

# PUBLIC PARTICIPATION

## Newspaper notices:

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Wednesday 8 January 2025 | NEW ERA

### CLASSIFIEDS

Notice
Notice
Notice
SPCA

Legal Notice
Legal Notice
Legal Notice
Adopt-A-Pet

**DU TOIT**  
TOWN PLANNING CONSULTANTS

**CLOSURE OF A PORTION OF ERF 931 (A PORTION OF ERF 815), LUDERTZ AS PUBLIC OPEN SPACE; CONSOLIDATION OF PORTION A/931 (CLOSED PUBLIC OPEN SPACE) WITH ERF 808 (A PORTION OF ERF 657) LUDERTZ 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 provisions 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 123 of 1992), to the Ludertiz Town Council and the Urban and Regional Planning Board for:

- Permanent closure of a portion (i.e. 203m<sup>2</sup>) 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), Ludertiz
- rezoning of Consolidated Erf X from 'residential 1' with a density of 1 dwelling per erf to 'residential 2' with a density of 1.25/m<sup>2</sup>

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), Ludertiz, 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 a 203m<sup>2</sup> in extent and once consolidated with Erf 808, the Consolidated Erf size will be 1262m<sup>2</sup>. 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 1.25 dwelling per 250m<sup>2</sup>.

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 thereon with the Chief Executive Officer of Ludertiz Town Council, P O Box 19, Ludertiz, 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 AUSTSPANNPLATZ  
WINDHOEK  
Tel: 061-248010  
Email: [planning@dutoitplan.com](mailto:planning@dutoitplan.com)

**Green Earth**

**CALL FOR PUBLIC PARTICIPATION/ COMMENTS ENVIRONMENTAL IMPACT ASSESSMENT AND ENVIRONMENTAL MANAGEMENT PLAN TO OBTAIN AN ENVIRONMENTAL CLEARANCE FOR THE CLOSURE OF PORTION A OF ERF 931, LUDERTZ AS PUBLIC OPEN SPACE AND CONSOLIDATION OF PORTION A WITH ERF 808, LUDERTZ, // KARAS REGION**

Green Earth Environmental Consultants have been appointed to attend to and complete an Environmental Impact Assessment and Environmental Management Plan (EMP) to obtain an Environmental Clearance Certificate as per the requirements of the Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 in GG 4878 of 6 February 2012) for the permanent closure of Portion A (i.e. 203m<sup>2</sup>) of Erf 931, as Public Open Space and the consolidation of Portion A/931 (Closed Public Open Space) with Erf 808, Ludertiz, // Karas Region.

**Name of proponent:** Suncha Investments Close Corporation  
**Project location and description:** Portion A (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), Ludertiz, to the west. The erven are located on Shark Island along Insel Street. Ludertiz Town Council approved the selling of Portion A (i.e. 203m<sup>2</sup>) of Erf 931 to the owners of Erf 808, Ludertiz for the consolidation with Erf 808, Ludertiz. The Consolidated Erf will be 1262m<sup>2</sup> in extent. The owners of Erf 808 intend to add an additional 2 or 3 luxury apartments to the existing dwelling on the consolidated erf. It is the intention to rent out these apartments on a long-term basis. Erf 808 is zoned 'residential 1'. To be able to consolidate Portion A of Erf 931 with Erf 808, Portion A of Erf 931 must be closed as public open space. To close Portion A of Erf 931 as public open space, an environmental clearance is required.

**Interested and affected parties are hereby invited to register in terms of the assessment process to give input, comments, and opinions regarding the proposed project. The last date for comments and/or registration is 4 February 2025. Contact details for registration and further information:**  
Green Earth Environmental Consultants  
Contact Person: Charlie Du Toit/  
Carlen van der Walt  
Tel: 081273145  
E-mail: [carlen@greenearthnamibia.com](mailto:carlen@greenearthnamibia.com)

**DBV SPCA**

**Windhoek**

**Adopt A Pet**

Open your heart to those in need. Give them a warm & loving home!



**Employment**

**Offered**

**THAICHON RESTAURANT CC**  
CC/2019/04260

**JOB ADVERTISEMENT FOR ASSISTANT CHEF:**

- Hard working
- Passionate about food
- Experienced in Thai Cuisine

We are looking for an enthusiastic and qualified assistant chef to assist the Head Chef in our busy restaurant kitchen. Cassia restaurant offers a fine dining experience situated in Wix. It features high quality traditional Thai cuisine with the emphasis on preparing traditional Thai ingredients, spices and herbs. You will be part of the culinary management team and is responsible for a complete knowledge of traditional Thai food preparation and function. Performs special functions and stands in as primary culinary manager in absence of the Head Chef.

