, known as the “IHS HOUSING PROJECT”, will be located southeast of the Dunes Mall in Walvis Bay. The locality of the site, plans and particulars of this application may be obtained at Town Planning, First Floor, Rooms 101 & 105, Civic Centre or can be downloaded from www.sp.com.na/projects.

Any person having any objection to the proposed use of land or the erection and use of the proposed buildings must lodge such objection together with grounds thereof, with the General Manager: Roads and Building Control (Town Planning) and Stewart Planning, in writing not later than **17:00 Friday, 10 June 2022**.

Yours faithfully,

Johann Otto

Registered Town & Regional Planner in Training (NCTRP)



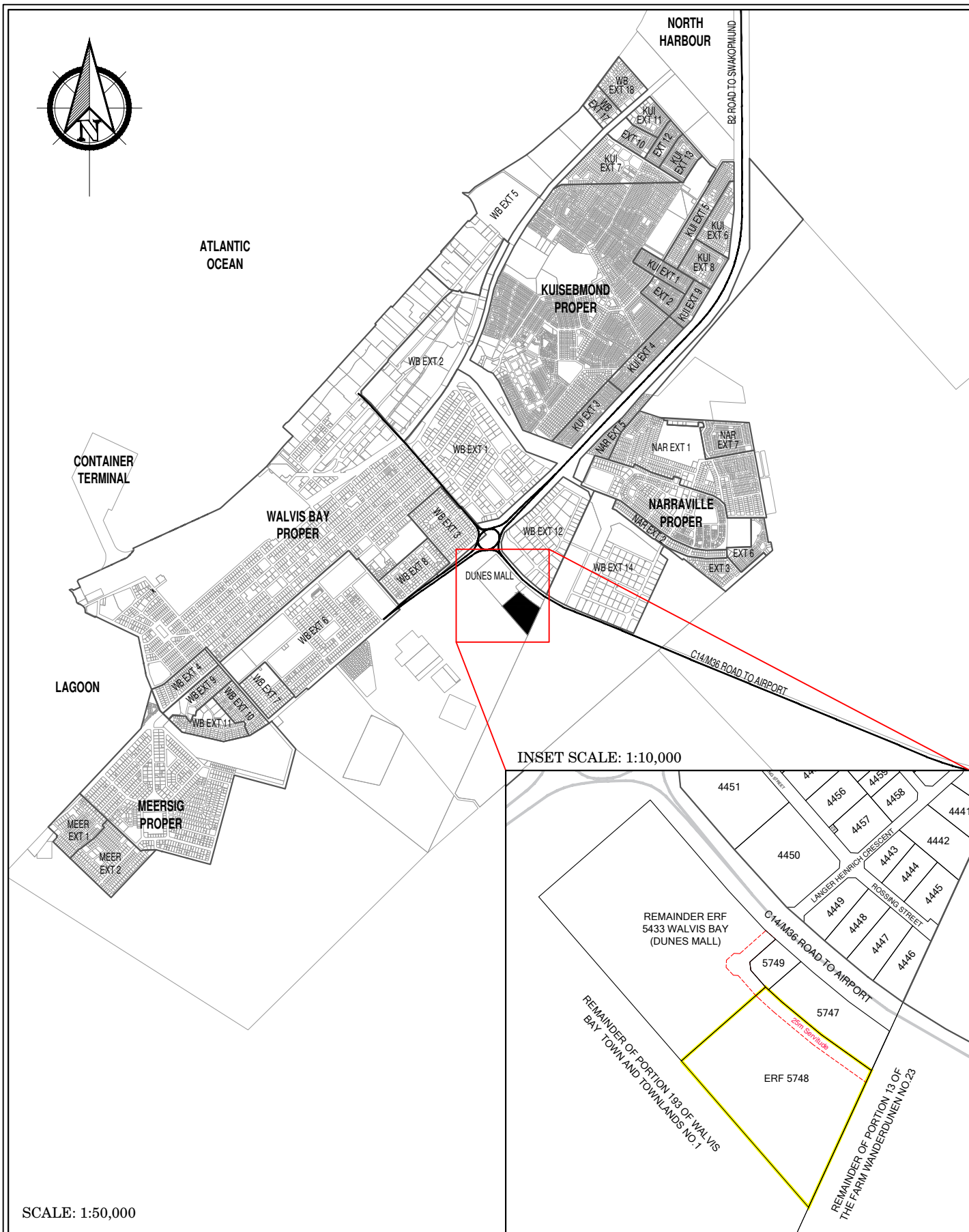
Tel: +264 64 280 773 | Email: otto@sp.com.na

Local Authority:

General Manager: Roads & Building Control
Town Planning
Municipality of Walvis Bay
Private Bag 5017 Walvis Bay
townplanning@walvisbaycc.org.na

Applicant:

Stewart Planning
Town & Regional Planners
P.O. Box 2095 Walvis Bay
064 280 773 or otto@sp.com.na



