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CITY OF WINDHOEK

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ADDENDUM to the **agenda** of the monthly meeting of the

MUNICIPAL COUNCIL OF WINDHOEK

to be held on **Thursday, 27 July 2023 at 17:30**, in the new Council Chambers, Windhoek.

ENQUIRIES:	Ms T Edward/mgo Ms M Garises	**REF:**	27-07-2023.add-ca
TELEPHONE:	2902597/2902557	**DATE:**	2023-07-21

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[Municipal Council Agenda: 2023-07-27]

10.2 APPROVAL OF MINUTES (MC 13/2023)

The minutes of the Management Committee meeting (MC 13/2022) held on 18 July 2023 is submitted to Management Committee members for approval.

[Municipal Council Agenda: 2023-07-27]

10.3 MINUTES (MC 13/2023)

The minutes of the Management Committee meeting (MC 13/2022) held on 18 July 2023 as approved by its members at this Council meeting, is submitted for notice with the exception of Items AM.6.1, AM.7.1, GOV.1, GOV.7, GOV.8, GOV.9, GOV.10, FNS.1, FNS.2, FNS.3, FNS.4, FNS.5, FNS.6, FNS.7, FNS.8, FNS.9, IND.1 and IND.2, which follow immediately hereunder for consideration.

It is

RECOMMENDED

That the minutes of the Management Committee meeting (MC 13/2022) held on 18 July 2023, be noted by its members, with the exception of Items AM.6.1, AM.7.1, GOV.1, GOV.7, GOV.8, GOV.9, GOV.10, FNS.1, FNS.2, FNS.3, FNS.4, FNS.5, FNS.6, FNS.7, FNS.8, FNS.9, IND.1 and IND.2.

[Municipal Council Agenda: 2023-07-27]

10.3.1 AM.6.1 [CEO/EDC] PETITION TO MANAGEMENT COMMITTEE - WINDHOEK ECONOMIC RECOVERY INITIATIVE (WERI)
(4/2/P)

Management Committee at its meeting held on 11(04) July 2023 per Item AM.6.1 *inter alia* resolved that this matter stand over to the next Management Committee meeting scheduled to be held on Tuesday, 18 July 2023, for discussion, in terms of Rule 11(1)(b) of the Standing Rules of Order. The matter was subsequently submitted to Management Committee on 18 July 2023 and herewith to Council, for consideration.

Background

*** A Petition, **attached as pages 684 - 686 to the agenda**, was received from Councillor Dr JS Amupanda in terms of Rule 11(1) of the Standing Rules of Order.

*** Acknowledgement of the Petition by the Acting Chief Executive Officer is **attached as page 687 to the agenda**.

In summary, the Petition *inter alia* seeks the following:

8 *In ensuring that the Council Resolution pertaining to the Windhoek Economic Recovery Initiative (WERI) is implemented, Management Committee to request the Office of the Chief Executive Officer to provide a comprehensive explanation and update as to why the Windhoek Economic Recovery Initiative (WERI) is still held up for two (2) years despite the City running a public process that has produced successful candidates.*

9 *Upon receiving this explanation, Management Committee to provide a framework and directs the finalisation of the first calls, with a specific due date, in order to provide for an opportunity to conceptualise and implement the second phase.*

10 *Management Committee to put up the mechanism to ensure that this delay, that is tantamount to sabotage of approved Council programmes, does not occur again both on the Windhoek Economic Recovery Initiative (WERI) and other important Council Resolutions.*

11 *After considering the petition, Management Committee to report to Council on how it has resolved the Petition in line with the provision of Rule 11 of the Standing Rules of Order.*

Conclusion

Management Committee considered the Petition in terms of Rule 11(1)(a) and (b) and herewith report to Council on how it resolved the said Petition.

Management Committee,

RECOMMENDED

*** 1 That the Petition, **attached as pages 684 - 686 to the agenda**, received from Councillor Dr JS Amupanda, be noted.

*** 2 That the acknowledgement of the Petition by the Acting Chief Executive Officer, **attached as page 687 to the agenda**, be noted.

3 That it be noted that upon deliberation on the Petition, Management Committee dealt with it as follows:

3.1 Management Committee learnt about an all-inclusive item due for submission, addressing paragraph 8 of the Petition, i.e. a comprehensive explanation and an update on the Windhoek Economic Recovery Initiative (WERI), which equally will have regard to paragraphs 9 and 10 of the Petition, by the Strategic Executive: Economic Development and Community Services, to Management Committee/Council, for consideration.

[Municipal Council Agenda: 2023-07-27]

10.3.2 AM.7.1 [CEO/HCC] STAFF MATTER
(3/2/1)

This matter, submitted to the Councillors under separate cover, is to be dealt with in terms of section 14(2)(a) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended) which reads as follows:

Every meeting of a local authority council shall be open to the public, except on any matter relating to -

(i) the appointment, promotion, conditions of employment and discipline of any particular officer or employee of a local authority council;

unless the local authority council by a majority of at least two-thirds of its members present at the meeting in question determines such a meeting to be so open.

[Municipal Council Agenda: 2023-07-27]

10.3.3 GOV.1 [EDC] CANCELLATION OF SPECIAL PROJECT STATUS OF PROJECT SEVEN TRADING CC
(3/1/P)

Introduction/Purpose

*** Council approved the Special Projects Policy per Resolution 292/12/2006 and amended as per Council Resolution 133/04/2012, **attached as pages 688 and 689 - 690 respectively to the agenda**. Essentially, the Policy seeks to promote the optimal use of land as a scarce resource by affording the opportunity to commercial developers to apply and secure land by way of private treaty in terms of section 30(1)(t) and to apply for rebate on taxes in terms of section 75(a) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended), because of employment opportunities created. The proposals for private negotiations are motivated under the approved Ministerial guidelines, **attached as pages 691 - 695 to the agenda**, as unique investments.

*** The Special Projects Committee was established in terms of Council Resolution 110/03/2007 (Policy), **attached as pages 696 - 697 to the agenda**, and is responsible for the appraisal and recommendation of applications for Special Projects Status, to Management Committee and Council.

*** This submission seek permission to cancel the final approval on the Special project status of Project Seven Trading CC for the construction of a bitumen plant due to non-adherence as per Council Resolution 23/02/2021, **attached as pages 698 - 701 to the agenda**.

Background

*** Council per Resolution 60/03/2014, **attached as pages 702 - 703 to the agenda**, granted provisional approval to Project Seven Trading CC for the establishment of a bitumen plant on Erven 8754, 875, and 8756, Windhoek. The applicant has consolidated the erven, with the new consolidated erf being Erf 8927, Windhoek. Final approval was granted by Council as per Resolution 23/02/2021. However, as per stated Council Resolution, Project Seven Trading CC was to comply with the following conditions:

- Submission of a valid Environmental Impact Assessment (EIA) Clearance Certificate, which was subsequently received on 8 August 2022 from the applicant; and

- Payment of the non-refundable deposit amounting to N$351 430.50, within sixty (60) days from the date of that Council Resolution, or prior to signing the Deed of Sale.

Discussion

*** The applicant was duly informed of Council Resolution 23/02/2021 per letter dated 2 March 2021, **attached as pages 704 - 707 to the agenda**, and the non-refundable fee that needed to be paid. Several engagements and correspondence, **attached as pages 708 - 738 to the agenda**, took place as follows between the division and the applicant between March 2021 to date:

No.	Event	Date
1	Applicant informed of the final approval of Council Resolution 60/02/2021	2 March 2021
2	Letter from the applicant updating on obtaining the Environmental Impact Assessment (EIA) Clearance Certificate	25 March 2021
3	Letter to applicant informing of non-refundable fee payment	28 October 2021
4	Environmental Impact Assessment (EIA) Progress Report	8 November 2021
5	Letter on progress and payment of non-refundable fee	7 February 2022
6	Environmental Clearance Certificate, issued 19 July 2022, submitted by the applicant	8 August 2022
7	E-mail from the applicant	9 August 2022
8	Meeting with the applicant on the non-refundable fee	29 September 2022
9	Letter to the applicant as per meeting held to submit the proof of payment	30 September 2022
10	Letter from the applicant requesting a re-evaluation of the land	6 October 2022
11	Letter to the applicant on the re-evaluation of the land	24 October 2022
12	E-mail from the applicant requesting a meeting with the Valuation Division on the re-evaluation of the land	25 October 2022
13	Response to the applicant on the valuation response submitted to the Valuation Division and proof of payment	2 November 2022
14	Reminder to the applicant to submit proof of payment of the non-refundable fee	24 November 2022
15	Letter to the applicant on the non-refundable fee outstanding	25 January 2023
16	Letter from the applicant committing to settle non-refundable by 28 February 2023	30 January 2023
17	Letter to the applicant to inform them of the submission to Council	7 February 2023
18	Letter from the applicant informing of the investor's hesitation to pay the non-refundable fee and upset price separately	15 March 2023

The above timeline illustrates the numerous engagements and efforts made by the division to ensure compliance with the conditions of Council Resolution 23/02/2021. As indicated, the applicant submitted the valid Environmental Clearance Certificate on 8 August 2022. The applicant raised the following explanations, for the delayed submission of the Environmental Clearance Certificate and non-payment of the refundable deposit, during engagements as follows:

- **Costly and delayed process of obtaining renewal of Environmental Clearance Certificate**

    - This process was reportedly held up by the Ministry of Environment, Tourism and Forestry, due to amongst others a dispute with surrounding factories.

  No complaint or objection was registered with Council by the surrounding businesses.

- **Investor uncertainty**

    - Investor not being available in the country, money not released timely as per applicant's correspondence.

- **Renegotiation of upset price since economic downfall experienced in country**

    - The request submitted to the Valuation Division resulted in no change in the upset price.

Strategic implications/significance

The Special Projects Policy forms part of the Windhoek Economic Development Strategy (WEDS) objectives to provide private developers the opportunity to acquire municipal land for unique developmental purposes without calling for tenders or the sale by auction.

The Policy objectives are as follows:

- Proactively promote new/unique developments and investments not yet undertaken in the Municipal Council of Windhoek;

- Ensure efficient and integrated development;

- Encourage job creation and skills development;

- Encourage the socio-economic spin-offs on all sectors of the economy;

- Promote good urban design concepts to be enhanced; and

- Projects must be environmentally sustainable.

The above aligns to Council's Strategic Themes of **Financial Sustainability, Social Progression, Economic Advancement and Infrastructure Development.**

The project has strategic significance to the country as it will be the first bituminous oil product refinery plant bitumen plant in the country. The refinery will embark upon the processing of raw products obtained from Angola and the distribution of bitumen oil products within Namibia which is mainly used to tar roads and air strips.

The applicant has further applied to the Ministry of Industrialisation, Trade and SME Development for industry protection and the Ministry further undertook to recommend IIP Status for the project once the applicant commence with the production and meet all the requirements given. The Ministry will support the project in the manufacturing sector as per its *'Growth at home'* Strategy.

Financial implications

Council per Resolution 23/02/2021 (paragraph 7) *inter alia* stated as follows:

7 *That the applicant pay the non-refundable reservation fee of 1.5 % annually for the years 2015, 2016, and 2017, totalling N$351 430.50, within sixty (60) days from the date of this Council Resolution, or prior to singing the Deed of Sale, whichever comes first.*

The applicant paid the non-refundable reservation fee of 1.5 % per annum for 2014 of N$95 610.00. The payment for the Financial Years 2015, 2016 and 2017 has not been received to date. The applicant was not charged the non-refundable fee for the period 2018 to 2021 due to the item being in circulation at that time.

*** The valuation for the financial year 2022 for Erven 8754, 8755 and 8756, **attached as pages 739 - 741 to the agenda**, amounts to N$9 250 000.00. The non-refundable fee for 2022 is N$138 750.00. This has resulted in direct loss of revenue to Council of N$490 180.50.

Possible risks

The period within which to pay the non-refundable fee has expired as per Council Resolution 23/02/2021. Additionally, two (2) years has passed without the applicant making any payment despite numerous reminders and promises. The land has been lying idle for an indefinite period while awaiting the non-refundable fee to be paid accordingly. In addition, the applicant as per Council Resolution 23/02/2021 (paragraph 21) *inter alia* reading *That the Deed of Sale be signed within three (3) months from Council approval upon the submission of a valid Environmental Impact Assessment (EIA) Clearance Certificate and proof of financial ability to commence the project,* has to date not provided the proof of financial ability to commence the project. The applicant has additionally not submitted any guarantees as evidence to fund the implementation of the project.

Compliance check/legal implications

The Special Project Policy provides guidance in terms of implementation of projects in accordance with Council Resolution 292/12/2006 and 133/04/2012.

Technical comments

The application was circulated for comments and the following can be reported:

Comments from the Chief Executive Officer (Corporate Legal Adviser)

*** The item was submitted to the Chief Executive Officer (Corporate Legal Adviser) on 2 March 2023, no inputs were deemed required (e-mail dated 7 March 2023, **attached as pages 742 - 743 to the agenda**).