- The successful applicant will have 5 years previous experience.
- Managing a busy kitchen
- Knowledge of all kitchen equipment
- Proficient in recipe and menu creation
- Thorough knowledge of traditional Thai food ingredients, spices and herbs.
- Experience in catering operations
- Must have travelled and worked in Thailand, China and Vietnam in similar role

If you possess all the above with the necessary experience, please send CV to: [Casareer@gmail.com](mailto:Casareer@gmail.com)

**Employment**

**Offered**

**WE ARE HIRING**

**POST: SCHOOL DEPUTY DIRECTOR**

**Amamanda Private Academy** is looking for the services of a dedicated, committed, mature and qualified school deputy director.

**Key Responsibilities:**

- Assisting the school director in managing daily operations and administrative tasks
- Providing leadership and guidance to staff and students
- Assisting in the development and implementation of educational programs & curricula
- Facilitating professional development opportunities for teachers and staff members
- Acting as a liaison between the school administration, teachers, parents & community
- Policy implementation
- Evaluation and assessment - monitoring students' performance and school programs to drive improvement among others.

**Minimum requirements:**

- A recognized 3 or 4 year teaching qualification or equivalent
- 10 years teaching experience of which 5 years must be in management position
- Leadership or management qualification in education will be an added advantage
- Certified copies of academic and professional certificates
- CV and recent testimonials of not more than two years old plus at least three latest references
- Experience in leading private schools & track record on performance
- Be above 35 years of age

All the applications must be addressed to:  
**The School Director**  
**Amamanda Private Academy**  
P O Box 50 Oshana  
Email: [info@amamanda.com](mailto:info@amamanda.com)  
Contact Number: +264 65 272787 / +264 81 347 6005

Please note that only successful candidates will be contacted.  
Closing date: 14 January 2025

**SPCA**

**WINDHOEK**

**SAAMBIA - A NATION WHERE ANIMALS ARE TREATED WITH RESPECT AND DIGNITY**





Photo: Nottingham Forest

Waiting in anticipation... Nottingham Forest defender Neco Williams.

## Neco Williams relishing Forest's 'special' clash with Liverpool

NOTTINGHAM Forest defender Neco Williams knows how 'special' next week's Premier League game against Liverpool will be.

Forest extended their winning streak to six games with a 3-0 triumph at Wolverhampton Wanderers on Monday evening, with goals from Morgan Gibbs-White, Chris Wood and Taiwo Awoniyi opening the door for a surprise title challenge.

That moved Nuno Espirito Santo's team six points behind leaders Liverpool, who visit the City Ground next Tuesday in a clash which could determine whether Forest are genuine title contenders.

Williams told BBC Radio Nottingham: "We are still only halfway through the season; we have still got a lot more to give."

"We are just taking each game as it comes. For us now the focus is on Luton in the Football Association Cup. Then it is Liverpool, which will be a tough test, but the confidence is flowing through the group now and hopefully we can carry on that winning form."

"It will be special for the whole team. We are up there. We are the only team to beat them this season, so hopefully we can do that again."

"But it's going to be tough. We know how good they are. They are probably one of the best teams in the world right now. With our confidence, our winning form and our 12th man, which is the fans, if that all comes together then we will have a chance, he said."

Wolves lost for the first time under boss Vitor Pereira and the Portuguese wants to move into the transfer market to cover a lengthy absentee list.

"If we want to be honest, we know and everybody knows, that we need some positions," Pereira said.

"We need to bring players to help us, more solutions to face this league, and the club is working."

"I believe that the players will come - not too many players, because I don't want too many, but we need to recover our players as soon as possible and to bring two or three players to balance the team." - Nampa/AFP



# Classifieds

Tel: +264-61-279 632 / 279 646 • Fax: +264-61-22 9206 • email: classifieds@namibian.com.na

DEADLINE: 12H00 - 2 WORKING DAYS PRIOR TO PLACEMENT

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**Rules and Deadlines**

**DEADLINES: 2025**

- To avoid disappointment of an advertisement not appearing in the date you wish, please book in advance.
- Classified emails and notices: 1200, two working days prior to placement.
- Cancellations and alterations: 1500, two days before date of publication in writing only.

**RATES**

Print: www.namibian.com.na

Please note: ID card / Passport required for placement.

