

Dorette Opperman

From: Dorette Opperman <planner1@dutoitplan.com>
Sent: Friday, June 21, 2024 11:44 AM
To: 'alfred.oetker@aro-europa.com'; 'matthijs.hazen@aro-europa.com'
Subject: Neighbour notification : Subdivision of Ptn 1 of Farm Paulinhof No. 492 : Letter for owner of Hohewarte
Attachments: Letter to Farm Hohewarte_.pdf

Dear Dr Oetker and Mr Hazen,

Your contact details was provided to me by Mr Bernhard Vente.

Our office was appointed by Mr Markus Batz, the owner of Portion 1 of Farm Paulinhof No. 492 to attend to a subdivision application for the creation of 4 new portions. In terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) I need to contact the adjacent property owners to inform them about the application.

The attached letter and plan give more information about the application and sizes of the new portion. Please let me know if you have any comments at your earliest convenience but not later than 12 Julu 2024.

Kind Regards
Dorette Opperman



1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248608, Email: planner1@dutoitplan.com

Dorette Opperman
Mobile: +264 81 835 2021

<https://w3w.co/material.wicket.inhaler>

Dorette Opperman

From: Bernhard Vente <bvente@svanam.com>
Sent: Friday, May 31, 2024 12:17 PM
To: Dorette Opperman
Subject: RE: Subdivision of Ptn 1 of Farm Paulinenhof No. 492 : Letter for owner of Hohewarte

Dear Mrs Oppermann

The beneficial owner of Farm Hohewarte is Dr Alfred Oetker.
I can forward your email to him or you can directly contact him under:
Alfred Oetker alfred.oetker@aro-europa.com
Or his secretary
Matthijs Hazen matthijs.hazen@aro-europa.com

Kind regards,

Bernhard Vente
Partner



STIER VENTE ASSOCIATES
CHARTERED ACCOUNTANTS

50 Olof Palme Street, P O Box 90001, Klein Windhoek, Windhoek, Khomas, Namibia.
Tel: +264 (61) 26 4440 Fax: +264 (61) 26 4490 E-mail: bvente@svanam.com



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From: Dorette Opperman <planner1@dutoitplan.com>
Sent: Friday 31 May 2024 12:12
To: Bernhard Vente <bvente@svanam.com>
Subject: Subdivision of Ptn 1 of Farm Paulinenhof No. 492 : Letter for owner of Hohewarte

Dear Mr Vente,

I received your email address from my client Mr Markus Batz, who proposed that I send the correspondence to you.

In the attached letter address to the owner of Farm Hohewarte, the intended subdivision is explained. The Urban and Regional Planning Act, 2018 (Act 5 of 2018) requires that neighbouring property owners' comments are obtained.

Please let me know if you would be able to assist on behalf of the owner of Farm Hohewarte. If so, I can revise the letter accordingly and also adjust the due date for comments.

Kind Regards

Dorette Opperman

From: Dorette Opperman <planner1@dutoitplan.com>
Sent: Tuesday, May 21, 2024 4:00 PM
To: 'Jens Roland'
Subject: Neighbour notification - owner Re/Farm Paulinenhof 472 : Subdivision of Ptn 1 Farm Paulinenhof No. 472
Attachments: Letter to RePaulinenhof 492_J Roland.pdf

Tracking:	Recipient	Read
	'Jens Roland'	
	Jens Roland	Read: 5/22/2024 8:37 AM

Dear Jens,

Trust you are doing well.

Mr Markus Batz, the owner of Ptn 1 of Farm Paulinenhof appointed our office to tend to the subdivision of Ptn 1 of Farm Paulinenhof into Ptns A-D and Remainder. He also provided me with an MoA of the Cancellation of right of pre-emption and granting of right of pre-emption where it indicated you as representative of Buoyancy Investments (Pty) Ltd, the purchaser of the Remainder of Farm Paulinenhof No. 472.

In light of this, I have addressed the attached letter for your attention. It contains information about the proposed subdivision. Please let me know if you need further information, alternatively kindly complete the attached form (page 4) and send it back to me.

Kind Regards
Dorette



Du Toit
TOWN PLANNING CONSULTANTS

1st floor Bridgeview Offices & Apartments No. 4
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Mobile: +264 81 835 2021

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Dorette Opperman

From: 'Stephan Voigts' <stephanvoigts@gmail.com>
Sent: Wednesday, May 22, 2024 9:48 AM
To: Dorette Opperman
Subject: Re: Subdivision of Ptn 1 Farm Paulinenhof- neighbour comments_ Farm Voigtland 492
Attachments: Markus Batz Approval .pdf

On 21-May-24 3:48 PM, Dorette Opperman wrote:

Dear Stephan,

Hope you are doing well!

This subdivision application for Markus took a while to get going. It has been submitted to the City of Windhoek, and we now need to notify the neighbours. Attached is your letter as owner of Farm Consolidated Voigtland.

Kindly complete the form and return to me. Please do not hesitate to contact me should you have any questions.

