PUBLIC NOTICE

Please take note that Kamau Town Planning and Development Services and Environmental Consultants has been appointed by the owner of the **Remainder of Portion B of the Lüderitz Town and Townlands No. 11**, to apply to the Lüderitz Town Council, the Urban and Regional Planning Board, and to the Environmental Commissioner for the:

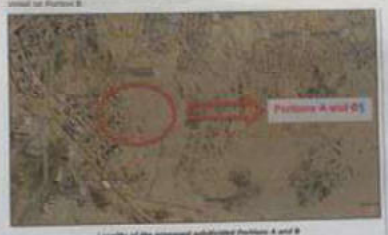
1. **Subdivision of the Remainder of Portion B of the Lüderitz Town and Townlands No. 11 into Portion A, Portion B and Remainder of Portion B of the Lüderitz Town and Townlands No. 11.**
2. **Rezoning of the proposed Portion A from 'Undetermined' to 'Residential 2' with a density of 1/500.**
3. **Rezoning 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 street creation on Portion B.**
6. **Consent to begin with construction while the subject application is in progress.**

In accordance with the Lüderitz Zoning Scheme: Part 2, Section 100 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), the Environmental Management Act, 2007 (Act No. 7 of 2007), and the Environmental Impact Assessment Regulations (Government Notice No. 30 of 6 February 2012), Kamau Town Planning provides public notification of the above application.

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 the 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.



Locality of the proposed subdivided Portions A and B

Please further take note that -

- For more enquiries regarding the subdivision, rezoning, consent, waiver of betterment and endowment fees, and alteration of boundaries, kindly visit the Lüderitz Town Council's Department of Planning.
- Every person having objections to the proposed development or who wishes to comment, may lodge such objections and comments in writing, together with the grounds, with the Chief Executive Officer of the Lüderitz Town Council, and with the applicant within 14 days of the last publication of this notice, or no later than **08 October 2025**.

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 **08 October 2025** in line with Namibia's Environmental Management Act, 2007 (No. 7 of 2007), and the regulations (Government Notice No. 30 of 6 February 2012).

FOR MORE INFORMATION AND QUERIES, KINDLY CONTACT:

Applicant

Local Authority

PUBLIC NOTICE