## Employment

### • Offered •

We are hiring Sapiens is a Global Travel Management company seeking for the following candidates:

1. Marketing officer
2. Tour Consultants
3. Booking Reservations (GDS) officers

Interested candidates should have a strong background in tourism and hospitality industry.

**Requirements:**

1. Diploma or Degree in above mentioned fields and 2-3 working experiences.
2. Computer literacy.
3. Knowledge in GDS will be an added for booking reservation position. Interested candidates can forward their applications at [sourcing.namibian@sapienstravel.com](mailto:sourcing.namibian@sapienstravel.com) and inquiries at +26481 5364 528.

CLAC020004372

## Hospitality

### • Hospitality •

Good living Guesthouse Khomondal, Luxury H&B Single bed from N\$200, Double from N\$400- N\$500. Free Wi-Fi, BBQ, Aircon, swimming pool, secure parking. 0813242873, 0617007708/081697245.

CLAC020004370

## Housing & Property

### • For Rent •

A flat in Otterburne to rent, includes two bedrooms, a bathroom, kitchen and a lounge. Cost N\$4,500 per month. Water and electricity included. Deposit N\$2,000. Available immediately. Contact: 0812582796.

CLAC020004375

## Motoring

### • Vehicles for Sale •

2013 MODEL MITSUBISHI TRITON 3.2 L DTD 28000KM N\$158 000.00

Contact: 0811448156

CLAC020004376

## Notices

### • Legal •

CASE NO. 1/1518/2015

IN THE HIGH COURT OF NAMIBIA

IN THE MATTER BETWEEN: FIRST NATION AT BANK OF NAMIBIA LTD PLAINTIFF AND VICTOR ZEMBELEKE KAVIRI DEFENDANT

NOTICE OF SALE IN EXECUTION OF JUDGMENT

NOTICE is hereby given that on 30 JULY 2015, the following immovable property will be sold without a reserve price and without a bid by the Deputy Sheriff of the District of WINDHÖCK on the 21ST DAY OF JANUARY 2025 at 09H00 at ERF NO. 1012, ROCKY CREST EXTENSION NO. 2, CERTAIN ERF NO. 1012, ROCKY CREST EXTENSION NO. 2, SITUATE IN the Municipality of WINDHÖCK REGISTRATION DIVISION "K" JORDANAS REGION, MEASURING 390 (THREE HUNDRED AND NINETY) SQUARE METRES.

CONSISTING OF MAIN DWELLING: Single Storey Dwelling with 3 Bedrooms, 2 Bathrooms / Toilet, 1 Lounge, 1 Kitchen.

The "Conditions of Sale in Execution" will be for inspection at the office of the Deputy Sheriff at WINDHÖCK and at the Head Office of Plaintiff at WINDHÖCK and Plaintiff's Attorneys, Messrs. QUAMBY & PETER, at the undermentioned address:

Dated at WINDHÖCK this 20TH DAY OF OCTOBER 2024. FISHER, QUAMBY & PETER LEGAL PRACTITIONER FOR PLAINTIFF c/o Robert Muggale & Thore Straube attorneys on Burg Street P.O. Box 37 WINDHÖCK. ANH/97/21522

CLAC020003884

## DISCLAIMER

ALL PRODUCTS AND SERVICES ADVERTISED ARE SOLELY THE RESPONSIBILITY OF THE ADVERTISER. THE NAMIBIAN DOES NOT VALIDATE OR ENDORSE THE CLAIMS MADE BY ANY ADVERTISEMENT. THE ONUS LIES WITH POTENTIAL CUSTOMERS TO EVALUATE THE AUTHENTICITY OF SUCH PRODUCTS OR SERVICES.

## Notices

### • Legal •

**ENVIRONMENTAL MANAGEMENT PLAN TO OBTAIN AN ENVIRONMENTAL CLEARANCE FOR THE CLOSURE OF PORTION A OF ERF 931, LUDERTZ AS PUBLIC OPEN SPACE AND CONSOLIDATION OF PORTION A WITH ERF 808, LUDERTZ, KARAS REGION.**

Green Earth Environmental Consultants have been appointed to attend to and complete an Environmental Impact Assessment and Environmental Management Plan (EMP) to obtain an Environmental Clearance Certificate as per the requirements of the Environmental Management Act No. 7 of 2007, and the Environmental Impact Assessment Regulations (GR 30 in GG 4878 of 6 February 2012) for the permanent closure of Portion A (a 203m<sup>2</sup>) of Erf 931, as Public Open Space and the consolidation of Portion A with Erf 808, Ludertz, Karas Region.