Comments from the Strategic Executive: Housing, Property Management and Human Settlement

- **Property Management**

  A meeting was held on 20 April 2023 between the Acting Manager, Ms L Joodt and the Strategic Executive: Housing, Property Management and Human Settlement to obtain input which was incorporated in the item and included the additions of paragraphs 3 and 4 to the item.

Options

This submission seek permission to cancel the Special Projects status of Project Seven Trading CC for the establishment of a bitumen plant due to non-adherence to Council Resolution 23/02/2021.

Conclusion

The intent of the Special Projects Policy is to promote economic development in the city through the policy objectives. However, when applicants do not fulfil the specified conditions for project implementation it stagnates economic development and presents a missed opportunity to avail the land to other viable projects. The applicant failed to pay the non-refundable reservation fee within the specified timeframe as stipulated in Council Resolution 23/02/2021 despite numerous reminders and meetings held on the subject matter. This is in addition to not providing proof of financial ability to commence the project.

Management Committee,

RECOMMENDED

1 That the Special Projects status granted to Project Seven Trading CC for the establishment of a bitumen plant, be noted.

*** 2 That the Special Projects Status of Project Seven Trading CC be cancelled due to non-adherence to Council Resolution 23/02/2021, **attached as pages 698 - 701 to the agenda.**

3 That Council not refund the applicant's expenditure on the project to date.

4 That the erf be advertised on an open bidding process by the Strategic Executive: Housing, Property Management and Human Settlement (Manager: Property Management).

5 That the resolution be implemented prior to confirmation of the minutes.

[Municipal Council Agenda: 2023-07-27]

10.3.4 GOV.7 [CIT/HCC] STAFF MATTER
(4/2/2)

This matter, submitted to the Councillors under separate cover, is to be dealt with in terms of section 14(2)(a) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended) which reads as follows:

Every meeting of a local authority council shall be open to the public, except on any matter relating to -

(i) the appointment, promotion, conditions of employment and discipline of any particular officer or employee of a local authority council;

unless the local authority council by a majority of at least two-thirds of its members present at the meeting in question determines such a meeting to be so open.

[Municipal Council Agenda: 2023-07-27]

10.3.5 GOV.8 [CEO] APPROVAL FOR THE REVISED WINDHOEK-BRAZZAVILLE CO-OPERATION
(3/1/6/9/2)

Background

Namibia's struggle against apartheid became one of the foremost moral struggles of the twentieth century. It drew the support of people and solidarity from friendly nations across the world. During those dark years, the Republic of Congo (Brazzaville) and its people were one of those nations that stood by us and supported our course, providing material support, and availing their educational institutions, such as the E'colé de la Namibi' Loudima Technical Secondairé School for the training of thousands of exiled Namibians.

Brazzaville is the Capital City of the Republic of Congo and the largest city in the country. In remembrance of the bond that was created between the population of Brazzaville and the people of Namibia during the liberation struggle, Namibia has refurbished the Loudima School.

*** Based on the above historical background, the cities of Windhoek and Brazzaville signed the Co-operation Agreement in Windhoek on 27 July 2011, **attached as pages 744 - 748 to the agenda**. The co-operation covered the following areas:

- Solid Waste and Water Management;
- Economic Development;
- Youth, Sports, Culture, and Tourism;
- Urban Environment; and
- Training.

Under Article 9 of the Agreement signed in 2011, it has been accepted that the Agreement will last for a period of three (3) years renewable tacitly for periods of equal duration unless it had been cancelled by either Contracting Parties after the latter had notified the other Contracting Party in writing of its intent six (6) months prior to the expiry of this Agreement.

Neither party had expressed intention to cancel, hence, the Agreement has tacitly remained in force, as per agreed terms.

Purpose

The purpose of this submission is to seek Council's approval for the revised/ updated Co-operation Agreement between the cities of Windhoek and Brazzaville, Republic of Congo.

Progress report on implementation activities

- **Action Plan:** An Action Plan with the specific areas of intervention was agreed upon for implementation. As part of the Action Plan agreed on the eve of the signing ceremony, Brazzaville was to send technical officials to Windhoek for training in solid waste management for the period of November to December 2012.

- **Culture:** In 2012, the Municipal Council of Windhoek renamed a street in honour of Marien Ngouabi, the former President of the Republic of Congo at a ceremony attended by the then Mayor of Brazzaville, Honourable Hugues Ngouellondele. The visit also provided an opportunity to discuss issues regarding decentralization and participatory governance.

- **Solid Waste Management:** The same year, a reciprocal visit led by the Mayor of Windhoek, paid to Brazzaville in June 2012. The Windhoek delegation included two (2) Councillors and three (3) technical officials from Solid Waste Management and Town Planning Divisions. The technical officials were included in the delegation for a familiarisation tour and to engage their counterparts on technical issues under the agreed areas of co-operation and agreed-on Action Plan.

- **Urban Environment, Economic Development, Sports and Tourism:** It was agreed during this visit that Brazzaville would send a technical team in August 2012 on a familiarisation visit to Windhoek on areas of *urban abattoir regulatory framework, town planning, and economic development*. It was also proposed that the planned return visit should be combined with outstanding projects on the Action Plan namely, discussions on *sports, tourism, and culture* as well as *schools twining*. This visit could unfortunately not take place due to competing priorities, coupled with the advent outbreak of the COVID-19 Pandemic.

Revised Co-operation Agreement

*** Based on the above background and progress made per areas of co-operation, the Mayor of the City of Brazzaville, the Honourable Dieudonné Batsimba in a letter dated 15 May 2023, **attached as pages 749 - 751 to the agenda**, received through the Ministry of International Relations and Co-operation, renewed Brazzaville's continued interest in the Co-operation Agreement between the two (2) cities. In the same letter, Mayor Batsimba extended an invitation to the Mayor of Windhoek to visit Brazzaville on dates still to be agreed upon.

*** The updated Agreement wherein the parties are desirous to co-operate on the following areas, is **attached as pages 752 - 755 to the agenda**:

- Urban Environment;
- Training and Development;
- Youth Development, Sports, Culture and Tourism; and
- Economic Development and Trade.

From the above proposed areas, only one (1) item is new to the Agreement signed in 2011. In addition, it is important to note that the revised Agreement has not changed the letter and spirit, as well as the text of the Agreement signed in 2011.

Conclusion

The Windhoek-Brazzaville relationship is deep-rooted in the rich history of Namibia and Congo. This voluntary forging of such ties helps to encourage business, trade, educational, cultural exchanges and projects between the sister cities.

Management Committee,

RECOMMENDED

*** 1 That the Windhoek-Brazzaville, Republic of Congo, revised Co-operation Agreement, **attached as pages 752 - 755 to the agenda**, be approved.

2 That the Chief Executive Officer (Manager: External Relations and Networking) co-ordinate the signing ceremony of the revised Agreement.

3 That the resolution be implemented prior to confirmation of the minutes for ease of co-ordination.

[Municipal Council Agenda: 2023-07-27]

10.3.6 GOV.9 [CEO] STAFF MATTER
(4/2)

This matter, submitted to the Councillors under separate cover, is to be dealt with in terms of section 14(2)(a) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended) which reads as follows:

Every meeting of a local authority council shall be open to the public, except on any matter relating to -

(i) the appointment, promotion, conditions of employment and discipline of any particular officer or employee of a local authority council;

unless the local authority council by a majority of at least two-thirds of its members present at the meeting in question determines such a meeting to be so open.

[Municipal Council Agenda: 2023-07-27]

10.3.7 GOV.10 [CEO] STAFF MATTER
(4/2)

This matter, submitted to the Councillors under separate cover, is to be dealt with in terms of section 14(2)(a) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended) which reads as follows:

Every meeting of a local authority council shall be open to the public, except on any matter relating to -

(i) the appointment, promotion, conditions of employment and discipline of any particular officer or employee of a local authority council;

unless the local authority council by a majority of at least two-thirds of its members present at the meeting in question determines such a meeting to be so open.

10.3.8 FNS.1 [HPH] APPLICATION TO PURCHASE A PORTION OF ERF 878, CIMBEBASIA EXTENSION 2 FOR CONSOLIDATION WITH ERF 1115, CIMBEBASIA EXTENSION 3
(L/878/Cim)

Introduction

The purpose of this item is to submit the application received from Mr Martin Nelumbu, the owner of Erf 1115, Cimbebasia Extension 3 to purchase a 10 metre portion from Erf 878, Cimbebasia Extension 2 for consolidation purposes.

Application

*** An application dated 21 November 2013, **attached as pages 756 - 763 to the agenda**, was received from the owner of Erf 1115, Cimbebasia Extension 3, Reverend Martin Nelumbu, for the acquisition of a 10 metre portion of Erf 878, Cimbebasia Extension 2. The applicant wants to enlarge his property for possible future development.

The application involves the following:

- Subdivision of Erf 878, Cimbebasia Extension 2 into Portion A (± 160 m² in extent) and the Remainder;
- Closure of Portion A (± 160 m² in extent) of Erf 878, Cimbebasia Extension 2 as a public open space in terms of section 50(1)(c) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended);
- Consolidation of Portion A (160 m² in extent) of Erf 878, Cimbebasia Extension 2 with Erf 1115, Cimbebasia Extension 3; and
- Sale of Portion A (± 160 m² in extent) of Erf 878, Cimbebasia Extension 2 to the owner of Erf 1115, Cimbebasia Extension 3 for consolidation with Erf 1115, Cimbebasia Extension 3.

Ownership of Erf 1115, Cimbebasia Extension 3

*** Mr Martin and Ms Lucia Ndalinoshisho Nelumbu are the owners of Erf 1115, Cimbebasia Extension 3 as per Deed of Transfer No. T1509/2009, **attached as pages 757 - 760 to the agenda**. Their Identity Documents (IDs) and Marriage Certificate are **attached as pages 761 - 763 to the agenda**.

Strategic implications

*** The application is in line the Public Open Spaces Policy as contained in Council Resolution 251/07/2001 (Policy), **attached as pages 764 - 767 to the agenda**. This Policy serves as guideline in terms of maintaining town planning procedure, transparency, and fairness.

Financial implications

The expected revenue from the sale of Portion A (± 160 m² in extent) of Erf 878, Cimbebasia Extension 2 is as follows:

- Portion A: Purchase price N$206 400.00;
- Monthly rental amount N$1 720.00 (if opted for); and
- The cost to Council is N$4 000.00 for the advertisement.

Property description and locality

Erf 1115, Cimbebasia Extension 3 is ± 497 m² in extent, zoned 'residential' with a density of 1:300 m² and is situated along Mudorib Street.

Erf 878, Cimbebasia Extension 2 is ± 117 999m² in extent, zoned 'public open space' and is situated along Arimas Street.

*** The locality of the properties is indicated on the plan, **attached as page 768 to the agenda.**

Technical comments

The application was circulated for comments and the following can be reported:

Comments from the Strategic Executive: Electricity

- **Technical Support**

  There is no objection to the application: Provided:

  - That should any municipal electrical infrastructure on the sidewalk or portion applied for need to be relocated to accommodate a new access to the erf or as a result of an oversight from our side, all cost related thereto be for the applicant's account.
  - That only one (1) service connection from the municipal electrical network be allowed per erf.
  - That only one (1) additional meter point be allowed for an approved flat on erven that is zoned 'single residential', and for more meter points, the erf be rezoned to 'general residential'.

Comments from the Strategic Executive: Infrastructure, Water and Technical Services

- **Engineering Services**

  Adequate water supply services of 90 mm are available. A sewer connection is available. Any further costs related to the application is for the applicant's account.

Comments from the Strategic Executive: Urban and Transport Planning

- **Urban Policy**

Erf 878, Cimbebasia Extension 2 is zoned 'public open space'.

Erf 1115, Cimbebasia Extension 3 is zoned 'residential' with a density of 1:300 m² and is ± 497 m² in extent. The proposed Portion A is ± 160 m² in extent, and the consolidated erf will be ± 657 m² in extent.

The proposed Portion A (± 160 m² in extent) should be subdivided from Erf 878, Cimbebasia Extension 2, and consolidated with Erf 1115, Cimbebasia Extension 3. The cost of the town planning procedures should be for the applicant's account. In terms of clause 5(3) of the Windhoek Town Planning Scheme, the subdivided portion will assume the same zoning of Erf 1115, Cimbebasia Extension 3 upon consolidation.

There is no objection to the subdivision of a ± 160 m² portion of Erf 878, Cimbebasia Extension 2, for consolidation purposes with Erf 1115, Cimbebasia Extension 3, subject to the comments of Strategic Executive: Infrastructure, Water and Technical Services and further: Provided:

- That the use of the land and building(s) comply with the provisions of the Windhoek Town Planning Scheme.
- That Erf 878, Cimbebasia Extension 2, be subdivided into proposed Portion A (± 160 m² in extent) and the Remainder as indicated on the Subdivision Plan. [The same plan must be submitted to the Ministry of Urban and Rural Development.]
- That the proposed Portion A (± 160 m² in extent) of Erf 878, Cimbebasia Extension 2 be closed as public open space in line with section 50(1)(c) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).
- That Council prepare the closure notices for the applicant.
- That the applicant advertise the intended closure as per section 50(3) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).
- That the applicant be responsible for the cadastral town planning applications to the Ministry of Urban and Rural Development.
- That the applicant submit copies of the approved erf diagrams to the Strategic Executive: Housing, Property Management and Human Settlement, upon approval of the subdivision and consolidation.