SCALE: 1:50,000

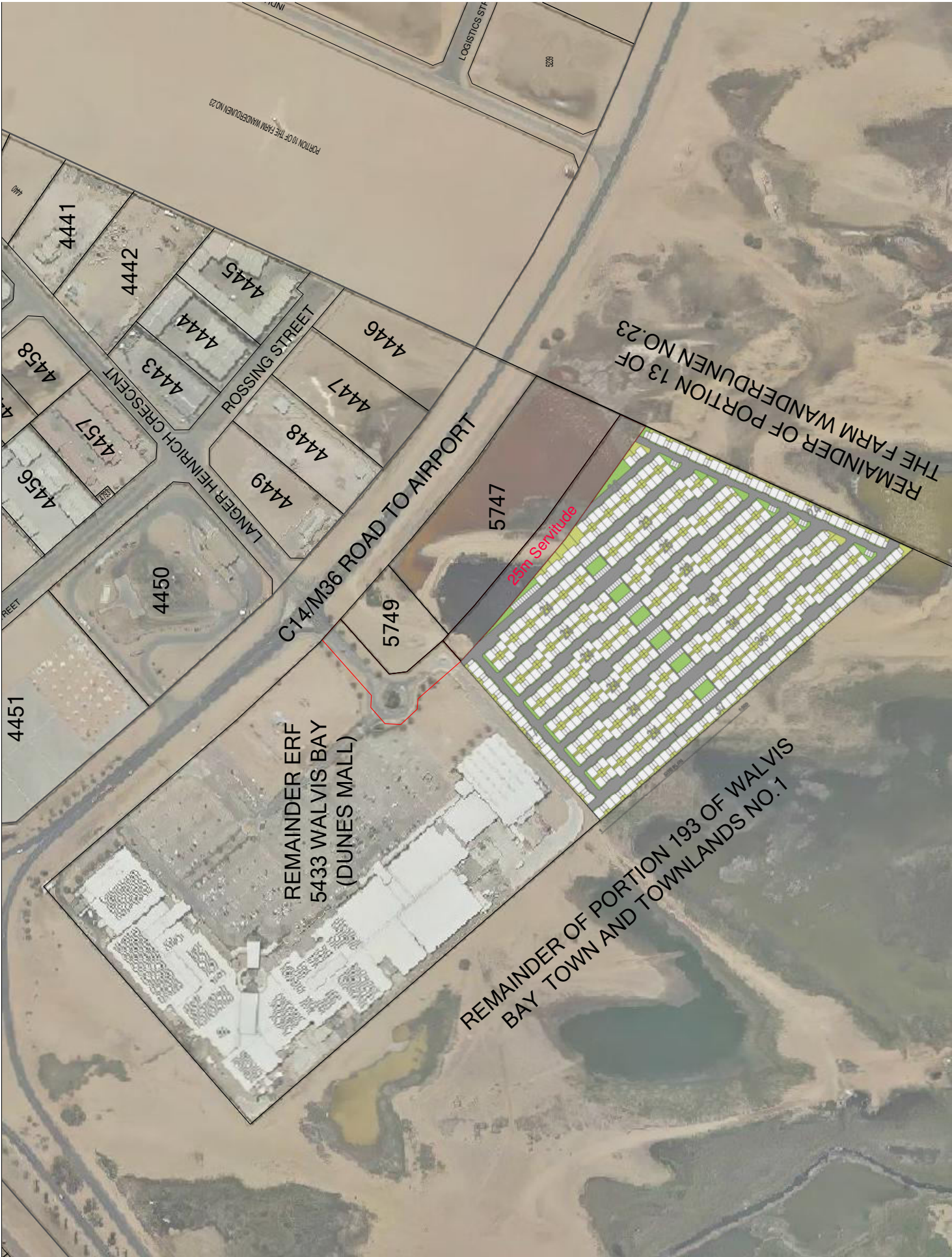
INSET SCALE: 1:10,000

DWG NO:	5748WB/LP
DATE:	19 MAY 2022
SCALE:	AS SHOWN
DRAWN:	JN OTTO

TITLE:	
LOCALITY PLAN: ERF 5748 WALVIS BAY	
Along the C14/M36 Road, southeast of the Dunes Mall	
Version: V1	TEL: 064 280 773 otto@sp.com.na



STEWART PLANNING
TOWN & REGIONAL PLANNERS





My Reference: A.C de Beer
082 412 0920

The General Manager: Roads and Building Control
Town Planning
Municipality of Walvis Bay
Private Bag 5017
Walvis Bay

Per e-mail: townplanning@walvisbaycc.org.na

NOTICE: ERF 5748 WALVIS BAY: IHS HOUSING PROJECT: NOTICE TO OWNER/OCCUPIER

I refer to the notice received from Steward Planning dated 23 May 2022, under reference 5748WB.

It is hereby confirmed that Dunes Mall (Pty) Ltd ("Dunes Mall") is the current owner of erf 5748 Walvis Bay ("the Property") and has entered into a land sale agreement whereby the Property is sold to IHS Fund II SSA Collector, a limited en commandite partnership represented by its general partner the IHS Fund Two (Namibia GP) Proprietary Limited ("IHS") which will upon registration of the Property in its name develop the residential scheme on the Property.

In terms of the contractual arrangements (conditions precedent) between IHS and Dunes Mall, IHS must apply to the Municipality, for consent to use the ground floor of the buildings to be erected on the Property for residential purposes, and otherwise also apply for permission for the development of approximately 427 sectional title units (two room units with ancillary buildings (garages)) which is the subject of the notice which was received.

The contractual arrangements do not allow IHS to proceed with construction and implementation of the development without the further authorisation by Dunes Mall prior to the transfer of the Property to IHS.

Atterbury Property (Pty) Ltd 2004/016760/07
Die Klubhuis Cnr 18th Street and Pinaster Avenue Hazelwood 0081
Postnet Suite 205 Private Bag X20009 Garsfontein 0042
T +27 12 471 1600 F +27 12 471 1666

www.atterbury.co.za

In this regard Dunes Mall hereby confirms that it has no objection against the application for permission to use the Property for the development of approximately 427 sectional title units (two room units with ancillary buildings (garages)) and for consent to use the ground floor for residential purposes, up to approval stage of such applications, provided that all the legal and other requirements have been complied with by HIS, which is needed for such approval by the Municipality.



Alexander Coenraad de Beer
Obo Dunes Mall

cc: Steward Town Planning
Town and Regional Planners
Po Box 2095
Walvis Bay
Per e-mail: otto@sp .com.na