**Name of proponent:** SunLife Investments Close Corporation

**Project location and description:** Erf 931 is portion of Erf 415, Ludertz, is a 7m wide strip of land, reserved for Public Open Space purposes. It borders Erf 808 (a portion of Erf 657, Ludertz) to the west. The Erven are located on Shikha Road along Inval Street, Ludertz, Town Council.

The Town Council approved the selling of Portion A (a 203m<sup>2</sup>) of Erf 931 to the owners of Erf 808, Ludertz. The Consolidated Erf will be a 126m<sup>2</sup> in extent. The owners of Erf 808 intend to add an additional 2 or 3 luxury apartments to the existing dwelling on the consolidated erf. It is the intention to rent out these apartments on a long-term basis. Erf 808 is zoned residential 1. To be able to consolidate Portion A of Erf 931 with Erf 808, Portion A of Erf 931 must be closed as public open space. To close Portion A of Erf 931 as public open space, an environmental clearance is required. Interested and affected parties are hereby invited to register in terms of the assessment process to give input, comments, and opinions regarding the proposed project.

The last date for comments and/or registration is 4 February 2025. Contact details for registration and further information: Green Earth Environmental Consultants Contact Person: Charles Du Toit. Cell: 081 2731 145. Email: [charles@greenearthnamibia.com](mailto:charles@greenearthnamibia.com)

CLAC020004370

**DU TOIT TOWN PLANNING CONSULTANTS**, on behalf of the owner of Erf 808, the sole member of SunLife Investments Close Corporation, intends to apply in terms of the regulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and Section 262(3)(a) of the Local Authorities Act, 1992 (Act 23 of 1992), to the Ludertz Town Council and the Urban and Regional Planning Board for:

- Permanent closure of a portion (a 203m<sup>2</sup>) of Erf 931 (a portion of Erf 415, as Public Open Space).
- Consolidation of Portion A/01 (Closed Public Open Space) with Erf 808 (a portion of Erf 657, Ludertz) - rezoning of Consolidated Erf X from residential 1 with a density of 1 dwelling per erf to residential 2 with a density of 1:250m<sup>2</sup>.

Erf 931 is portion of Erf 415 (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 Shikha Road along Inval Street. The owners of Erf 808 (a portion of Erf 657, Ludertz) 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 a 203m<sup>2</sup> in extent and once consolidated with Erf 808, the Consolidated Erf will be a 126m<sup>2</sup>. The owners wish to add an additional 2 or 3 luxury apartments (maximum 4) to sell 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<sup>2</sup>.

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 Ludertz, Town Council, P.O. Box 15, Ludertz, Namibia and the applicant within 14 days of the last publication of the notice (last date for objections is 4 February 2025).

Applicant: DU TOIT TOWN PLANNING CONSULTANTS P.O. Box 6871 AUSESPANPLATZ WINDHÖCK Tel: 061-246016 Email: [planner1@duoitplan.com](mailto:planner1@duoitplan.com) CLAC020004377

## SPORT



NFA

NOVICES ... The Brave Gladiators reported for camp on Sunday to kick start preparations for the Fifa U17 Women's World Cup qualifiers.

## Baby Gladiators rally for World Cup qualifiers

### • SHEEFENI NIKODEMUS

THE Baby Gladiators are determined to improve their performance this year following an underwhelming showing in 2024. The team assembled for camp on Sunday, ahead of their first assignment of the new year which will see them face Uganda in Kampala over two legs of Fifa Under-17 Women's World Cup qualification next week.

Uganda host the first leg on 16 January at the Kampala Hamz Stadium, with the second leg scheduled for 19 January at the same stadium.

Baby Warriors head coach Hafeni Ndeitunga stresses the importance of putting their best foot forward, in what is expected

to be testing matches against Uganda.

His side endured a torrid time at the Cosafa tournament for their age group in November and December, losing all three of their matches by high scores.

However, changes are afoot to remedy the situation, he says.

"We are starting from the ground up and assembling a new team after the 2024 Cosafa Girls Championship.

We needed to come back to the drawing board and work out a better plan. The results were bad but we learned what works for us and what doesn't and what key areas needed improvement," Ndeitunga said in an interview posted on the NFA website yesterday.

"As much as we would like to keep all the girls that participated last year in the CAF U15 Schools Championship and Cosafa Girls Championship because they were exposed to international football, that is not the reality for us at home.

"This is a different competition and we want to go all the way," said Ndeitunga, who added that preparations are going well.