- That the current conditions registered against Portion A (± 160 m² in extent) Erf 878, Cimbebasia Extension 2 be replaced with the usual short standard conditions of the Municipality, including a minimum building value equal to four (4) times the municipal valuation of the erf.

- **Roads Planning, Design and Traffic Flow**

There is no objection to the subdivision of Erf 878, Cimbebasia Extension 2 into Portion A (± 160 m² in extent) and the Remainder and consolidation of Portion A with Erf 1115, Extension 3 Cimbebasia: Provided:

- That an Urban Arterial Account (UAA) contribution of N$23 363.10 be applicable.

- That no access be taken over the public open space.

- **Stormwater**

The sites were investigated and the following can be reported:

- The proposed Portion A (± 160 m² in extent) of Erf 878, Cimbebasia Extension 2 has a downward slope from south west into a north easterly direction;

- There is no known or visible sign of any stormwater system over the proposed Portion A (± 160 m² in extent) of Erf 878, Cimbebasia Extension 2, except for surface stormwater run-off;

- Erf 1115, Cimbebasia Extension 3, has a downward slope from the south west into a north easterly direction;

- There are existing structures on Erf 1115, Cimbebasia Extension 3; and

- There is no known or visible sign of any stormwater system over Erf 1115, Cimbebasia Extension 3, except for surface stormwater run-off.

There is no objection to the proposed to purchase of a 10 metre wide portion of Erf 878, Cimbebasia Extension 2 for consolidation with Erf 1115, Cimbebasia Extension 3: Provided:

- That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme.

- **Sustainable Development**

There is no objection to the proposed application: Provided:

- That the Strategic Executive: Infrastructure, Water and Technical Services and the Parks Division also support the proposed application.

Comments from the Strategic Executive: Economic Development and Community Services

- **Health and Environmental Management**

  There is no objection to the sale of a 10 metre portion as per Policy. It should however be noted that Erf 878, Cimbebasia Extension 2 is zoned 'public open space'. In adherence to the Environmental Management Act, 2007 (Act 7 of 2007), the applicant should therefore obtain Environmental Clearance from the Health and Environmental Services Division of the City once the application has been approved by Council.

- **Parks**

  There is no objection to the sale of a 10 metre portion of Erf 878, Cimbebasia Extension 2, subject to the comments from the other service department. Larger portions cannot be accommodated as the rest of the erf is reserved for future recreational activities.

Comments from the Strategic Executive: Housing, Property Management and Human Settlement

- **Valuations**

*** Portion A of Erf 878, Cimbebasia Extension 2 is ± 160 m² in extent, and after consolidation with Erf 1115, Cimbebasia Extension 3, the size of the newly consolidated erf will be ± 657 m². The development potential is enhanced in terms of the density being 1:300 m². The valuation as determined by the Strategic Executive: Housing, Property Management and Human Settlement is N$1 290.00/m² or N$206 400.00 in total, as indicated on the Valuation Certificate, **attached as page 769 to the agenda**, calculated as per Council Resolution 276/08/2004 (Policy), **attached as page 770 to the agenda**.

  Should the owner of Erf 1115, Cimbebasia Extension 3 wishes to take occupation of Portion A (± 160 m² in extent) prior to the conclusion of the sale, it could be leased to the applicant once the preliminary diagrams are available, pending the finalising of the sale, at a monthly rental of N$1 720.00. The rental was calculated at 10 % of the purchase price divided by twelve (12), and should be further subjected to the annual escalation in line with the Namibia Inflation Rate.

  All funds generated from the sale resulting from the subdivision of public open spaces are to be used exclusively (unless with consent from Council), for the development of public open spaces into attractive public spaces, e.g. family parks, walking trails, etc.

- **Property Management**

  The proposed Portion A (± 160m² in extent) of Erf 878, Cimbebasia Extension 2 is located to the rear of Erf 1115, Cimbebasia Extension 3 and only accessible though Erf 1115, Cimbebasia Extension 3, and the portion is too small to constitute an individual residential erf. Having perused the comments from the relevant departments, the Strategic Executive: Housing, Property Management and Human Settlement supports the application.

Neigbours' consent

*** The favourable neighbours' consent from the owners of Erven 1113 and 1118, Cimbebasia Extension 3 is **attached as page 771 to the agenda.**

Site visit

*** A site visit was conducted on 3 February 2023 and no encroachment or illegal activities were detected. A photograph of the site is **attached as page 772 to the agenda.**

Conclusion

Having presented the above comments of the technical departments the application is submitted for Council's deliberation. The Strategic Executive: Housing, Property Management and Human Settlement supports the application.

Management Committee,

RECOMMENDED

*** 1 That Erf 878, Cimbebasia Extension 2, be subdivided into Portion A (± 160 m² in extent) and the Remainder as indicated on Plan CIM 1115-1, **attached as page 768 to the agenda.**

2 That Portion A (± 160 m² in extent) of the of Erf 878, Cimbebasia Extension 2, be closed as 'public open space' in terms of section 50(1)(c) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

2.1 That Council prepare the closure notice and that the owner of Erf 1115, Cimbebasia Extension 3 be responsible for inserting the notice in the media, placing a copy on-site and for distribution to affected neighbours.

2.2 That proof of successful advertising be provided to the Strategic Executive: Housing, Property Management and Human Settlement before a Sales Agreement is signed.

3 That Portion A (± 160 m² in extent) of Erf 878, Cimbebasia Extension 2 be consolidated with Erf 1115, Cimbebasia Extension 3 and upon consolidation assume the same zoning as Erf 1115, Cimbebasia Extension 3, being 'residential' with a density of 1:300 m², in terms of clause 5(3) of the Windhoek Town Planning Scheme.

4 That the owner of Erf 1115, Cimbebasia Extension 3 be responsible for the town planning and cadastral procedures, i.e. subdivision into Portion A (± 160 m² in extent), consolidation of the Portion A (± 160 m² in extent) with Erf 1115, Cimbebasia Extension 3, survey and registration of the new consolidated erf, and the costs involved.

*** 5 That subject to the successful closure and implementation of all town planning and cadastral procedures and obtaining of an Environmental Management Clearance Certificate, Portion A (± 160 m² in extent) of Erf 878, Cimbebasia Extension 2, be sold to the owner of Erf 1115, Cimbebasia Extension 3 at an upset price of N$1 290.00/m² or N$206 400.00 in total, as indicated on the Valuation Certificate dated 20 June 2023, **attached as page 769 to the agenda.**

5.1 That an Urban Arterial Account (UAA) contribution of N$23 363.10 be applicable.

5.2 That should the applicant/owner wish to take occupation of Portion A of Erf 878, Cimbebasia Extension 2 prior to the sale, same be leased to the applicant once the preliminary diagrams are available, pending the sale, at a monthly rental of N$1 720.00, further subject to annual escalation in line with the Namibia Inflation Rate.

5.3 That all funds generated from the sale resulting from the subdivision of public open spaces be used exclusively (unless with consent from Council), for the development of public open spaces into attractive public spaces, e.g. family parks, walking trails, etc.

6 That the sale of Portion A (± 160 m² in extent) of Erf 878, Cimbebasia Extension 2 be subject to the following conditions:

6.1 That Portion A (± 160 m² in extent) of Erf 878, Cimbebasia Extension 2 be consolidated with Erf 1115, Cimbebasia Extension 3, simultaneously with transfer.

6.2 That the existing conditions registered against Portion A (± 160 m² in extent) of Erf 878, Cimbebasia Extension 2 be replaced by the standard conditions of the title including a minimum building value equal to four (4) times the municipal valuation, be registered against the consolidated erven.

6.3 That it be noted that there is no visible sign of any stormwater system over the proposed Portion A of Erf 878, Cimbebasia Extension 2, except for surface stormwater run-off.

6.4 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme, stating:

6.4.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:

- The flow of stormwater from a higher lying property to a lower lying property is impeded or obstructed and through which any property is or may be endangered; or

- The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.

6.4.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.

6.4.3 That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitter prior to the approval thereof.

7 That the following be noted:

7.1 That only one (1) electrical service connection will be allowed from the municipal network to the consolidated erf.

7.2 That one (1) additional electrical meter can be applied for an approved flat, should it be required.

7.3 That should an upgrade of the electricity supply point be required, the applicant and/or his representative contact the Strategic Executive: Electricity, well in advance, to determine whether the existing network can handle the additional loading and to determine the size and cost for the upgraded supply point.

8 That the applicant/owner:

8.1 Submit proof to the Strategic Executive: Housing, Property Management and Human Settlement not later than six (6) months from the date of this Council Resolution that the proposed subdivision and consolidation have been submitted to the Urban and Regional Planning Board for consideration.

8.2 Submit proof to the Strategic Executive: Housing, Property Management and Human Settlement within sixty (60) days after the issuing of the Subdivision and Consolidation Certificate that a Surveyor has been appointed.

8.3 Submit draft erf diagrams to the Strategic Executive: Housing, Property Management and Human Settlement within three (3) months after appointment of the Surveyor, indicating that the survey has been completed and that the diagrams have been submitted to the Surveyor General for approval.

8.4 Sign the Deed of Sale not later than sixty (60) days after the approval of the diagrams by the Surveyor General and having been requested to do so by the Strategic Executive: Housing, Property Management and Human Settlement and pay the purchase price.

9 That should the applicants fail to comply with any of the conditions stipulated in this Council Resolution, or fail to finalise the sale within eighteen (18) months and extension is granted beyond the eighteen (18) months from the date of this Council Resolution, the purchase price be revised by the Strategic Executive: Housing, Property Management and Human Settlement.

10 That the sale and lease of Portion A (± 160 m² in extent) of Erf 878, Cimbebasia Extension 2 be subject to Ministerial approval in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

11 That the intended sale and lease of Portion A (± 160 m² in extent) of Erf 878, Cimbebasia Extension 2, be advertised in terms of section 63(2) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

12 That the Chief Executive Officer (Corporate Legal Adviser) draft the Deed of Sale.

13 That the resolution be implemented prior to confirmation of the minutes.

Financial implications

Service rendered	Funds required (N$)	Funds available
Advertisement cost	4 000.00	Item 4000/20/1/10/0025

[Municipal Council Agenda: 2023-07-27]

10.3.9 FNS.2 [HPH] REQUEST FOR THE REINSTATEMENT OF THE SALE OF ERVEN 3735 AND R/3736, KATUTURA TO WADADEE GROUP CC
(L/3735/Kat) (L/3637/Kat)

Management Committee at its meeting held on 5 July 2022 per Item FNS.10 *inter alia* resolved that this matter be withdrawn on request by the Chief Executive Officer for further consultation between the Chief Executive Officer (Corporate Legal Adviser), and the Strategic Executive: Housing, Property Management and Human Settlement, whereafter it be resubmitted to Management Committee, for consideration. The matter was subsequently submitted to Management Committee on 18 July 2023 and herewith to Council, for consideration.

Introduction

*** The purpose of this item is to seek Council's approval to consider the reallocation of Erven 3735 and R/3736, Katutura to Wadadee Group CC that was cancelled as per Council Resolution 254/09/2018, **attached as pages 773 - 774 to the agenda**, following the client's failure to finalise the said transaction. The item further seek Council's approval for the exclusion of the portions of Erf R/3736, Katutura whereon Erven 3687 and 3688, Katutura have encroached.

Background

*** Council per Resolution 227/08/2013, **attached as pages 775 - 777 to the agenda**, approved the sale of Erven 3735 and 3736, Katutura to Wadadee Group CC. Subsequently, the client was to rezone the erven to 'special' for the client to be able to develop a restaurant, conference and accommodation facilities.

*** On 4 September 2013, the City wrote a letter, **attached as pages 778 - 781 to the agenda**, to Wadadee Group CC to inform them of the approval of their application, pursuant to Council Resolution 227/08/2013. Accordingly, in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended), Ministerial approval was sought and subsequently granted as per the letter dated 24 June 2015, **attached as page 782 to the agenda**, to sell Erven 3735 and 3736, Katutura to Wadadee Group CC for the total amount of N$3 203 440.00 (including VAT).

Property description and locality

Erf 3735, Katutura is zoned 'undetermined', is situated in Bethsaida Street and is ± 587 m² in extent.

Erf 3736, Katutura is zoned 'public opens space', is situated in Arimathea Street and is ± 7 027 m² in extent.

