

## **Copies of any representations, objections and comments received in connection with the application or the scoping report**

### **a). Representations**

-none

### **b). Objection**

-none

### **c). Comments**

One comment submitted to the Town Planner as follow

-----Original Message-----

From: sacharia lucas <sacharialucas@yahoo.com>

Sent: 13 April 2025 11:51

To: itlungameni@grootfonteinmun.com.na

Cc: itlungameni@gmail.com

Subject: The Rezoning of Erf 2419, Omulunga From Residential II with a density of 1 dwelling per 300m2 to Business II with a bulk of 2

Good Day Sir

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\* I as a vested member of the Grootfontein community with vested interest in the town would like more clarity on what are the proposed plans for Erf 2419 being rezoned, development should not be limited only to entertainment facilities (bars and restaurant's) and betting vendors.

I await your feedback on the matter.

Kind Regards

This was responded to

## Johannes Tangeni Heita

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**From:** Johannes Tangeni Heita <jhe@lway.na>  
**Sent:** 14 June 2025 12:58  
**To:** 'sacharia lucas'; 'tlungameni@grootfonteinmun.com.na'  
**Cc:** 'tlungameni@gmail.com'  
**Subject:** RE: The Rezoning of Erf 2419, Omulunga From Residential II with a density of 1 dwelling per 300m<sup>2</sup> to Business II with a bulk of 2

Dear Sacharia,

Firstly, my apology for the late response.

This email serves clarification and assurance that will not be limited only to entertainment facilities and betting vendors.

Our client intends to develop the property by constructing a building suitable for a mixed-use development comprising of shops, restaurants, offices, and some residential units in accordance with the rights specified by Grootfontein Zoning Scheme.

In terms of the Grootfontein Zoning Scheme, this zoning will permit the following primary uses: business buildings, parking garage, hotel, block of flats, residential building, drive-in café, and a bottle store. A "business building" means a building used for business purposes and includes a shop, an office, a bank, restaurant, professional practice and any other building designed for similar use, but does not include a place of assembly, a place of entertainment, an institution, service station, industrial use, noxious industry and animal market.

The rezoning application is concerned about acquiring the land use rights that would enable the envisaged development and allow our client in realising his developmental dreams.

Operational activities such as entertainment facilities (bars and restaurant's) and betting vendors will be subject to municipal approval procedures which may include requiring consents by surrounding property owners and may further be subject to other pieces of legislations like the liquor act.

Please be assured that will not be limited only to entertainment facilities and betting vendors but will be a decent mixed-use development comprising of shops, restaurants, offices, and some residential units. I trust you will find our clarification in order and look forward to your support.

Regards  
John

No further representation, objection or comments received by the EAP