



KAMAU
town planning &
development specialist

No. o. 59 Jenner Street | Windhoek West | c: +264 81 6532389 | t: +264 83 7227000
|P.O. Box 22296 | Windhoek| hope@kamautpds.com | w: www.kamau-architects.com

Date: 27 August 2025

Erf 131 Lüderitz Proper

The Chief Executive Officer
Namibia Colby Properties
PO Box 17179 Benoni
Namibia

Dear Sir/Madam

Herewith the neighbour's public participation letter for the:

- 1. Subdivision of the Remainder of Portion B of the Lüderitz Town and Townlands No. 11 into Portion A, Portion B and Remainder of Portion B of the Lüderitz Town and Townlands No. 11.**
- 2. Rezoning of the proposed Portion A from 'Undetermined' to 'Residential 2' with a density of 1:150.**
- 3. Rezoning of the proposed Portion B from 'Undetermined' to 'Street'.**
- 4. Alteration of the Boundaries of Lüderitz Proper to include Portion A and B.**
- 5. Request for the Waiver of the Betterment and Endowment Fees in Lieu of the street creation on Portion B.**
- 6. Consent to begin with construction while the subject application is in progress.**



Kamau Town Planning and Development Specialists and Environmental Consultants, on behalf of the registered owner of the **Remainder of Portion B of the Lüderitz Town and Townlands No. 11**, herewith **inform you** in terms of the Environmental Management Act (No. 7 of 2007), the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012), the Lüderitz Zoning Scheme, and Part 2, Section 105 of the Urban and Regional Planning Act No. 5 of 2018, that we have applied to the Lüderitz Town Council and intend on applying to Urban and Regional Planning Board, and to the Environmental Commissioner for the:

1. Subdivision of the Remainder of Portion B of the Lüderitz Town and Townlands No. 11 into Portion A, Portion B and Remainder of Portion B of the Lüderitz Town and Townlands No. 11.
2. Rezoning of the proposed Portion A from 'Undetermined' to 'Residential 2' with a density of 1:150.
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4. Alteration of the Boundaries of Lüderitz Proper to include Portion A and B.
5. Request for the Waiver of the Betterment and Endowment Fees in Lieu of the street creation on Portion B.
6. Consent to begin with construction while the subject application is in progress.

The owners of the proposed subdivided Portions A and B intend to rezone Portion A to 'Residential 2' and Portion B to 'Street'. They also intend to alter the boundaries of Lüderitz Proper to include the proposed subdivided Portions A and B. In addition, the owners wish to commence construction while this application is being processed.

The purpose of this application is to enable Rocky Bay Investment CC, who were allocated Portion A to construct workers' accommodation on the proposed Portion A and to create a street on the proposed Portion B. The remainder of Portion B within Lüderitz Town and Townlands No. 11 will remain unchanged.

As the proposed Portion A currently does not have access to a formal street, Rocky Bay Investment CC will be required to construct a new street on Portion B at their own cost. Therefore, Rocky Bay Investment CC is requesting a waiver of the betterment and endowment fees in lieu of the cost of constructing the street on Portion B.

As the owner of a property that is next to the Remainder of Portion B of the Lüderitz Town and Townlands No. 11 (an immediate neighbour), you are hereby informed of the subject application as set out above.

REGISTRATION OF INTERESTED AND AFFECTED PARTIES (I&APs) AND SUBMISSION OF COMMENTS:

Provided that the Lüderitz Town Council provisionally grants consent for an Environmental Impact Assessment (EIA) to be conducted for the creation of a street on the proposed Portion B, all Interested and Affected Parties (I&APs) are hereby invited to register and submit their comments, concerns or questions in writing on or before **09 October 2025** in line with Namibia's Environmental Management Act, 2007 (No. 7 of 2007) and EIA regulations (Government Notice No. 30 of 6 February 2012).

Please be so kind and complete the attached comment form for return to our office by **09 October 2025**.

Should you require any additional information in this regard or would further like to discuss this matter with us, please do not hesitate to contact our office.