*** The locality of the property is indicated on the plan, **attached as page 783 to the agenda**.

Conditions to be complied too prior to the sale

*** The sale of Erven 3735 and R/3736, Katutura was subject to the following paragraphs as per Council Resolution 227/08/2013, **attached as pages 775 - 777 to the agenda**, being met prior to the signing of the Deed of Sale, *inter alia* reading as follows:

2 *That the applicant as per proposal, construct a public park on a portion of Erf 88, Wanaheda, to be subdivided in consultation with the Strategic Executives: Urban Planning and Property Management; and Economic Development and Environment.*

AND

5.1 *That the encroaching areas of Erven 3687 and 3688 onto Erf R/3736 be either rectified or subdivided prior to the sale, and the value be included in the final sales price.*

6 *That Erven 3735 and R/3736, after the finalisation of the town planning and cadastral procedures, be sold to Wadadee Group CC at a total price of N$2 785 600.00 (VAT exclusive), as determined by the Strategic Executive: Urban Planning and Property Management.*

7 *That Erf 3736, Wanaheda be rezoned to 'special' with a bulk of 1.0 for specific defined purposes of a restaurant, conference and accommodation facilities, while Erf 3735 be rezoned 'special' only for purposes of parking.*

8 *That the applicant conduct an Environmental Impact Assessment (EIA) as per the Environmental Management Act, 2007 (Act 7 of 2007), in consultation with the Strategic Executive: Economic Development and Environment.'*

*** It should be noted that the client complied with paragraphs 2, 5.1 and 8 as set out in Council Resolution 227/08/2013. Paragraph 2 required that the applicant construct a public park on a portion of Erf 88, Wanaheda, which has been constructed. The City subsequently took over the management of the park as per the e-mail correspondences from the Parks and Property Management Divisions, **attached as pages 784 - 785 to the agenda.**

*** Paragraph 5.1 of the approving Council Resolution required that the encroaching areas of Erven 3687 and 3688 onto Erf 3736 should be rectified prior to the sale. It is worth noting that the City in a letter dated 28 March 2017, **attached as page 786 the agenda**, informed the owners of Erven 3687 and 3688, Katutura that their boundary walls are encroaching on Erf R/3736, Katutura. Furthermore, they were requested to indicate whether they are interested in purchasing the encroached portions or whether they will remove the encroaching structure. Both owners of Erven 3687 and 3688, Katutura in letters dated 28 October 2016 and 12 April 2017, **attached as pages 787 and 788 respectively to the agenda,** indicated that they are not interested in purchasing the encroached portions and will remove their encroaching structure. However, the encroachments has not been rectified to date (confirmed by site inspection done on 14 June 2023).

Council Resolution 227/08/2013 is not clear whether the responsibility of the cadastral and town planning procedures lies with the City or the client. It should however be noted the owners of Erven 3688 and 3687, Wanaheda have indicated they are not interested in purchasing the encroached portions and that they will remove their structures. This implies that there is no longer a need to undertake town planning and cadastral procedures in terms of the subdivision.

*** Paragraph 7 required that Erven 3735 and R/3736, Katutura be rezoned to 'special'. Ritta Khiba Planning Consultant in a letter dated 20 July 2018, **attached as pages 789 - 792 to the agenda**, indicated that they were busy with the rezoning process.

*** Paragraph 8 required that an Environmental Impact Assessment (EIA) be conducted, which process was finalised on 7 April 2014 (refer to the letter of the Ministry of Environment and Tourism, **attached as page 793 to the agenda**).

Letters of Demand

*** The City in a letter dated 12 July 2018, **attached as page 794 to the agenda,** informed the client of their overdue finalisation of the transaction with the City. The City's letter also served as a final notice to pay the full purchase price on or before 31 August 2018, failure to pay the full purchase price together with VAT would lead to an automatic cancellation and withdrawal of the allocation and no further negotiations will be entertained beyond 31 August 2018.

*** A second and final Letter of Demand dated 19 September 2018, **attached as pages 795 - 797 to the agenda,** followed by which the client was informed that Council at its meeting held on 5 September 2018 per Council Resolution 254/09/2018, **attached as pages 773 - 774 to the agenda,** to grant the client thirty (30) additional calendar days, ending 19 October 2018, to finalise the sale transaction or risk the sale being cancelled. Needless to say, the client still failed to comply with the demands.

Correspondence from Wadadee Group CC

*** The Property Management Division received a letter dated 10 October 2018, **attached as pages 798 - 800 to the agenda**, from Tjombe-Elago Incorporated, on behalf of Wadadee Group CC, in which the client *inter alia* demanded as follows: *We are instructed to demand that a written agreement be signed within sixty (60) days from date hereof, failing which our client will take further legal action.*

*** Subsequently the then Strategic Executive: Housing, Property Management and Human Settlement in a Memorandum dated 2 November 2018, **attached as pages 801 - 802 to the agenda**, wrote to the City's Corporate Legal Adviser to take cognisance of the client's Letter of Demand and to seek advice and guidance. However, a response was not given and a follow-up Memorandum dated 7 March 2019, **attached as page 803 to the agenda**, and still no response was received from the Corporate Legal Adviser.

*** In their letter dated 25 March 2019, **attached as pages 804 - 808 to the agenda**, Wadadee Group CC, through their town planners, Ritta Khiba Planning Consultant, wrote to the City to object to the cancellation of the sale transaction and to also explain why Wadadee Group CC could not finalise the transaction in the most reasonable period.

In their letter, they explained that certain conditions as set out in Council Resolution 227/08/2013 were not clear as whose responsibility it was, but Wadadee Group CC effected them as to expedite the finalisation of the transaction. These conditions are stipulated in paragraphs 5.1 and 6 *inter alia* reading as follows:

5.1 *That the encroaching areas of Erven 3687 and 3688 onto Erf R/3736 be either rectified or subdivided prior to the sale, and the value be included in the final sales price.*

6 *That Erven 3735 and R/3736, after the finalisation of the town planning and cadastral procedures, be sold to Wadadee Group CC at a total price of N$2 785 600.00 (VAT exclusive), as determined by the Strategic Executive: Urban Planning and Property Management.*

Their letter also explained the consultations that were undertaken with the neighbours in as far as closure and rezoning and also the Environmental Impact Assessment (EIA) was concerned and the time it took to carry out these exercises.

Wadadee Group CC provided the City with a letter dated 11 March 2019, received from the Development Bank of Namibia indicating to Wadadee Group CC that the bank needed a signed Deed of Sale and approved building plans for them to finalise the assessment of their application.

*** The Municipal Council of Windhoek provided the client with the draft Deed of Sale, **attached as page 809 to the agenda**, in order to try to assist the client to finalise the sales process and also to aid the client in their attempt to gain financial assistance from financial institutions.

Reinstatement of Council Resolution 247/10/2019

*** After appeals from the client, Council in terms of Resolution 247/10/2019, **attached as page 810 to the agenda**, resolved that the sale of Erven 3735 and R/3736, Katutura be reinstated. It was further resolved that Wadadee Group CC finalise the sale within sixty (60) calendar days from the date of being informed of the reinstatement and that no further extension will be granted.

*** The City in a letter dated 13 December 2019, **attached as pages 811 - 812 to the agenda**, addressed to Ritta Khiba Planning Consultant acting on behalf of Wadadee Group CC informed them of the reinstatement. Tjombe-Elago Incorporated acting on behalf of Wadadee Group CC in a letter dated 20 December 2019, **attached as page 813 to the agenda**, indicated that their client was experiencing difficulty in getting the necessary funding for the project due to the festive season. The City in a letter of 3 February 2020, **attached as page 814 to the agenda**, indicated that Wadadee Group CC have not indicated acceptance or rejection of the conditions of Council Resolution 247/10/2019, and that such is required. Furthermore, to the letter, a draft Deed of Sale was attached. Council received no response to this letter.

*** Brokerhoff & Associates Legal Practitioners acting on behalf of behalf of Wadadee Group CC in a letter of 5 July 2021, **attached as pages 815 - 817 to the agenda**, proposed that Wadadee Group CC pay the purchase price in part payment. The City in the letter of 14 September 2021, **attached as page 818 to the agenda**, indicated that Wadadee Group CC has failed to finalise the transaction within sixty (60) calendar days as per Council Resolution 247/10/2019, after being requested to do so and therefore the allocation has been cancelled.

Proposal for a second reinstatement

Wadadee Group CC has made verbal pleas, for the sale of Erven 3735 and R/3736, Katutura to be reinstated.

It is noted that Wadadee Group CC has failed several times to finalise the sale. However it is important to note that the sale was subject to certain conditions being met, such as that of the rectification of the encroachment and the development of a neighbourhood park on Erf 88, Wanaheda. Furthermore, Council Resolution 227/08/2013 was silent on the responsibility of the town planning and cadastral procedures, and the rectification of the encroachments, this also delayed in the finalisation of the item. It is also worth noting that the applicant has financed the development of the park on Erf 88. Wanaheda.

Given the above, it is proposed that the sale of Erven 3735 and R/3736, Katutura to Wadadee Group CC be reinstated again, subject to the following conditions:

*** - That the encroachment on Erf 3736, Katutura as indicated on the encroachment plan, **attached as page 819 to the agenda**, be rectified and that it be the responsibility of the applicant.

*** - That portions encroaching on Erf 3736, Katutura be subdivided off and be reserved for consolidation with Erven 3687 and 3688, Katutura as per the plan, **attached as page 819 to the agenda**.

- That after the finalisation of the town planning and cadastral procedures, Erven 3735 and R/3736, Katutura be sold to Wadadee Group CC.

Valuation

*** The valuation of Erven 3735 and 3736, Katutura as determined by the Strategic Executive: Housing, Property Management and Human Settlement is N$4 215 000.00 as indicated in the Valuation Certificate dated 28 August 2019, **attached as page 820 to the agenda.**

Conclusion

Given the above, the Strategic Executive: Housing, Property Management and Human Settlement proposes that Wadadee Group CC be given a final chance to finalise the transaction - this is in consideration of the efforts and investment made by the company in an effort to have the sale transaction finalised.

Management Committee,

RECOMMENDED

*** 1 That Erf R/3736, Katutura be subdivided into Portions A (± 52 m² in extent) and B (± 189 m² in extent) as indicated on the plan, **attached as page 819 to the agenda**, and that the subdivided portions be offered to the owners of Erven 3687 and 3688, Katutura if and when the need arise from the adjacent owners, for consolidation purposes.

2 That the town planning and cadastral procedures be for the account of the applicant being Wadadee Group CC, that the Deed of Sale only be signed after the successful completion of the town planning and cadastral procedures.

3 That it be noted that Wadadee Group CC failed to finalise the sale of Erven 3735 and R/3736, Katutura despite numerous efforts from the City to finalise the transaction.

*** 4 That given the efforts and investment made by Wadadee Group CC and the finalisation of the other conditions of Council Resolution 227/08/2013, **attached as pages 775 - 777 to the agenda**, that Wadadee Group CC be accorded a final opportunity to purchase Erven 3735 and R/3736, Katutura.

*** 5 That subject to the successful implementation of all town planning and cadastral procedures, that Erven 3735 and R/3736, Wanaheda be sold to Wadadee Group CC at a price of N$4 215 000.00 (VAT exclusive), as indicated on the Valuation Certificate dated 28 August 2019, **attached as page 820 to the agenda**.

6 That the owners of Erven 3687 and 3688, Katutura be charged occupational rent for the illegal use of Council land as per the Encroachment Policy.

7 That should Wadadee Group CC fail to finalise the town planning, cadastral procedures and sale within the given twelve (12) months from the date of this Council Resolution, that no further extension be granted for this transaction, and that Erven 3735 and R/3736, Katutura be offered on the next tender of available erven.

8 That Wadadee Group CC be informed of this Council Resolution, in writing.

9 That the resolution be implemented prior to confirmation of the minutes.

[Municipal Council Agenda: 2023-07-27]

10.3.10 FNS.3 [UTP] APPLICATION FOR A DWELLING UNIT OF MORE THAN TWO (2) STOREYS, RELAXATION OF THE BUILDING LINE AND EXCEEDANCE OF THE OUTBUILDING (GARAGE) SIZE ON ERF 1281, GORGES STREET, KLEIN WINDHOEK
(L/1281/KW)

Application

The owner, John K Asino, submitted an application for Building Permit No. 1295/2021 for Erf 1281, Klein Windhoek. The application is requesting approval for the following:

- A dwelling unit of more than two (2) storeys;
- Relaxation of the building line; and
- Exceedance of the maximum size of the outbuilding (garage) from 80 m² to 117.3 m².

Existing situation

Erf 1281, Klein Windhoek belongs to John K Asino. The erf is ± 1 388 m² in extent and is zoned 'residential' with a density of 1:900 m². The subject property is situated on Gorges Street, and has a very steep slope from the street level (east) to the west.

*** The erf is currently vacant. The adjacent Erf 1376, Klein Windhoek is a portion of street that is used as a turning circle and for parking purposes. The locality of the erven are indicated on the plan, **attached as page 821 to the agenda.**

Development proposal

The owner intends to build a multiple storey building primarily comprising of a dwelling with and garages which are 117.3 m² in extent.

Town Planning Scheme provisions and Council Resolution

- **Clause 21(3) of the Windhoek Town Planning Scheme**

Clause 21(3) of the Windhoek Town Planning Scheme *inter alia* reading as follows, makes provision for single residential buildings of more than two (2) storeys subject to approval from Council:

21(3) That no dwelling unit or residential building may be erected in excess of two storeys on land zoned 'residential' without Council approval; Council shall, in considering the application, have regard to the impact, real or potential, of the additional storeys on the neighbouring property.