He is particularly satisfied with the girls' dedication.

"The girls are determined and putting in the work for the next two days. The technical team and I will be working on trimming the squad and after that, we can focus on the tactical aspects and how we want the girls to play," Ndeitunga added.

## Antetokounmpo stars as Bucks beat Raptors

GIANNIS Antetokounmpo registered 11 points, 12 rebounds and a season-high 13 assists as the Milwaukee Bucks beat the Toronto Raptors 128-104 in the NBA yesterday.

Damian Lillard added 25 points in Toronto for the Bucks, who had lost four of their previous five games, all to teams with losing records.

Antetokounmpo suffered a cut finger in the first half that required stitches, but was able to continue before being rested in the fourth quarter as the Bucks secured a comfortable win.

"He set the whole tone to our

team," Bucks coach Doc Rivers said of Antetokounmpo's performance.

"When your best player does that it becomes contagious and the ball just moved."

Zach LaVine notched up 35 points, 10 rebounds and eight assists as the Chicago Bulls fought back from 19 points down in the third quarter to beat the San Antonio Spurs 114-110.

Victor Wembanyama starred in a losing cause for the Spurs, with 23 points, 14 rebounds, four assists and eight blocked shots. The Dallas Mavericks, who were without Luka Doncic

and Kyrie Irving, suffered a fifth successive defeat, losing 119-104 to the Memphis Grizzlies.

After winning nine matches in a row, the New York Knicks have now lost their past three after slipping to a 103-94 defeat by the Orlando Magic.

Bradley Beal came off the bench to score 25 points as the Phoenix Suns beat the Philadelphia 76ers 109-99 to end a run of four straight defeats.

The Sacramento Kings needed double overtime to edge the Miami Heat 123-118, while the Detroit Pistons beat the Portland Trail Blazers 118-115. -BBC



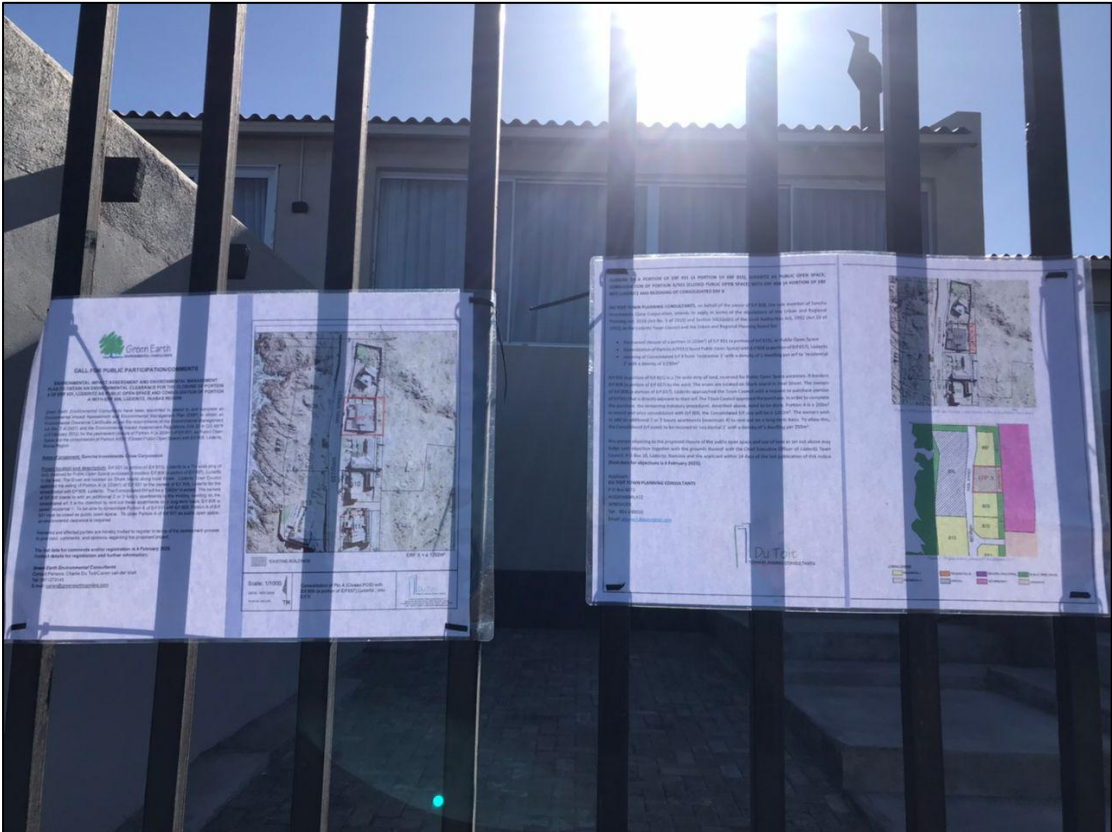








Notice on site:



## Notice on Notice Board:



## Comments from I&APs:

**From:** info@eia-tracker.org.na <info@eia-tracker.org.na>

**Sent:** Tuesday, 4 February 2025 4:10 pm

**To:** carien@greenearthnamibia.com

**Subject:** Environmental Impact Assessment And Environmental Management Plan To Obtain An Environmental Clearance For The Closure Of Portion A Of Erf 931, Lüderitz As Public Open Space And Consolidation Of Portion A With Erf 808, Lüderitz, // Karas Region

Dear sir/Madam

I am also hereby requesting to be registered as an I&AP for the EIA:

Environmental Impact Assessment And Environmental Management Plan To Obtain An Environmental Clearance For The Closure Of Portion A Of Erf 931, Lüderitz As Public Open Space And Consolidation Of Portion A With Erf 808, Lüderitz, // Karas Region

Would you also forward me the BID including the project site coordinates?

Simeon Namweya

EIA Tracking and Monitoring in Namibia (EIA Tracker)

Namibian Environment and Wildlife Society

Cell:+264813549340

<https://eia-tracker.org.na>

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*The EIA Tracker Project keeps track and maps all EIAs countrywide to enhance public access to EIA information and promote transparency within the EIA sector. The information collected is only used for the public to access and the EIA Tracker has no intention and will not use these for financial or any other benefits.*



## Response from Neighbours:

CLOSURE OF A PORTION OF ERF 931 (A PORTION OF ERF 815), LÜDERITZ AS PUBLIC OPEN SPACE;  
CONSOLIDATION OF THE CLOSED PORTION OF 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 DWELLING PER 250m<sup>2</sup>

Name: B. C. Blewengo

Address: P.O. Box

752 Lüderitz

Telephone 0818186727 Email: christo-b@1way.net

I, the owner of Erf 809

(Please indicated with "x" in appropriate box)

☐

do not object to

☒

do object to

- Permanent closure of a portion ( $\pm 203\text{m}^2$ ) 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
- 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
- Consent to use the erf in terms of the new zoning while the rezoning is in process

If objecting, please state the reasons:

My objection is based on my concern that  
should sufficient on site parking not be provided  
for guests of the proposed development, my driveway  
may be inadvertently utilized for parking thus blocking  
the parking space for the patrons of my establishment. Should this  
concern be mitigated by some form of assurance in this regard  
which would give me recourse if this my happen, I will  
withdraw my objection.

Blewengo  
Signature

27/01/2025  
Date

Kindly take note that comments should reach our office by 07 February 2025.  
You can return the form to the following email address: [planner1@dutoitplan.com](mailto:planner1@dutoitplan.com)



CLOSURE OF A PORTION OF ERF 931 (A PORTION OF ERF 815), LUDERITZ AS PUBLIC OPEN SPACE;  
CONSOLIDATION OF THE CLOSED PORTION OF OPEN SPACE WITH ERF 808 (A PORTION OF ERF 657),  
LUDERITZ 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 DWELLING PER 250m<sup>2</sup>

Name: Mrs Frank Snyman, G and F Property Close Corporation

Address: P.O. Box 3076, Windhoek, Namibia

Telephone: 0811240630 Email: frank@maxes.info

I, the owner of Erf 806

(Please indicated with "x" in appropriate box)

☐

do not object to



do object to

- Permanent closure of a portion ( $\pm 203m^2$ ) 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
- 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
- Consent to use the erf in terms of the new zoning while the rezoning is in process

If objecting, please state the reasons: The previous construction rubble of two (2) years ago dumped by the owner/workers of erf 808 on my erf 806 is still, despite several requests not removed and cleared up from my erf 806. No further development on erf 931 and 808 (erf X) will be supported unless the previous mess and rubble is completely removed from my erf 806. I, owner of erf 806 can only approve this request if satisfactory explanation of where all new building rubble will be stored and kept, because it will be again a construction site. I will further object to this request unless I get proper explanation of no construction vehicles, or employees of any construction company not allowed to enter my erf 806 at any time, and further that I get proper explanation of the toilet facilities of the proposed construction site, and get an agreement that my erf 806 will not be used as a toilet area, and what measurements will be implemented by the construction companies in regard to toilet facilities. Access to any part of my erf 806 should not be influenced by the parking for any vehicle during the construction period, or after completion of the construction works. The parking needed for the 5 luxury apartments for erf 931 and erf 808 and erf X may not influence access to any part of my erf 806, during the construction period, or after the completion of the construction works. Any and all damages done by the construction works to the pavement on my erf 806 will be repaired 100% by the construction company and owner of erf 931, 808, erf X.