Kind Regards
Dorette



1st floor Bridgeview Offices & Apartments No. 4
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Dorette Opperman
Mobile: +264 81 835 2021

<https://w3w.co/material.wicket.inhaler>

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Kind regards
Stephan Voigts
+264 81 1244430



SUBDIVISION OF PORTION 1 OF FARM PAULINENHOF NO. 492, WINDHOEK INTO PORTIONS A, B, C, D
AND THE REMAINDER OF PORTION 1 OF FARM PAULINENHOF NO. 492, WINDHOEK

Name: HGS VOIGTS

Address: P.O. BOX 11301

Windhoek

Telephone : 081 124 4430 Email: stephanvoigts@gmail.com

I, the owner of Farm Farm Voigtland # 472,

(Please indicated with "x" in appropriate box)

☒

do not object to

☐

do object to

- subdivision of Portion 1 of Farm Paulinenhof No. 492, Windhoek into Portion A ($\pm 5,0078\text{ha}$), Portion B ($\pm 5,0178\text{ha}$), Portion C ($\pm 5,0868\text{ha}$), Portion D ($\pm 5,5996\text{ha}$) and the Remainder of Portion 1 of Farm Paulinenhof No. 492, Windhoek ($\pm 155,9763\text{ha}$).

If objecting, please state the reasons:

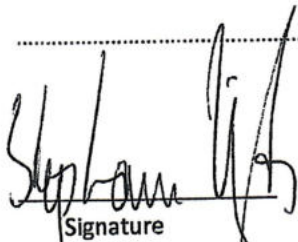
.....

.....

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.....

.....


Signature

22-05-2024

Date

Kindly take note that comments should reach our office by 11 June 2024.
You can return the form to the following email address: planner1@dutoitplan.com

Example of letter sent



1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010, Fax: +264 61 248608, Mobile: +264 81 281 0836, Email: elmarie@dutoitplan.com

Enquiries: D Opperman
Tel: +264 81 835 2021
Ref: Ptn 1 Paulinenhof_Letters

21 May 2024

The Owner
Consolidated Farm Voigtland No. 472

Per email : stephanvoigts@gmail.com

Dear Mr. Voigts,

COMMENTS REQUIRED: SUBDIVISION OF PORTION 1 OF FARM PAULINENHOF NO. 492, WINDHOEK INTO PORTIONS A, B, C, D AND THE REMAINDER OF PORTION 1 OF FARM PAULINENHOF NO. 492, WINDHOEK

Our office is currently applying on behalf of the owner the portion, Markus Arno Batz 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 1 of Farm Paulinenhof No. 492, Windhoek into Portion A ($\pm 5,0078\text{ha}$), Portion B ($\pm 5,0178\text{ha}$), Portion C ($\pm 5,0868\text{ha}$), Portion D ($\pm 5,5996\text{ha}$) and the Remainder of Portion 1 of Farm Paulinenhof No. 492, Windhoek ($\pm 155,9763\text{ha}$).**

In terms of the new Urban and Regional Planning Act, 2018 (Act 5 of 2018), you as the owner of an adjacent property (see attached locality plan) are hereby granted the opportunity to comment on the proposal. We kindly request that you provide us with your comments no later than **11 June 2024**.

Portion 1 of Farm Paulinenhof No. 492, Windhoek is 176,6883ha in extent and does not have a zoning as it falls outside of the boundaries of the Windhoek Zoning Scheme. Portion 1 of Farm Paulinenhof No. 492 has been created from the subdivision of Consolidated Farm Paulinenhof No. 492.

Subdivision: The owner intends to subdivide Portion 1 of Farm Paulinenhof No. 492 into 4 new portions and the remainder. A large portion of Portion 1 of Farm Paulinenhof No. 492 is vacant and thus underutilised. Due to the Portion's close proximity to Windhoek and the Hosea Kutako International Airport this area is popular for people/investors who wants to reside on larger portions of land with a farming/rural character and who also want to be close to the workplace and amenities as offered by City of Windhoek and the Hosea Kutako Airport. The owner has been approached by family/friends who are interested in obtaining a land portion for these purposes.

The proposed Portions A, B, C and D are all ± 5 hectare in size while the Remainder of Portion 1 will be $\pm 155,9763$ hectare.

See below and attached the proposed subdivision plan.



Figure 1 : Proposed subdivision

Access: the main access to Portion 1 of Farm Paulinenhof No. 492 is currently via a 13m wide right of way servitude, registered over Consolidated Farm Voightland No. 472 which links up with Road C23 linking Windhoek with Dordabis.

Access to the newly created portions and Remainder will be via a revision/extension of the existing 13m wide right of way servitude as is indicated on the subdivision plan above.

It follows the northern boundary of Portion 1 to provide access to the proposed Portion A and then the southern boundary up to an existing tract to provide access to Portion B, C and D.

To conclude, the subdivision of Portion 1 of Farm Paulinenhof No. 492 will result in four additional portions, generally large in size. The intended activities will remain for farming and residential purposes.

In light of the above, your comments on the intended application will be highly appreciated. Kindly note that should we not receive any comments by the closing date of **11 June 2024**, we would assume you do not have any objection.

Kind regards

A handwritten signature in black ink, appearing to read 'D. Opperman', with a horizontal line drawn underneath the name.

Dorette Opperman