Applications for more than two (2) storeys are approved on building permit applications in terms of clause 21(3): Provided:

- That no objections have been received from neighbours and where there is no real or potential impact on the surroundings.

- That the direct neighbours most likely to be affected by the proposal have been given opportunity to comment on the proposed multiple storey dwelling by way of a signed statement - indicating support or not. [Immediate neighbours include owners of properties that share borders, or are separated by pan-handle accesses or small watercourses and public open spaces as well as those opposite across the street.]

- That a notice be published once a week, for two (2) consecutive weeks of the intention to make such application in two (2) different newspapers circulating widely in the local authority area, one (1) of which shall be a newspaper in the official language (English):

  - That the notice to be published be of a size not less than 75 millimetres x 200 millimetres.

  - That the notice state that any person having objections to the erection and/or use of the proposed building, or to the proposed use of land, may lodge such objections together with the grounds thereof with the City and with the applicant, in writing, within fourteen (14) days of the date of the last advertisement and shall further state where the plans, if any, may be inspected.

- That a notice be placed on the public Notice Board at the Customer Care Centre (CCC) and on the site concerned, for a period of fourteen (14) days in the official language, setting out the particular as above.

  - That the notice be date stamped on the day it is posted by an official.

- That the notice to be posted on the erf be of a size not less than 600 millimetres x 450 millimetres and no letter thereon be less than 5 millimetres in height.

- That the notice remain on-site until being inspected by a Council official and proof of the notice on-site (photograph) be attached to the application.

- **Clause 20 of the Windhoek Town Planning Scheme**

The proposed garages encroached on the 3 metre building line on the southern boundary with Erf R/1282 and onwards on the 5 and 7 metre boundaries of Erven 1280, R/1282 and 1376, Klein Windhoek.

Clause 20 of the Windhoek Town Planning Scheme *inter alia* stipulates the following:

20 Side spaces of buildings

1) Except with the consent of Council or as otherwise provided for in this Scheme, no building or structure or any portion thereof shall be erected nearer than three (3) metres to any lateral or rear boundary common to an adjoining Erf. A lateral boundary is defined as a boundary with at least one end on a street boundary, a street boundary is any boundary common to a street, and a rear boundary is any boundary other than a street or lateral boundary. In the case of a dwelling unit or residential building the three (3) metre requirements shall apply to single storey units and shall increase by two (2) metres for each additional storey. The minimum requirement shall be measured from the external walls of the building under consideration.

- **Council Resolution**

*** Council Resolution 233/09/2019 (paragraph 4), **attached as <u>page 822</u> to the agenda,** *inter alia* states as follows:

4 That it be noted that paragraph 3 of Council Resolution 287/08/2007 is herewith amended to read as follows:

3 That any building permit application for the relaxation of building lines where objections have been received be presented to Council for a final determination in the matter.

Evaluation of building plan on Erf 1281, Klein Windhoek

1 Proposed plans

The submitted building plans indicate a structure with a basement floor, a lower ground floor, ground and first floor that will be visible for the residents from the western, northern and southern elevation sides of the erf in question and therefore can be considered as a building of more than two (2) storeys.

The natural slope of the property is steep and leaves the owner with little choice but to construct a multiple storey dwelling.

2 **Consultation and objections/comments for 2021**

- The consultation that took place in 2021 was for the **building lines relaxations, exceedance of coverage and for a dwelling of more than two (2) storeys.**

- The **general public** was consulted by placing notices in two (2) newspapers for two (2) consecutive weeks, on-site and the Municipal Council of Windhoek's Customer Care Centre (CCC) Notice Board. The applicant submitted proof of advertisements dated 27 September 2021 and 4 October 2021 as published in the classified sections of the Republikein and the Namibian Sun newspapers. The closing date for the **'general public'** comments and/or objections in 2021 was 18 October 2021. No objections were received from the general public.

- The **neighbours** (owners of Erven 1280 and R/1282, 748, 746, 3549 and 1376, Klein Windhoek) were consulted.

- The closing date for the **'neighbours'** comments and/or objections in 2021 is not provided by the applicant. However, all the forms were signed by the neighbours on 18 October 2021, with the exception of the owner of Erf R/1282, Klein Windhoek who signed the form on 15 December 2021. **That is, it is not clear when was the last date for the 'neighbours' to lodge the objections or comments in 2021, since the applicant did not provide such proof in 2021.**

- The **neighbours**, being the owners of Erven 282, 748, 746, 3549 and 1376, Klein Windhoek provided unconditional approval.

The owner of Erf 1280, Klein Windhoek consented to the building lines relaxations, exceedance of coverage and a dwelling of more than two (2) storeys on a condition that the existing boundary fence that encroach on Erf 1281, Klein Windhoek (applicant's erf) shall remain in place.

An objection was received from the owner of Erf R/1282, Klein Windhoek, based on the following:

- Erf R/1282, Klein Windhoek will lose north sun; and

- Erf R/1282, Klein Windhoek will lose financial value.

3 **Consultation and objections/comments for 2022**

- The applicant was requested by the Municipal Council of Windhoek during 2022 to further consult with the neighbours for **exceedance of the size of the outbuilding (garage)**, which was not included in the 2021 consultation.

- With the exemption of the owner of Erf R/1282, Klein Windhoek, all neighbours were contacted face to face and those neighbours agreed to the exceedance of the outbuilding size.

The owner of Erf 1280 Klein Windhoek maintained the comments lodged in 2021.

4 Response to comments

The Urban Policy Division's response to the **comments** received from one (1) of the neighbours, being the owner of Erf 1280, Klein Windhoek, are as follows:

- The owner of Erf 1280, Klein Windhoek agreed to the relaxation of the building lines subject to the condition that the existing boundary fence between Erven 1280 and 2181, Klein Windhoek shall be retained.

- However, the existing boundary between is illegally built by the owner of Erf 1280, Klein Windhoek on Erf 1281, Klein Windhoek.

*** - Nevertheless, the owner of Erven 1280 and 1281, Klein Windhoek reached consensus to resolve the encroachment through the registration of a servitude for the encroachment. The servitude was surveyed as validated by Diagram No. A355/2022, that was approved by the Surveyor General on 8 August 2022. Subsequently, a Notarial Deed of Encroachment (K62/2023S) for the servitude, **attached as pages 823 - 827 to the agenda**, was registered against Erf 1281, Klein Windhoek in favour of Erf 1280, Klein Windhoek on 28 February 2023. The servitude diagram are **attached as page 828 to the agenda.**

5 Response to objections

The Urban Policy Division's response to the **objection** received from the owner of Erf R/1282 Klein Windhoek, regarding the building shadow and property value, is as follows:

- The Objector's erf is located on the southern boundary of Erf 1281, Klein Windhoek. The site slopes down from east to west and faces the eastern side. Generally south and east-facing, sloping sites have limited solar access and it is important to utilise effective passive solar design features on such sites.

*** - This means that the shadow of structures or buildings on the applicant's erf will largely be casted southwards towards the Objector's erf during both winter and summer seasons, but the effects will be more during the winter months as demonstrated by the figure, **attached as page 829 to the agenda.**

***

- In view of the above, the owner (through his architect) was requested to undertake the sun modelling and submit the drawings demonstrating the impacts of the proposed building shadow on the Objector's erf. The modelling shows that during winter, the building will cast a shadow on the Objector's erf up to a maximum of 8.987 metres from the lateral (side boundary between Erven 1280 and R/1282, Klein Windhoek). No building shadow is expected to be projected on the Objector's erf during the summer. The shadow modelling during winter is demonstrated by the proceeding figure. The detailed shadow modelling during summer and winter is indicated by the sketches, **attached as pages 830 - 831 to the agenda.**

- As can be seen by the shadow modelling, only a small portion of the Objector's erf will be affected by the proposed building during the winter. This can be easily mitigated by position the building away from Erf 2181, Klein Windhoek, given the fact that the Objector's erf has a width of over 30 metres wide; or through effective passive solar design features.

- A new residential dwelling of such magnitude will not negatively affect property values of the neighbouring properties. Broadly speaking, the construction of new houses in any suburb increases the value of immediate houses. A well-maintained house will always hold value and in practice increase the value of adjacent properties.

Conclusion

The Urban Policy Division does not foresee any negative impact by approving the building plan as submitted. It is therefore recommended that the proposed building plan on Erf 1281, Klein Windhoek be supported in light of the topography of the erf and minimal building shadow bearings.

Management Committee,

RECOMMENDED

1 That in accordance with clause 20 of the City of Windhoek's Zoning (Town Planning) Scheme, approval be granted for the relaxation of the 3, 5 and 7 metre lateral boundary lines on Erf 1281, Klein Windhoek as per Building Permit application No. 1295/2021.

2 That in accordance with clause 2 of the City of Windhoek's Zoning Scheme, consent be granted to exceed the size of the outbuilding (garage) on Erf 1281, Klein Windhoek from 80 m² to 117.3 m² pursuant to Building Plan No. 1295/2021.

3 That in accordance with clause 21(3) of the City of Windhoek's Zoning Scheme, consent be granted for the proposed building (dwelling house) on Erf 1281, Klein Windhoek to have more than two (2) storeys pursuant to Building Plan No. 1295/2021.

4 That in accordance with clause 51(3) of the City of Windhoek's Zoning Scheme, the applicant, Objector and commenter be informed of Council's decision and be given the opportunity to appeal, with grounds on which the appeal is lodged, against Council's decision to the Minister of Urban and Rural Development within twenty eight (28) days from the date of notification thereof.

5 That in accordance with clause 51(3) of the City of Windhoek's Town Planning (Zoning) Scheme, any notice of an appeal against Council's decision also be submitted to Council within twenty eight (28) days from the date of notification of the Council Resolution.

6 That the resolution be implemented prior to confirmation of the minutes, to allow for prompt feedback to the applicant, Objector and commenter.

[Municipal Council Agenda: 2023-07-27]

10.3.11 FNS.4 [UTP] APPLICATION FOR THE REZONING OF ERF 2104, 141 HOFSANGER STREET, KHOMASDAL FROM 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:150 m² TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:100 m²
(L/2104/Khd)

Application

An application was received from Ritta Khiba Planning Consultant, on behalf of the owner of the erf, Katunohange Nixon Karipipityo for the following:

- Rezoning of Erf 2104, 141 Hofsanger Street, Khomasdal from 'general residential' with a density of 1:150 m² to 'general residential' with a density of 1:100 m².

*** The full application, including relevant correspondence/documentation is **attached as <u>pages 832 - 871</u> to the agenda.**

A Credit Clearance was provided, and the Strategic Executive: Finance and Customer Services indicated that the application may proceed.

Erf information

Erf 2104, Khomasdal is zoned 'residential' with a density of 1:150 m² and is 979 m² in extent. The erf is located on Hofsanger Street and there are six (6) dwelling units on the erf.

The property does not fall within any existing Policy area.

A site visit was conducted on 14 May 2023. There is a block of flats (comprising of six (6) dwelling units) constructed on one end of the property.

Advertisement

The public consultation process for the proposed development was completed as follows in line with the requirements of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) as well as Council's Public Consultation Policy:

*** - The proposed rezoning on Erf 2104, Khomasdal was advertised in The Market Watch for the Republikein, Namibian Sun and Allgemeine Zeitung newspapers on the 16 and 23 September 2022, as per the advertisements, **attached as pages 858 - 859 to the agenda;**

*** - Notices, **attached as page 838 to the agenda**, were placed on-site and on the Notice Board of the Municipal Council of Windhoek Customer Care Centre (CCC);

*** - Neighbour consultation letters/forms, **attached as pages 860 - 862 to the agenda**, were sent by certified mail to the neighbours/owners of Erven, 6034, 6044, 6066, R/2090, R/2103, 2105, 2106, R/2092, 6051, 6185, 6184, 6183, 6182, Khomasdal; and

*** - A notice was also published in Government Gazette No. 7904 of 15 September 2022, **attached as pages 855 - 857 to the agenda**.

The closing date was on 6 October 2022 and an objection was received from the owner of Erf 6184, Khomasdal.

Objections received

The following objection was received from the owner of Erf 6184, Khomasdal:

- *There is no parking space nor an offloading space in front of existing units;*
- *Visitors of the current resident park in front of my yard: Erven 6184 and 6185 which is opposite the units to either offload them or pick them up;*
- *Current residents get offloaded by their transport in front of my gate or when waiting for public transport (e.g. taxis); and*
- *The current owner of the property to pave in front of the units and enable visitors to park there, including taxis to offload residents there. Currently the front yard is not paved and is full of grass and bushes during the rainy season and cars cannot park there.*

The responses to the objections are contained in the Urban Policy Evaluation Section.

Technical comments

The application was circulated for comments and the following can be reported:

Comments from the Strategic Executive: Urban and Transport Planning

- **Sustainable Development**

  There is no objection to the proposed rezoning.

- **Planning, Design and Traffic Flow**

Erf 2104 is located in Hofsanger and Visarend Streets in Khomasdal. The erf is ± 979 m² in extent and is zoned 'residential' with a density of 1:150 m². Both streets carries moderate traffic volumes and no traffic flow problems are currently experienced. The rezoning to 'general residential' with a density of 1:100 m² will generate approximately nine (9) vehicular trips to the current road network.