Signature

Lastly, I enquire whether I may also apply to purchase additional

Date

03 Feb 2025

Public Open Space adjacent next to my erf 806 for safety, security, health and prevention of littering purposes.

Kindly take note that comments should reach our office by 07 February 2025.  
You can return the form to the following email address: [planner1@dutoitplan.com](mailto:planner1@dutoitplan.com)



**Dorette Opperman**

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**From:** Howard Head <alma@iafrica.com.na>  
**Sent:** Thursday, February 6, 2025 11:03 AM  
**To:** planner1@dutoitplan.com  
**Subject:** FW: Neighbour Consultation: Erf 807, Lüderitz  
**Attachments:** Letter to owner of Erf 807 Luderitz.pdf; The Plans.pdf

Dear Dorette

With reference to our telephonic conversation regarding the above ,the following:  
I do not have an objection but merely a concern. In the draft mention is made that provision must be made for sufficient on-site parking. If this is not enforced and the vehicles for these units are parked in the street , it could lead to traffic congestion given the frequency of Tour busses., Overlanders and tourist vehicles utilizing the road to the Shark Island Campsite.

Thank you for kind consideration in this matter.

Regards  
Howard Head

**From:** Planner2 <planner2@dutoitplan.com>  
**Sent:** Monday, 20 January 2025 9:29 am  
**To:** sedina@iafrica.com.na  
**Cc:** Dorette Opperman <planner1@dutoitplan.com>  
**Subject:** Neighbour Consultation: Erf 807, Lüderitz

Dear Mr Head

Our office is in the process of applying to the Lüderitz Town Council for the:

- permanent closure of a portion of Erf 931, Lüderitz as Public Open Space;
- consolidation of Portion A/931 (closed public open space) with Erf 808 (a portion of Erf 657), Lüderitz;
- rezoning of consolidated Erf X from 'residential 1' with a density of 1 dwelling per erf to 'residential 2' with a density 1:250; and
- consent to use the erf in terms of the new zoning while rezoning is in process.

In terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) you as a neighbouring property owner needs to be informed. The primary intention of the closure, consolidation and rezoning is discussed in the attached document. Please fill in the form within the document (page 3) and send back to us as soon as possible.

Do not hesitate to contact me should you require additional information

Best Regards

**(MS) TJIJAMA TJITEMISA**  
Town Planning Consultant  
+264(0) 81-416 6169  
[planner2@dutoitplan.com](mailto:planner2@dutoitplan.com)



## Planner2

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**From:** Johanna Andreas <JAndreas@nwr.com.na>  
**To:** Planner2  
**Sent:** 20 January 2025 09:38  
**Subject:** Read: Neighbour Consultation: Erf 362, Lüderitz

### Your message

To: Johanna Andreas  
Subject: Neighbour Consultation: Erf 362, Lüderitz  
Sent: Monday, January 20, 2025 9:28:49 AM (UTC+02:00) Windhoek

was read on Monday, January 20, 2025 9:38:06 AM (UTC+02:00) Windhoek.

Johanna Andreas  
Financial Assistant: Creditors

PO Box Private Bag 13378  
Tel: +264 61 285 7151  
Fax:  
E-mail: JAndreas@nwr.com.na  
Web: [www.nwr.com.na](http://www.nwr.com.na)

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## **Dorette Opperman**

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**From:** Dorette Opperman <planner1@dutoitplan.com>  
**Sent:** Monday, February 17, 2025 11:56 AM  
**To:** 'Frank Snyman'  
**Cc:** 'Fabi Sunsha'  
**Subject:** RE: Neighbour Consultation: Erf 806, Lüderitz  
**Attachments:** Letter to neighbours from Sunsha\_Erf 806.pdf

Dear Frank,

Trust you are doing well. As mentioned in correspondence below I have consulted with Fabienne regarding your concerns. She provided me with the attached letter.

Would this be sufficient for you to revise your objection to a 'no objection'? If so, please let me know soonest.