Yours in planning



Keuuavali Neshila

Kamau Town Planning and Development Specialists



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Date: 27 August 2025

Erf 748 Lüderitz Proper

LN and J Shiindi
PO Box 435
Lüderitz
Namibia

Dear Sir/Madam

Herewith the neighbour's public participation letter for the:

- 1. Subdivision of the Remainder of Portion B of the Lüderitz Town and Townlands No. 11 into Portion A, Portion B and Remainder of Portion B of the Lüderitz Town and Townlands No. 11.**
- 2. Rezoning of the proposed Portion A from 'Undetermined' to 'Residential 2' with a density of 1:150.**
- 3. Rezoning of the proposed Portion B from 'Undetermined' to 'Street'.**
- 4. Alteration of the Boundaries of Lüderitz Proper to include Portion A and B.**
- 5. Request for the Waiver of the Betterment and Endowment Fees in Lieu of the street creation on Portion B.**
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Kamau Town Planning and Development Specialists and Environmental Consultants, on behalf of the registered owner of the **Remainder of Portion B of the Lüderitz Town and Townlands No. 11**, herewith **inform you** in terms of the Environmental Management Act (No. 7 of 2007), the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012), the Lüderitz Zoning Scheme, and Part 2, Section 105 of the Urban and Regional Planning Act No. 5 of 2018, that we have applied to the Lüderitz Town Council and intend on applying to Urban and Regional Planning Board, and to the Environmental Commissioner for the:

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5. Request for the Waiver of the Betterment and Endowment Fees in Lieu of the street creation on Portion B.
6. Consent to begin with construction while the subject application is in progress.

The owners of the proposed subdivided Portions A and B intend to rezone Portion A to 'Residential 2' and Portion B to 'Street'. They also intend to alter the boundaries of Lüderitz Proper to include the proposed subdivided Portions A and B. In addition, the owners wish to commence construction while this application is being processed.

The purpose of this application is to enable Rocky Bay Investment CC, who were allocated Portion A to construct workers' accommodation on the proposed Portion A and to create a street on the proposed Portion B. The remainder of Portion B within Lüderitz Town and Townlands No. 11 will remain unchanged.

As the proposed Portion A currently does not have access to a formal street, Rocky Bay Investment CC will be required to construct a new street on Portion B at their own cost. Therefore, Rocky Bay Investment CC is requesting a waiver of the betterment and endowment fees in lieu of the cost of constructing the street on Portion B.

As the owner of a property that is next to the Remainder of Portion B of the Lüderitz Town and Townlands No. 11 (an immediate neighbour), you are hereby informed of the subject application as set out above.

REGISTRATION OF INTERESTED AND AFFECTED PARTIES (I&APs) AND SUBMISSION OF COMMENTS:

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Date: 27 August 2025

Erf 689 Lüderitz Proper

Ministry of Safety and Security
PO Box 86
Lüderitz
Namibia

Dear Sir/Madam

Herewith the neighbour's public participation letter for the:

- 1. Subdivision of the Remainder of Portion B of the Lüderitz Town and Townlands No. 11 into Portion A, Portion B and Remainder of Portion B of the Lüderitz Town and Townlands No. 11.**
- 2. Rezoning of the proposed Portion A from 'Undetermined' to 'Residential 2' with a density of 1:150.**
- 3. Rezoning of the proposed Portion B from 'Undetermined' to 'Street'.**
- 4. Alteration of the Boundaries of Lüderitz Proper to include Portion A and B.**
- 5. Request for the Waiver of the Betterment and Endowment Fees in Lieu of the street creation on Portion B.**
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Kamau Town Planning and Development Specialists and Environmental Consultants, on behalf of the registered owner of the **Remainder of Portion B of the Lüderitz Town and Townlands No. 11**, herewith **inform you** in terms of the Environmental Management Act (No. 7 of 2007), the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012), the Lüderitz Zoning Scheme, and Part 2, Section 105 of the Urban and Regional Planning Act No. 5 of 2018, that we have applied to the Lüderitz Town Council and intend on applying to Urban and Regional Planning Board, and to the Environmental Commissioner for the:

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3. Rezoning of the proposed Portion B from 'Undetermined' to 'Street'.
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5. Request for the Waiver of the Betterment and Endowment Fees in Lieu of the street creation on Portion B.
6. Consent to begin with construction while the subject application is in progress.