There is no objection to the proposed rezoning of Erf 2104, Hofsanger Street, Khomasdal from 'residential' with a density of 1:150 m² to 'residential' with a density of 1:100 m²: Provided:

- That a minimum of one (1) parking bay per equal or less than three (3) bedroom units, or two (2) parking bays per equal or greater than four (4) bedroom units, plus one (1) parking bay per three (3) units, or part thereof, exclusively for visitors' parking, be provided on-site.

- That a minimum of 6 metre stacking distance be provided at the entrance.

- That the applicant construct paved parallel parking in front of the erf on the sidewalk for pick-ups and drop-offs for the residents.

- That the applicant submit such parking layout for approval to the Strategic Executive: Urban and Transport Planning prior to construction.

- That the sidewalk parking requirements be as follows:

  - That a minimum of 2 metres be retained for pedestrian movements on the sidewalk.

  - That parking be constructed to municipal requirements with kerb stones making distinction between parking and pedestrian movement.

  - That the sidewalk parking remain public parking and not be reserved for exclusive use.

  - That Council reserve the right to remove such parking on Council land should such land be needed for municipal services.

- **Roads and Stormwater**

A stormwater investigation was done and the following is reported:

- Erf 2104 has a general downward slope from the south west into a north easterly direction;

- There is a stormwater course flowing across the south eastern corner of Erf 2104, flowing from the south west into a north easterly direction; and

- Access to the proposed Erf 2104 is indicated to be obtained from Visarend Street.

There is no objection to the proposed rezoning of Erf 2104 from 'general residential' with a density of 1:150 m² to 'general residential' with a density of 1:100 m²: Provided:

- That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme (see Info 35 of the Town Planning Scheme).

- That roads and stormwater be planned and constructed to standard municipal detail.

- That no development be considered over or onto any stormwater system of structure.

Comments from the Strategic Executive: Infrastructure, Water and Technical Services

- **Engineering Services**

Any additional requirements with regard to water or sewer services, brought on as a direct consequence of the rezoning or subsequent activities, be for the applicant's account, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

Comments from the Strategic Executive: Electricity

- **Technical Support**

There is no objection to the application: Provided:

- That the Electrical Consultant or Contractor obtain approval for all related electrical drawings for electrification indicating connection to the grid of the Municipal Council of Windhoek.

- That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.

- That only one (1) service connection from the municipal electrical network be allowed per erf.

- That only one (1) additional meter point be allowed for an approved flat on erven that are zoned 'single residential', and for more meter points, the erf be rezoned to 'general residential'.

- That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation, and also to determine the financial contribution to be made by the applicant towards the upgrade cost of the network.

- That it be noted that a connection charge will be payable at the cost of the applicant and the applicant be advised to review the Department of Electricity's Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Strategic Executive: Electricity for information on connection charges.

- That for erven that are rezoned to 'general residential', 'business', 'office', 'institutional' or 'industrial', the applicant/owner or his/her registered Electrical Contractor contact the Strategic Executive: Electricity to determine whether the existing metering installation comply to Council's Metering Policy for the specific type of zoning.

Comments from the Strategic Executive: Economic Development and Community Services

- **Environmental Management**

  There is no objection to the application and the zoning remains 'general residential', thus no environmental management compliance is required.

Urban Policy evaluation

The Windhoek Town Planning Scheme allows for a change in land use or residential densities, subject to Council's laws and regulations.

Although the property is located outside a Development Policy area, the Municipal Council of Windhoek may consider a rezoning to one level higher as provided for in Table I of the Windhoek Zoning Scheme.

The property is already allocated a high residential density of 1:150 m² and the next higher density is 1:100 m², which is being requested for by the applicant. The property currently accommodates six dwelling units, the proposed rezoning will add three more units. Half of the property is currently vacant, and therefore there is space to accommodate the proposed structures.

The objections received were from the owner of Erf 6184, Khomasdal, which is opposite Erf 2104, Khomasdal. The objections raised are operational matters mainly dealing with parking issues which are dealt with as per the relevant requirements of the Scheme. Based on the site inspection, most traffic comes from Moses Garoëb Street into Visarend Street. Erf 6184, Khomasdal is located on left side of the road, so it can be assumed that it is convenient for taxis to drop off their clients on the left instead of making a U-turn. There is sufficient parking space on-site and in front of Erf 2104, Khomasdal as per the submitted parking layout and further confirmation with a site inspection which is in line with the parking provision of the Windhoek Town Planning Scheme.

In order to address the concerns raised by the owner of Erf 6184, Khomasdal, the Traffic Flow Section indicates that the applicant needs to pave the sidewalk so that it can be used as a pick-up and drop-off zone. Therefore, the applicant is required to pave the sidewalk in front of their erf, prior to the submission of the rezoning to the Urban and Regional Planning Board.

All the service departments are in support of the rezoning and from a town planning perspective, the rezoning is recommended for approval.

Betterment fee

The betterment fee (compensation) will be 20 % in line with the provisions of Council Resolution 387/10/2009.

Conclusion

The Windhoek Town Planning Scheme allows for a change in land use or residential densities, subject to consideration by Council and meeting all applicable legislative requirements.

Although the property is located outside a specific Development Policy area, the Municipal Council of Windhoek may consider a rezoning to one level higher as provided for in Table I of the Windhoek Zoning Scheme.

In order to address the objection from the owner of Erf 6184, Khomasdal, the applicant is required to pave the sidewalk in front of their erf, prior to the submission of the rezoning to the Urban and Regional Planning Board.

The property has a density of 1:150 m² and the next higher density under consideration is 1:100 m², which is being requested for by the applicant. The property currently accommodates six (6) dwelling units, the proposed rezoning will add three (3) more units. Half of the property is still vacant, and therefore, there is space to accommodate the proposed structures. All the service departments are in support of the rezoning and from a town planning perspective, the rezoning is recommended for approval.

Management Committee,

RECOMMENDED

1 That the rezoning of Erf 2104, 141 Hofsanger Street, Khomasdal from 'general residential' with a density of 1:150 m² to 'general residential' with a density of 1:100 m², be recommended for approval to the Urban and Regional Planning Board in in accordance with section 109(2)(a) of the Urban and Regional Planning Act, 2015 (Act 5 of 2015).

2 That the applicant pay a 20 % betterment fee (compensation) in terms of section 59 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

3 That the applicant obtain an invoice for the betterment fee (compensation) from the Department Urban and Transport Planning (Urban Policy Division).

4 That the applicant take note that the application will only be submitted to the Urban and Regional Planning Board upon payment of the betterment fee (compensation).

5 That in order to address the objection from the owner of Erf 6184, Khomasdal the applicant is required to construct paved parallel parking in front of their erf on the sidewalk for pick-ups and drop-offs for the residents, prior to the submission of the rezoning to the Urban and Regional Planning Board, and proof in this regard be provided.

6 That the applicant submit such parking layout for approval to the Strategic Executive: Urban and Transport Planning prior to construction.

7 That the sidewalk parking requirements be as follows:

7.1 That a minimum of 2 metres be retained for pedestrian movements on the sidewalk.

7.2 That parking be constructed to municipal requirements with kerb stones making distinction between parking and pedestrian movement.

7.3 That the sidewalk parking remain public parking and not be reserved for exclusive use.

7.4 That Council reserve the right to remove such parking on Council land should such land be needed for municipal services.

8 That a minimum of one (1) parking bay per equal or less than three (3) bedroom units, or two (2) parking bays per equal or greater than four (4) bedroom units, plus one (1) parking bay per three (3) units, or part thereof, exclusively for visitors' parking, be provided on-site.

9 That a minimum of 6 metre stacking distance be provided at the entrance.

10 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme (see Info 35 of the Town Planning Scheme), stating:

10.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:

- The flow of stormwater from a higher lying property to a lower lying property is impeded or obstructed and through which any property is or may be endangered; or

- The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.

10.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.

10.3 That prior approval be obtained from the Strategic Executive: Urban and Transport Planning if the accommodation of the stormwater on the erf is contemplated.

10.4 That engineering drawings on how the stormwater would be accommodated with the approval of the Strategic Executive: Urban and Transport Planning, be submitted for approval simultaneously with the building plans.

10.5 That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted, prior to the approval thereof.

10.6 That no building plans be approved until the stormwater conditions are met.

10.7 That a condition for the resale of this property be included in the Title Deed of the erf, whereby transfer to a third party only take place with confirmation of the Municipal Council of Windhoek. [Approval will only be granted after the Strategic Executive: Urban and Transport Planning has certified that the stormwater has been accommodated satisfactorily.]

10.8 That roads and stormwater be planned and constructed to standard municipal detail.

10.9 That no development be considered over or onto any stormwater system of structure.

11 That any additional requirements with regard to water or sewer services, brought on as a direct consequence of the rezoning or subsequent activities, be for the applicant's account, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

12 That the Electrical Consultant or Contractor obtain approval for all related electrical drawings for electrification indicating connection to the grid of the Municipal Council of Windhoek.

13 That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.

14 That only one (1) service connection from the municipal electrical network be allowed per erf.

15 That only one (1) additional meter point be allowed for an approved flat on erven that are zoned 'single residential', and for more meter points, the erf be rezoned to 'general residential'.

16 That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation, and also to determine the financial contribution to be made by the applicant towards the upgrade cost of the network.

17 That it be noted that a connection charge will be payable at the cost of the applicant and the applicant be advised to review the Department of Electricity's Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Strategic Executive: Electricity for information on connection charges.

18 That for erven that are rezoned to 'general residential', 'business', 'office', 'institutional' or 'industrial', the applicant/owner or his/her registered Electrical Contractor contact the Strategic Executive: Electricity to determine whether the existing metering installation comply to Council's Metering Policy for the specific type of zoning.

19 That the Objectors and applicant be informed of Council's decision and their right to appeal such decision.

20 That it be noted that in terms of section 110 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) any person who is aggrieved by the decision of the local authority may appeal against that decision to the Minister.

20.1 That the Notice of the Appeal and the Grounds for the Appeal be lodged within twenty one (21) days from the date of this Notice to the Minister and local authority whose decision is the subject of the appeal.

21 That the resolution be implemented prior to confirmation of the minutes.

[Municipal Council Agenda: 2023-07-27]

10.3.12 FNS.5 [UTP] APPLICATION FOR THE REZONING OF ERF 5811, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 m² TO 'RESIDENTIAL' WITH A DENSITY OF ONE (1) DWELLING PER ERF (L/5811/W)

Application

An application is hereby made on behalf of the Property Management Division of the Municipal Council of Windhoek for the following:

- Rezoning of Erf 5811, Windhoek from 'residential' with a density of 1:900 m² to 'residential' with a density of one (1) dwelling per erf.

Background

*** Council per Resolution 469/8/88, **attached as page 872 to the agenda**, resolved to sell Erf 5811, Windhoek for consolidation purposes with Erf 2766, Windhoek. Erf 2766, Windhoek is zoned 'residential' with a density of one (1) dwelling per erf.

However, the aforementioned consolidation could not be finalised for submission to the Urban and Regional Planning Board as the density of Erf 5811, Windhoek (1:900 m²) and for Erf 2766, Windhoek (one (1) dwelling per erf) are not the same.

*** In the intervening time, the Municipal Council of Windhoek submitted a rezoning application to the Ministry of Urban and Rural Development in 2017, as part of Windhoek Amendment Scheme No. 95. Unfortunately, an error was made in Amendment Scheme No. 95, where Erf 5811, Windhoek was rezoned to 'residential' with a density of 1:900 m² (instead of a density of one (1) dwelling per erf). It is evident that it was a typo as with a size of ± 509 m², it would not be possible to rezone Erf 5811, Windhoek to 'residential' with a density of 1:900 m². Nevertheless, Amendment Scheme No. 95 was approved as per Government Gazette No. 6346 of 30 June 2017, **attached as pages 873 - 874 to the agenda**.

*** Despite the two (2) erven having different legal densities, the consolidation of Erf 5811, Windhoek (with a density of **1:900 m²**) and Erf 2766, Windhoek (with a density of **one (1) dwelling per erf**) into Erf 8865, Windhoek was recommended for approval by the then Townships Board on 8 July 2014 as per Item No. 168/2014, **attached as pages 875 - 878 to the agenda**. Subsequently, on the 3 October 2014, the then Minister of Regional and Local Government, Housing and Rural Development granted approval to the consolidation of the previously mentioned erven with different densities into Erf 8865, Windhoek (refer to the letter, **attached as pages 879 - 883 to the agenda**). Consequently, the consolidated Erf 8865, Windhoek was surveyed and Diagram No. A53/2015, **attached as page 884 to the agenda**, was approved by the Surveyor General on 24 March 2015. (Relevant correspondence is **attached as pages 885 - 887 and 888 - 891 respectively to the agenda**).

The Municipal Council of Windhoek would like to finalise the sale of Erf 5811, Windhoek, but registration cannot take place as the two (2) erven (Erven 5811 and 2766 Windhoek) to be consolidated have different density zonings.