Kind Regards  
Dorette

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**From:** Dorette Opperman <planner1@dutoitplan.com>  
**Sent:** Monday, February 3, 2025 4:25 PM  
**To:** 'Frank Snyman' <maxes.frank@maxes.info>  
**Subject:** RE: Neighbour Consultation: Erf 806, Lüderitz

Dear Frank,

Thank you. I will forward it to Fabienne for her input and confirmation that they will adhere to the concerns and act in accordance with the building regulations. Would you consider to revise your objection, if you are happy with her response?

I am definitely also allowed to apply to purchase Public Open Space adjacent to your property. I would propose that you approach the Town Council in writing with an indication of the area that you wish to purchase. You can include a simple sketch from Google Earth to illustrate which part you want to purchase.

Kind Regards  
Dorette

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**From:** Frank Snyman <maxes.frank@maxes.info>  
**Sent:** Monday, February 3, 2025 12:36 PM  
**To:** Dorette Opperman <planner1@dutoitplan.com>  
**Subject:** RE: Neighbour Consultation: Erf 806, Lüderitz

Dear Dorette,

I refer to my telephonic conversation on 22 January 2025.

I am on the road travelling and have completed your document.

I apologise for sending a photo of the completed document, but I am not at a scanner being on the road.

I trust you find it in order.

If the handwriting is unclear, you are welcome to call me on my cell number 0811240630.

## Dorette Opperman

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**From:** Dorette Opperman <planner1@dutoitplan.com>  
**Sent:** Monday, February 17, 2025 11:58 AM  
**To:** 'Kairos Cottage'  
**Cc:** 'Fabi Sunsha'  
**Subject:** RE: RETURN FORM FROM ERF 809  
**Attachments:** Letter to neighbours from Sunsha\_Erf 809.pdf

Dear Marinda,

As per correspondence below I have consulted with Fabienne regarding your concerns. She provided me with the attached letter.

Would this be sufficient for you to revise your objection to a 'no objection'? If so, please let me know soonest

Kind Regards  
Dorette

**From:** Dorette Opperman <planner1@dutoitplan.com>  
**Sent:** Tuesday, January 28, 2025 8:27 AM  
**To:** 'Kairos Cottage' <christo.b@iway.na>  
**Subject:** RE: RETURN FORM FROM ERF 809

Dear Marinda,

Thank you, I will forward it to Fabienne, I belief they would confirm that your driveway would not be used for access to their intended units, but will confirm with you in writing.

Kind Regards  
Dorette

**From:** Kairos Cottage <[christo.b@iway.na](mailto:christo.b@iway.na)>  
**Sent:** Monday, January 27, 2025 3:00 PM  
**To:** 'Dorette Opperman' <[planner1@dutoitplan.com](mailto:planner1@dutoitplan.com)>  
**Subject:** RETURN FORM FROM ERF 809

To whom it may concern.

Attached is the returning form from Erf 809(B.Biewenga)

Warmest regards  
Marinda





Dear Mr Snyman,

I hope this letter finds you well. I am writing in response to your recent objection regarding the potential construction and expansion on **Erf 808** and **Erf 913**, should the consolidation of the two properties be approved.

Firstly, I would like to assure you that we fully value and respect the peaceful nature of our neighborhood, and we understand and appreciate your concerns regarding any future developments. Please allow me to reassure you that, should construction proceed, we will strictly adhere to all the by-laws and regulations governing construction and zoning. This includes, but is not limited to:

- **Adherence to boundary lines:** All construction activities, materials, and structures will remain within the boundaries of our consolidated properties, with no encroachment on your property.
- **Compliance with construction bylaws:** We will ensure that the construction process adheres to all approved building codes, safety regulations, and environmental standards of the Town Council. We are committed to minimizing any disruptions to neighboring properties during this process.
- **Off-street parking:** We are fully aware of the concern regarding increased demand for parking once additional residences are built on the property. To address this, we will comply with the building regulations regarding the provision of adequate off-street parking. We will ensure that the development includes sufficient parking spaces to accommodate the increased number of residents, as required by the regulations. The goal is to mitigate any inconvenience related to parking, ensuring that all vehicles associated with the new development are properly accommodated on-site.

We hope this helps clarify any concerns you may have regarding the proposed construction and parking situation. Our intention is to develop responsibly, maintaining a positive relationship with the neighborhood, and enhancing the area in a sustainable way that is mindful of the needs of all residents.

Thank you for your understanding and cooperation. We appreciate your feedback and look forward to continuing to be good neighbors.

Yours sincerely,

**Fabienne Looser**  
Managing Director