The owners of the proposed subdivided Portions A and B intend to rezone Portion A to 'Residential 2' and Portion B to 'Street'. They also intend to alter the boundaries of Lüderitz Proper to include the proposed subdivided Portions A and B. In addition, the owners wish to commence construction while this application is being processed.

The purpose of this application is to enable Rocky Bay Investment CC, who were allocated Portion A to construct workers' accommodation on the proposed Portion A and to create a street on the proposed Portion B. The remainder of Portion B within Lüderitz Town and Townlands No. 11 will remain unchanged.

As the proposed Portion A currently does not have access to a formal street, Rocky Bay Investment CC will be required to construct a new street on Portion B at their own cost. Therefore, Rocky Bay Investment CC is requesting a waiver of the betterment and endowment fees in lieu of the cost of constructing the street on Portion B.

As the owner of a property that is next to the Remainder of Portion B of the Lüderitz Town and Townlands No. 11 (an immediate neighbour), you are hereby informed of the subject application as set out above.

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Date: 27 August 2025

Erf 690 Lüderitz Proper

Ignatius Tjipura
PO Box 648
Lüderitz
Namibia

Dear Sir/Madam

Herewith the neighbour's public participation letter for the:

- 1. Subdivision of the Remainder of Portion B of the Lüderitz Town and Townlands No. 11 into Portion A, Portion B and Remainder of Portion B of the Lüderitz Town and Townlands No. 11.**
- 2. Rezoning of the proposed Portion A from 'Undetermined' to 'Residential 2' with a density of 1:150.**
- 3. Rezoning of the proposed Portion B from 'Undetermined' to 'Street'.**
- 4. Alteration of the Boundaries of Lüderitz Proper to include Portion A and B.**
- 5. Request for the Waiver of the Betterment and Endowment Fees in Lieu of the street creation on Portion B.**
- 6. Consent to begin with construction while the subject application is in progress.**



Kamau Town Planning and Development Specialists and Environmental Consultants, on behalf of the registered owner of the **Remainder of Portion B of the Lüderitz Town and Townlands No. 11**, herewith **inform you** in terms of the Environmental Management Act (No. 7 of 2007), the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012), the Lüderitz Zoning Scheme, and Part 2, Section 105 of the Urban and Regional Planning Act No. 5 of 2018, that we have applied to the Lüderitz Town Council and intend on applying to Urban and Regional Planning Board, and to the Environmental Commissioner for the:

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4. Alteration of the Boundaries of Lüderitz Proper to include Portion A and B.
5. Request for the Waiver of the Betterment and Endowment Fees in Lieu of the street creation on Portion B.
6. Consent to begin with construction while the subject application is in progress.

The owners of the proposed subdivided Portions A and B intend to rezone Portion A to 'Residential 2' and Portion B to 'Street'. They also intend to alter the boundaries of Lüderitz Proper to include the proposed subdivided Portions A and B. In addition, the owners wish to commence construction while this application is being processed.

The purpose of this application is to enable Rocky Bay Investment CC, who were allocated Portion A to construct workers' accommodation on the proposed Portion A and to create a street on the proposed Portion B. The remainder of Portion B within Lüderitz Town and Townlands No. 11 will remain unchanged.

As the proposed Portion A currently does not have access to a formal street, Rocky Bay Investment CC will be required to construct a new street on Portion B at their own cost. Therefore, Rocky Bay Investment CC is requesting a waiver of the betterment and endowment fees in lieu of the cost of constructing the street on Portion B.