It is on the preceding basis that an application is now submitted for Council's consideration to amend the density of Erf 5811, Windhoek (through rezoning) from **1:900 m²** to **one (1) dwelling per erf.**

Erf information

Erf 5811, Windhoek is zoned 'residential' with a density of 1:900 m² and is ± 509 m² in extent. The erf is located on Chateau Street, a block away from the Maerua Mall.

Development intention

The intention is rezone Erf 5811, Windhoek from 'residential' with a density of 1:900 m² to 'residential' with a density of one (1) dwelling per erf, so that it can be consolidated with Erf 2766, Windhoek (which is already zoned 'residential' with a density of one (1) dwelling per erf.

Public consultation

The Municipal Council of Windhoek will request for approval from the Minister of Urban and Rural Development (the Minister) **for exemption** in terms of section 127 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) (the Act) from notifying the application in terms of section 107(1) and all other processes of the Act, because:

- The rezoning application went through public notification during the preparation of Windhoek Amendment Scheme No. 95 (although it was for a density of 1:900 m²);

- The rezoning to a density of one (1) dwelling per erf is a reduction in a density and there thus is unlikely to be any impacts on the neighbourhood;

- On 8 July 2014, the then Townships Board recommended for approval the consolidation of Erf 5811, Windhoek (with a density of 1:900 m²) and Erf 2766, Windhoek (with a density of one (1) dwelling per erf) into Erf 8865, Windhoek, as per Item No. 168/2014;

- On 7 October 2014, the then Minister of Regional and Local Government, Housing and Rural Development granted approval to the consolidation of the previously mentioned erven with different densities into Erf 8865, Windhoek; and

- On 24 March 2015, the Surveyor General approved Diagram No. A53/2015 of the consolidated Erf 8865, Windhoek.

Hence, no need to notify the public and prescribed persons in terms of section 107(1) of the Act as the Minister has already granted approval to the consolidation and surveyed diagrams have been approved. The rezoning is merely to enable the registration of the consolidated erf.

Technical comments

No comments required as the change in density will not increase any density and approval for the consolidation has already been granted by both Council and the Minister.

Urban Policy evaluation

Council per Resolution 469/8/88 approved that Erf 5811, Windhoek be sold for purposes of consolidation with Erf 2766, Windhoek.

This application is merely a correction of an error that unfortunately occurred in the compilation and approval of Windhoek Amendment Scheme No. 95. The change to a density of one (1) dwelling per erf is itself a reduction in densities and thus will not have negative impacts on the services and neighbourhood.

Betterment fee

No betterment fee is payable, because the property is still owned by Council, the zoning will remain 'residential' and the application is to reduce the density which is not expected to have any impact on services.

Conclusion

The rezoning of Erf 5811, Windhoek from 'residential' with a density of 1:900 m² to 'residential' with a density of one (1) dwelling per erf is supported.

Management Committee,

RECOMMENDED

1 That the rezoning of Erf 5811, Windhoek from 'residential' with a density of 1:900 m² to 'residential' with a density of one (1) dwelling per erf, be recommended for approval to the Urban and Regional Planning Board in accordance with section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

2 That pursuant to section 127 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018), the Municipal Council of Windhoek obtain approval from the Minister of Urban and Rural Development (the Minister) for exemption from notifying the application in terms of section 107(1) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018), because this application is aimed at legalising the consolidation that has already been considered by Council and the Urban and Regional Planning Board and approved by the then Minister of Regional and Local Government, Housing and Rural Development as per the following events:

2.1 On 8 July 2014, the then Townships Board recommended for approval the consolidation of Erf 5811, Windhoek (with a density of 1:900 m²) and Erf 2766, Windhoek (with a density of one (1) dwelling per erf) into Erf 8865, Windhoek, as per Item No. 168/2014;

2.2 On 7 October 2014, the then Minister of Regional and Local Government, Housing and Rural Development granted approval to the consolidation of the previously mentioned erven with different densities into Erf 8865, Windhoek; and

2.3 On 24 March 2015, the Surveyor General approved Diagram No. A53/2015 of the consolidated Erf 8865, Windhoek.

3 That it be noted that in terms of section 110 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) any person who is aggrieved by the decision of the local authority may appeal against that decision to the Minister.

3.1 That the Notice of the Appeal and the Grounds for the Appeal be lodged within twenty one (21) days from the date of this Notice to the Minister and local authority whose decision is the subject of the appeal.

4 That the resolution be implemented prior to confirmation of the minutes.

[Municipal Council Agenda: 2023-07-27]

10.3.13 FNS.6 [UTP] AMENDMENT OF COUNCIL RESOLUTION 24/02/2022 - CONSENT TO USE ERF 1926, MOZART STREET, WINDHOEK FOR PURPOSES OF A WELLNESS CENTRE WHICH WILL INCLUDE PHYSICIANS, DENTAL PRACTITIONERS, PHYSIOTHERAPISTS, PSYCHOLOGISTS, PSYCHIATRISTS AND OTHER HEALTH PRACTITIONERS
(L/1926/W)

Application

An application was received from Plan Africa Consulting CC on behalf of the owner of the erf, Ingrid Melinda Maasdorp for the following:

- Consent for a business building on Erf 1926, Windhoek to be used for a Wellness Centre which will include physicians, dental practitioners, physiotherapists, psychologists, psychiatrists and other health practitioners.

*** The full application, including relevant correspondence/documentation is **attached as <u>pages 892 - 926</u> to the agenda.**

A Credit Clearance was provided, and the Strategic Executive: Finance and Customer Services indicated that the application may proceed.

Background

*** An application for the rezoning of Erven 1926 and 7493, Windhoek from 'residential' with a density of 1:900 m² to 'office' with a bulk of 0.75 was recommended as per Council Resolution 24/02/2022, **attached as pages 927 - 929 to the agenda**. The approval included a consent for free residential bulk and a restaurant. That rezoning has not yet been promulgated and now the applicant would like to amend it to include a consent for a business building.

Erf information

Erf 1926, Windhoek is zoned 'residential' with a density of 1:900 m² and is ± 1 234 m² in extent. The erf is situated on Mozart Street. There is a dwelling unit and outbuildings on the erf. Council Resolution 24/02/2022 recommended a rezoning of the erf to 'office' with a bulk of 0.75.

Development intention

The intention of the owner is to amend Council Resolution 24/02/2022 to include a consent for a business building for a Wellness Centre which will include physicians, dental practitioners, physiotherapists, psychologists, psychiatrists and other health practitioners.

Advertisement

The public consultation process for the proposed development was completed as follows in line with the requirements of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) as well as Council's Public Consultation Policy:

*** - The proposed consent on Erf 1926, Windhoek was advertised in the Market Watch for The Namibian, Republikein and Allgemeine Zeitung on 17 and 24 October 2022, as per the advertisements, **attached as pages 911 - 914 to the agenda**;

*** - A notice, **attached as page 915 to the agenda**, was placed on-site;

*** - A notice, **attached as page 916 to the agenda**, was placed on the Notice Board of the Municipal Council of Windhoek Customer Care Centre (CCC); and

*** - Neighbour consultation letters/forms, **attached as page 910 to the agenda**, were sent by certified mail to the neighbours/owners of Erven 1929, 1927, 1232, 1975 Windhoek.

The closing date was 7 November 2022 and no objections were received.

Technical comments

The application was circulated for comments and the following can be reported.

Comments from the Strategic Executive: Urban and Transport Planning

- **Sustainable Development**

  The division supports the application.

- **Planning, Design and Traffic Flow**

Our comments dated 1 December 2022 and the subsequent parking layout submitted 17 March 2023 regarding the above application has reference.

Erf 1926 is in Mozart Street, the erf was rezoned to 'office' with a bulk of 0.75 as per Council Resolution 24/02/2022. Mozart Street is a local street which carries low traffic volumes. No major traffic flow problems are currently experienced during peak hours.

There is no further objection to the proposed consent to use Erf 1926, Mozart Street, Windhoek for purpose of a Wellness Centre which will include physicians, dental practitioners, physiotherapists, psychologists, psychiatrists and other health practitioners: Provided:

- That parking be provided as per the submitted parking layout.
- That accordingly only two (2) medical practitioners be allowed for the submitted ten (10) parking bays.
- That consent use only come into effect after meeting parking requirements and subject to written approval by the Strategic Executive: Urban and Transport Planning.

- **Roads and Stormwater**

A stormwater investigation was done and the following is reported:

- Erf 1926 has a general downward slope from the north east into a south westerly direction;
- There is a stormwater course flowing across the north western part of Erf 1926, flowing from the north east into a south westerly direction; and
- Access to the proposed Erf 1926 is indicated to be obtained from Mozart Street.

There is no objection to the application for the amendment of Council Resolution 24/02/2022, consent to use Erf 1926, Mozart Street, Windhoek for a Wellness Centre which will include physicians, dental practitioners, physiotherapists, psychologists, psychiatrists and other health practitioners: Provided:

- That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme (see Info 35 of the Town Planning Scheme).
- That roads and stormwater be planned and constructed to standard municipal detail.

- That no development be considered over or onto any stormwater system of structure.

Comments from the Strategic Executive: Infrastructure, Water and Technical Services

- **Engineering Services**

  Any additional requirements with regard to water or sewer services, brought on as a direct consequence of the rezoning or subsequent activities, be for the applicant's account, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

Comments from the Strategic Executive: Electricity

- **Technical Support**

  There is no objection to the application submitted for the amendment of Council Resolution 24/02/2022 consent to use Erf 1926, Windhoek, Mozart Street for the purpose of a Wellness Centre which will include physicians, dental practitioners, physiotherapists, psychologists, psychiatrists and other health practitioners: Provided:

  - That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.

  - That only one (1) service connection from the municipal electrical network be allowed to the erf.

  - That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative must contact the Acting Strategic Executive: Electricity well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation.

  - That it be noted that a connection charge will be payable at the cost of the applicant and the applicant be advised to review the Department of Electricity's Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Strategic Executive: Electricity for information on connection charges.

Comments from the Strategic Executive: Economic Development and Community Services

- **Health and Environmental Management**

  There is no objection to the application: Provided:

  - That the applicant provide proof of registration with the Solid Waste Management Division at the Municipal Council of Windhoek or a registered medical waste removal company for safe disposal of medical waste.

  - That proof of registration be submitted to the Health and Environmental Management Division before the Wellness Centre become operational.

Urban Policy evaluation

The proposed zoning is 'office' and the intended consent use is for a business building for medical practitioners. The 'office' zoning has the following primary and consent uses allowed under the Windhoek Town Planning Scheme:

Use zone (1)	Primary uses (2)	Consent uses (3)	Prohibited uses (4)
XII Office	Offices	Dwelling units, residential buildings, institutions, places of public worship, **business buildings**, hotels, restaurant	Other uses not under columns 2 and 3

'Business building' *inter alia* means:

- *a building designed and/or used as offices, warehouses, medical or dental consulting rooms, laboratories or other business purposes but does not include other buildings specifically defined or mentioned elsewhere in this Scheme with the exception of offices.*

Medical practitioners fall under the category of business buildings.

However, the Traffic Flow Division indicates that the applicant only submitted a parking layout which accommodates only two (2) medical practitioners. Therefore, the consent will only be for two (2) medical practitioners.

Betterment fee

The betterment fee/compensation was already covered under the initial Council consideration.

Conclusion

It is recommended that Council Resolution 24/02/2022 be amended to include a consent for a business building on Erf 1926, Windhoek to be used by two (2) medical practitioners.

Management Committee,

RECOMMENDED

*** That Council Resolution 24/02/2022, **attached as pages 927 - 929 to the agenda**, be rescinded in its entirety and replaced to read as follows, with specific reference to paragraphs 5 to 5.1.1, 7.5.4 to 7.5.5 and 7.13 to 7.14:

1 *That the application for the rezoning of Erven 1926 and 7493, Windhoek from 'residential' with a density of 1:900 m² and 1:250 m² respectively to 'business' with a bulk of 1.0, not be supported.*

2 *That Erven 1926 and 7493, Windhoek be rezoned from 'residential' with a density of 1:900 m² to 'office' with a bulk of 0.75.*

3 *That the applicant pay a betterment fee equal to 75 % of the increase in value as per the applicable legislation and Council Policy prior to the submission of this rezoning application to the Urban and Regional Planning Board.*

4 *That consent for a free residential bulk of 50 % of the approved bulk be granted, subject to the approval of the parking requirements by the Strategic Executive: Urban and Transport Planning.*

5 *That consent for a restaurant be granted with the floor area to be determined solely on the office floor area bulk and not inclusive of the free residential bulk floor area and subject to the provision of adequate on-site parking as per the provisions of the Windhoek Town Planning Scheme* ***and a business building on Erf 1926, Windhoek restricted to the use by two (2) medical practitioners only.***

5.1 ***That the applicant provide proof of registration with the Solid Waste Management Division at the City of Windhoek or a registered medical waste removal company for safe disposal of medical waste.***

5.1.1 ***That proof of registration be submitted to the Health and Environmental Management Division before the Practice become operational.***

6 *That all the consent uses only come into effect upon payment of the outstanding betterment fee as per paragraph 3 above.*

7 *That in general the following conditions be applicable:*

7.1 *That no access or parking be allowed 20 metres from the intersection, measured from the intersecting kerbs.*

7.2 *That for any business use, a minimum of one (1) parking bay be provided per 33 m² of utilised bulk on-site.*

7.3 *That a minimum of one (1) exclusive parking bay be provided for every dwelling unit on-site.*

7.4 *That the applicant submit a dimensioned parking layout with parking calculations for all existing buildings.*

7.5 That the parking requirements be as follows, to be provided on-site:

7.5.1 That for an accommodation establishment, 0.66 parking bays be provided per leasable room plus five (5) parking bays per 100 m² open floor space (excluding reception area), plus a loading zone.

