



**PARTIAL CLOSURE AND SUBDIVISION OF UNNAMED PUBLIC STREET AND
CONSOLIDATION WITH ERF 8684 INTO CONSOLIDATED PORTION A
SUBDIVISION: CONSOLIDATED PORTION A INTO 12 PORTIONS: 1 TO 11 & STREET REM
REZONING OF PORTION 11 FROM INDUSTRIAL TO PARASTATAL
REZONING OF REMAINDER FROM INDUSTRIAL TO NEW PUBLIC STREET
ENVIRONMENTAL CLEARANCE CERTIFICATE FOR NEW PUBLIC STREET**

I, the owner of Erf Swakopmund Extension 10

If **objecting**, please state your reason(s):

Date: 24 October 2025

Kindly take note that comments should reach me by 17:00 Friday 14 November 2025.

Bruce Stewart

From: Bruce Stewart
Sent: 06 November 2025 12:20
To: 'Nico Kotze'
Subject: CLOSURE/CONSOLIDATION/SUBDIVISION/REZONING/ENVIRONMENTAL CLEARANCE CERTIFICATE - ERF 8684 SWAKOPMUND EXTENSION 10

Good afternoon Nico,

Thanks for your reply, and my apologies for the delay in my reply.

I take note of your queries and report back as follows:

1. Sewerage

I am not familiar with the status of essential services (including sewerage) on the site, but my client has appointed engineers to investigate the provision of essential services. Engineering design work is only scheduled to begin once approval for the subdivision has been obtained from the Swakopmund Council – most likely March/April 2026.

In the meantime, I will ask the engineers to provide me with preliminary feedback concerning sewer lines and sewer connections.

2. Purchase of erven

It is my client's intention to sell the newly created erven, including the erven adjacent to your erf. The subdivision boundary line of the newly created erven are not aligned/ consistent with your boundary line – there is a slight dog-leg boundary line – but this should not be a problem. Due to onsite constraints and contractual ownership arrangements, it is not practical to change our subdivision layout.

In the meantime, I will ask my client whether it is possible to consider the sale of the adjacent erven to you, and if so, if there is a preliminary price for the land.

I hope and trust that this preliminary reply is helpful for your purposes and I will report back to you in due course.

Sincerely,

Bruce

Bruce Stewart
Town Planner

122 Sam Nujoma Avenue | First Floor, 122 On Main | PO Box 2095 Walvis Bay
Tel: (064) 280 770 | Email: bruce@sp.com.na | Website: www.sp.com.na

From: Nico Kotze <nico@carsandguides.com>
Sent: 03 November 2025 09:43
To: Bruce Stewart <bruce@sp.com.na>
Subject: RE: CLOSURE/CONSOLIDATION/SUBDIVISION/REZONING/ENVIRONMENTAL CLEARANCE CERTIFICATE - ERF 8684 SWAKOPMUND EXTENSION 10

Thanks Bruce,

We have some sewerage issues on our erven and was wondering how we can work together to connect to a main line somewhere to avoid going the septic tank route.

We might be interested in purchasing the adjacent two erven next to our property – will this be an option?

Kind regards

Nico Kotze
Cars and Guides for Hire cc
Box 2413 , 625 Nelson Mandela Avenue ,
Swakopmund , Namibia , Africa.
Tel : +26481 295 0818
Email : info@carsandguides.com

From: Bruce Stewart <bruce@sp.com.na>
Sent: Saturday, 1 November 2025 9:47 am
To: Nico Kotze <nico@carsandguides.com>
Subject: CLOSURE/CONSOLIDATION/SUBDIVISION/REZONING/ENVIRONMENTAL CLEARANCE CERTIFICATE - ERF 8684 SWAKOPMUND EXTENSION 10

Good morning Nico,

Many thanks for your email and for your query.

We have appointed Lithon Project Consultants to deal with the additional provision of essential services – water, sewer, electricity and roads. Lithon have prepared a preliminary services plan and cost estimate, and other than the potential for blasting for underground rock for sewer installation, no other essential services problems have been identified.

If the site were not being subdivided, any future development of the site will be subject to the same essential service constraints and requirements.

I hope and trust that this reply addresses your query. If not, please let me know what specific sewage issue you have raised, and I will ask Lithon for their response.

Sincerely,

Bruce

Bruce Stewart
Town Planner

122 Sam Nujoma Avenue | First Floor, 122 On Main | PO Box 2095 Walvis Bay
Tel: (064) 280 770 | Email: bruce@sp.com.na | Website: www.sp.com.na

From: Nico Kotze <nico@carsandguides.com>
Sent: 31 October 2025 21:12
To: Bruce Stewart <bruce@sp.com.na>
Subject: Re: CLOSURE/CONSOLIDATION/SUBDIVISION/REZONING/ENVIRONMENTAL CLEARANCE CERTIFICATE - ERF 8684 SWAKOPMUND EXTENSION 10

Good day Bruce ,

Thank you for the mail and msg.

How are you going to handle the sewage?

Kind regards

Nico Kotze

Cars and Guides for Hire cc
625 Nelson Mandela Avenue
Swakopmund , Namibia
Office Tel : +264 81 295 0818

From: Bruce Stewart <bruce@sp.com.na>

Sent: Friday, October 31, 2025 3:18:50 PM

To: Nico Kotze <nico@carsandguides.com>

Subject: CLOSURE/CONSOLIDATION/SUBDIVISION/REZONING/ENVIRONMENTAL CLEARANCE CERTIFICATE - ERF 8684 SWAKOPMUND EXTENSION 10

To Whom It May Concern

N Kotze – Owner Erf 4885 Swakopmund Extension 10

Notice to Nearby Neighbours

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Stewart Planning - Town and Regional Planners intends to apply to the Municipality of Swakopmund, the Ministry of Urban and Rural Development and the Environmental Commissioner for the above applications.

Erf 8684 Swakopmund Extension 10 (the site) – Zoning: General Industrial and Area: ±24,000m² - is partially vacant, partially developed by 5 rental warehouses, and an Erongo RED substation which is built partially on the site and partially on the adjacent public street. Access to/from the site is from an unnamed public street.

Rather than retaining the site as a large single erf for tenants for rental purposes only, the owner intends to subdivide the large industrial site into smaller portions for freehold title for industrial development, including the Erongo RED substation, and a new public street which gives access to/from the newly subdivided portions.

These applications are submitted in terms of the Local Authorities Act, the Swakopmund Zoning Scheme, the Urban and Regional Planning Act and the Environmental Management Act.

Take note that:

- (a) The pre-submission Consultation Document lies open for inspection at the Town Planning Department of the Municipality of Swakopmund, corner of Rakotoka and Daniel Kambo Street, Swakopmund.
- (b) An electronic copy can be requested from Bruce Stewart: bruce@sp.com.na.
- (c) Interested and/or affected parties can register with Stewart Planning and submit their written comments, representations, input and/or objections to the planning and environmental applications together with the grounds thereof with the Chief Executive Officer of the Municipality of Swakopmund and with Stewart Planning within 14 days of the last publication of this notice.
- (d) Written objections must be submitted before or on 14 November 2025 at 17:00.