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REGISTRATION OF INTERESTED AND AFFECTED PARTIES (I&APs) AND SUBMISSION OF COMMENTS:

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Date: 27 August 2025

Erf RE/130, Erf 132, RE/144 Lüderitz Proper and PTN/93/41/11 Town and Townlands

The Chief Executive Officer
Lüderitz Town Council
PO Box 19
Lüderitz
Namibia

Dear Sir/Madam

Herewith the neighbour's public participation letter for the:

- 1. Subdivision of the Remainder of Portion B of the Lüderitz Town and Townlands No. 11 into Portion A, Portion B and Remainder of Portion B of the Lüderitz Town and Townlands No. 11.**
- 2. Rezoning of the proposed Portion A from 'Undetermined' to 'Residential 2' with a density of 1:150.**
- 3. Rezoning of the proposed Portion B from 'Undetermined' to 'Street'.**
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- 5. Request for the Waiver of the Betterment and Endowment Fees in Lieu of the street creation on Portion B.**
- 6. Consent to begin with construction while the subject application is in progress.**



Kamau Town Planning and Development Specialists and Environmental Consultants, on behalf of the registered owner of the **Remainder of Portion B of the Lüderitz Town and Townlands No. 11**, herewith **inform you** in terms of the Environmental Management Act (No. 7 of 2007), the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012), the Lüderitz Zoning Scheme, and Part 2, Section 105 of the Urban and Regional Planning Act No. 5 of 2018, that we have applied to the Lüderitz Town Council and intend on applying to Urban and Regional Planning Board, and to the Environmental Commissioner for the:

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2. Rezoning of the proposed Portion A from 'Undetermined' to 'Residential 2' with a density of 1:150.
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4. Alteration of the Boundaries of Lüderitz Proper to include Portion A and B.
5. Request for the Waiver of the Betterment and Endowment Fees in Lieu of the street creation on Portion B.
6. Consent to begin with construction while the subject application is in progress.

The owners of the proposed subdivided Portions A and B intend to rezone Portion A to 'Residential 2' and Portion B to 'Street'. They also intend to alter the boundaries of Lüderitz Proper to include the proposed subdivided Portions A and B. In addition, the owners wish to commence construction while this application is being processed.

The purpose of this application is to enable Rocky Bay Investment CC, who were allocated Portion A to construct workers' accommodation on the proposed Portion A and to create a street on the proposed Portion B. The remainder of Portion B within Lüderitz Town and Townlands No. 11 will remain unchanged.

As the proposed Portion A currently does not have access to a formal street, Rocky Bay Investment CC will be required to construct a new street on Portion B at their own cost. Therefore, Rocky Bay Investment CC is requesting a waiver of the betterment and endowment fees in lieu of the cost of constructing the street on Portion B.

As the owner of a property that is next to the Remainder of Portion B of the Lüderitz Town and Townlands No. 11 (an immediate neighbour), you are hereby informed of the subject application as set out above.

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Date: 27 August 2025

Erf 735 Lüderitz Proper

EH and EM Langer
PO Box 1068
Lüderitz
Namibia

Dear Sir/Madam

Herewith the neighbour's public participation letter for the:

- 1. Subdivision of the Remainder of Portion B of the Lüderitz Town and Townlands No. 11 into Portion A, Portion B and Remainder of Portion B of the Lüderitz Town and Townlands No. 11.**
- 2. Rezoning of the proposed Portion A from 'Undetermined' to 'Residential 2' with a density of 1:150.**
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The owners of the proposed subdivided Portions A and B intend to rezone Portion A to 'Residential 2' and Portion B to 'Street'. They also intend to alter the boundaries of Lüderitz Proper to include the proposed subdivided Portions A and B. In addition, the owners wish to commence construction while this application is being processed.

The purpose of this application is to enable Rocky Bay Investment CC, who were allocated Portion A to construct workers' accommodation on the proposed Portion A and to create a street on the proposed Portion B. The remainder of Portion B within Lüderitz Town and Townlands No. 11 will remain unchanged.

As the proposed Portion A currently does not have access to a formal street, Rocky Bay Investment CC will be required to construct a new street on Portion B at their own cost. Therefore, Rocky Bay Investment CC is requesting a waiver of the betterment and endowment fees in lieu of the cost of constructing the street on Portion B.

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Date: 27 August 2025

Erf 744 Lüderitz Proper

AM and SJ Krohne
PO Box 213
Lüderitz
Namibia

Dear Sir/Madam

Herewith the neighbour's public participation letter for the:

- 1. Subdivision of the Remainder of Portion B of the Lüderitz Town and Townlands No. 11 into Portion A, Portion B and Remainder of Portion B of the Lüderitz Town and Townlands No. 11.**
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