7.5.2 That for a restaurant, a minimum of one (1) parking bay be provided per three (3) seats, plus a loading zone.

7.5.3 That for a hospice, 0.3 parking bays be provided per bed.

7.5.4 That parking be provided as per the parking layout date stamped 22 March 2023.

7.5.5 That a minimum of five (5) parking bays be provided per medical practitioner on-site.

7.6 That the consent use only come into effect after meeting the parking requirements to the satisfaction of the Strategic Executive: Urban and Transport Planning.

7.7 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme (see Info 35 of the Town Planning Scheme), stating:

7.7.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:

- *The flow of stormwater from a higher lying property to a lower lying property is impeded or obstructed and through which any property is or may be endangered; or*

- *The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.*

7.7.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.

7.8 That prior approval be obtained from the Strategic Executive: Urban and Transport Planning if the accommodation of the stormwater on the erf is contemplated.

7.9 That engineering drawings on how the stormwater would be accommodated to the satisfaction of the Strategic Executive: Urban and Transport Planning be submitted for approval simultaneously with the building plans.

7.10 That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted, prior to the approval thereof.

7.11 That no building plans be approved until the stormwater conditions are met.

7.12 That a condition for the resale of this property be included in the Title Deed of the erf, whereby transfer to a third party only take place with approval of the Municipal Council of Windhoek. [Approval will only be granted after the Strategic Executive: Urban and Transport Planning has certified that the stormwater has been accommodated satisfactorily.]

7.13 That roads and stormwater be planned and constructed to standard municipal detail.

7.14 That no development be considered over or onto any stormwater system of structure.

7.15 That any additional requirements with regard to water and sewer services be for the applicant's account, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

7.16 That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.

7.17 That only one (1) service connection from the municipal electrical network be allowed per erf.

7.18 That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation.

7.19 That it be noted that a connection charge will be payable at the cost of the applicant and the applicant be advised to review the Department of Electricity's Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Strategic Executive: Electricity for information on connection charges.

8 That it be noted that in terms of section 110 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) any person who is aggrieved by the decision of the local authority may appeal against that decision to the Minister.

8.1 That the Notice of the Appeal and the Grounds for the Appeal be lodged within twenty one (21) days from the date of this Notice to the Minister and local authority whose decision is the subject of the appeal.

9 That the resolution be implemented prior to confirmation of the minutes.

[Municipal Council Agenda: 2023-07-27]

10.3.14 FNS.7 [HPH] APPLICATION FOR THE FOLLOWING:
A: REZONING OF THE REMAINDER OF ERF 103, 14 DAVID KENNETH KAUNDA STREET, KLEIN WINDHOEK FROM 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:500 m² TO 'OFFICE' WITH A BULK OF 0.4;
B: CONSENT IN TERMS OF TABLE B OF THE WINDHOEK TOWN PLANNING SCHEME TO USE THE ERF FOR A 'BUSINESS BUILDING' FOR MEDICAL CONSULTING ROOMS, A PHARMACY AND COFFEE SHOP;
C: CONSENT FOR FREE RESIDENTIAL BULK; AND
D: CONSENT TO USE THE ERF IN ACCORDANCE WITH THE NEW PROPOSED ZONING WHILE THE REZONING IS FORMALLY BEING COMPLETED
(L/103/KW)

Application

An application was received from Du Toit Town Planning Consultants, on behalf of the owners of the erf, Denchi Properties (Proprietary) Limited (2001/481), owned by Mr Denis Maxwell for the following:

- Rezoning of the Remainder of Erf 103, 14 David Kenneth Kaunda Street, Klein Windhoek from 'general residential' with a density of 1:500 m² to 'office' with a bulk of 0.4;

- Consent in terms of Table B of the Windhoek Town Planning Scheme to use the erf for a 'business building' for medical consulting rooms, a pharmacy and coffee shop;

- Consent for free residential bulk; and

- Consent to use the erf in accordance with the new proposed zoning while the rezoning is formally being completed.

*** The full application, including relevant correspondence/documentation is **attached as <u>pages 930 - 1012</u> to the agenda.**

A Credit Clearance was provided, and the Strategic Executive: Finance and Customer Services indicated that the application may proceed.

Erf information

Erf R/103 is located at the corner of Dr Kenneth Kaunda and Chapman Streets in Klein Windhoek. It is zoned 'general residential' with a density of 1:500 m² and is ± 2 539 m² in extent. There is a dwelling unit on the erf.

The erf is located within the Klein Windhoek Office Policy area allowing for a bulk of 0.4 as approved by Council Resolution 204/09/2019.

Development intention

The intention of the owner is to rezone the erf, so that they can establish medical consulting rooms (for two (2) doctors, one (1) optician and a dentist), pharmacy and small coffee shop plus free residential bulk.

Advertisement

The public consultation process for the proposed development was completed as follows in line with the requirements of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) as well as Council's Public Consultation Policy:

*** - The proposed rezoning of Erf R/103, Klein Windhoek was advertised in the Market Watch for the Republikein, Namibian Sun and Allgemeine Zeitung newspapers and in the New Era on 27 October and 3 November 2022, as per the advertisements, **attached as pages 977 - 980 to the agenda**;

*** - A notice, **attached as page 981 to the agenda**, was placed on-site;

*** - A notice, **attached as page 982 to the agenda**, was placed on the Notice Board of the Municipal Council of Windhoek Customer Care Centre (CCC);

*** - Neighbour consultation letters/forms, **attached as pages 973 - 975 to the agenda**, were sent by certified mail to the neighbours/owners of Erven 3811, R/471, 472, 481, R/102, R/101, 3209, R/3208, 3392 and 3666 Klein Windhoek; and

- A notice was also published in Government Gazette No. 7917 of 30 September 2022.

*** The closing date for any comments was 14 October 2022 and objections, **attached as pages 987 - 999 to the agenda**, were received from the owners of Erven R/471, 472, 473, 480, 481, 946 and R/102, Klein Windhoek, Klein Windhoek.

Objections received

The objections as received from the owners of Erven R/471, 472, 473, 480, 481, 946 and R/102, Klein Windhoek, are summarised as follows:

- **Traffic and parking**

  General traffic and parking concerns.

- **Camelthorn tree**

  What will happen to the big camelthorn tree?

- **Pollution**

  Over-concentration of people will cause noise pollution and [road traffic] *noise.*

- **Oversupply of amenities**

  Enough pharmacies, coffee shops and restaurants in the vicinity.

- **Stormwater, sewerage, telecommunication and other infrastructure**

  Inadequate infrastructure.

- **Tranquility of the neighbourhood**

  - *Criminals are attracted by parked vehicles; and*
  - *Tranquil and serene residential neighbourhood character will be disturbed.*

- **Height restrictions and privacy**

  - *No height restrictions on buildings* [and this will invade on the] *privacy of neighbouring properties;*
  - *A double storey will encroach* [on the] *privacy of owners/tenants on Erf 102; and*
  - *Against the residential component as it will infringe on privacy.*

Technical comments

The application was circulated for comments and the following can be reported:

Comment from the Strategic Executive: Urban and Transport Planning

- **Sustainable Development**

  There is no objection taking in consideration that it maximises development potential without any adverse impact.

- **Roads Planning and Traffic Flow**

  The Remainder of Erf 103, Klein Windhoek is situated at the corner of Chapman and Dr Kenneth Kaunda Streets. The erf is easily accessible and is in close proximity to Nelson Mandela Avenue, an arterial road. The traffic volume is moderate and no major traffic flow problems are experienced during peak hours. The rezoning will generate approximately thirty one (31) additional vehicular trips to the current road network. This will have no major effect on the current road network and flow of traffic in this vicinity and an infrastructure study has been completed for the Policy area.

There is no objection to the proposed rezoning of Erf R/103, corner of Chapman and Dr Kenneth Kaunda Streets, Klein Windhoek from 'residential' with a density of 1:500 m² to 'office' with a bulk of 0.4: Provided:

- That a minimum of one (1) parking bay be provided per 25 m² of utilised bulk on-site.
- That no access and parking be allowed within 20 metres of the intersection, measured from the intersecting kerbs and that access be from Chapman Street.

There is no objection to the proposed consent for a 'business building' for medical consulting rooms and a pharmacy and coffee shop: Provided:

- That for medical consulting rooms, a minimum of five (5) parking bays per medical practitioner be provided on-site.
- That for a pharmacy, a minimum of three (3) parking bays per 100 m² utilised bulk to be provided for on-site.
- That for a coffee shop, a minimum of one (1) parking bay be provided per three (3) seats plus a loading zone on-site.

There is no objection to the proposed consent for free residential bulk: Provided:

- That free residential bulk be limited to 50 % of the allowable bulk of 0.4.
- That a minimum of one (1) exclusive parking bay be provided for every dwelling unit on-site.

- **Roads and Stormwater**

An application for the proposed rezoning and consent use of Erf R/103, corner of Dr David Kenneth Kaunda and Chapman Streets, Klein Windhoek, refers.

It is worth noting that stormwater comments for a similar application where were provided in a memo dated 20 October 2022.

A stormwater investigation was done and the following is reported:

- There is a stormwater catch pit situated along the road edge of Dr David Kenneth Kaunda Street in front of Erf R/103, that discharges stormwater into a stormwater outlet structure that discharges stormwater onto Erf R/103 from underneath Dr David Kenneth Kaunda Street, from where the combined stormwater flows into a north easterly direction towards a stormwater inlet structure along the south western boundary of Erf 481;

- Erf R/103 has a general downward slope from the south west into a north easterly direction;

- It appears from the municipal enlighten system that the north western, the south western and the north eastern boundary walls of Erf R/103 encroach up to ± 4.4 metres into the road reserves of Dr David Kenneth Kaunda Street, Chapman Street and Erf 481; and

- It appears from the municipal enlighten system that the boundary walls and structures on Erven R/101 and R/102 are encroaching up to ± 2.2 metres into Erf R/103.

There is no objection to the proposed rezoning and consent use of Erf R/103, corner of Dr David Kenneth Kaunda and Chapman Streets Klein Windhoek: Provided:

- That the applicant take note of the possible encroachment of the north western, the south western and the north eastern boundary walls of Erf R/103, the north western boundary walls and structures on Erven R/101 and R/102, and ensure that the respective cadastral data and road reserve boundaries are adhered to.

- That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme (see Info 35 of the Town Planning Scheme).

- That no development be considered over or onto any stormwater system or structure.

- That no access be allowed over any stormwater catch pit or structure.

Comments from the Strategic Executive: Infrastructure, Water and Technical Services

- **Engineering Services**

The application can only be approved: Provided:

- That the total number of residential units not exceed five (5) living units.

- That any additional requirements with regard to water or sewer services, brought on as a direct consequence of the rezoning or subsequent activities, be for the applicant's account, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

Comments from the Strategic Executive: Electricity

- **Technical Support**

There is no objection to the application submitted for the rezoning of Erf R/103, Dr David Kenneth Kaunda Street, Klein Windhoek: Provided:

- That only one (1) service connection from the municipal electrical network be allowed to the erf.

- That it be noted that the Municipal Council of Windhoek has under section 94(1) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended), stipulated that in the case of premises with an estimated load in terms of the Wiring Regulations, or a notified maximum demand, exceeding 66 kVA (3 x 100 ampere), Council may, on such conditions as it deem fit, require from the owner to provide and maintain on the premises a chamber in conformity with the requirements to serve as a substation for the housing of switchgear, transformers, medium and low voltage cables and other equipment necessary for the supply.

- That the owner ensure that free and unimpeded access to the substation chamber or miniature substation be available at all times.

- That for a power supply up to 1 000 kVA, a site of 18 m² in extent, be provided on the applicant's erf to install a miniature substation.

- That the supply and installation of any LV cables, inside the applicant's erf, be done by the Electrical Contractor appointed. [The Department of Electricity will do the termination of LV cables at the miniature substation or transformer.]

- That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.

- That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative must contact the Strategic Executive: Electricity well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation.

- That it be noted that a connection charge will be payable at the cost of the applicant and the applicant be advised to review the Department of Electricity's Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Strategic Executive: Electricity for information on connection charges.

- That 'general residential' developments without high rise buildings i.e. individual apartments, a split prepayment meter for each unit be used with a metering box located on the street/ development erf boundary if it's technically possible otherwise a bulk meter be used.

Comments from the Strategic Executive: Economic Development and Community Services

- **Environmental Management**

  Kindly take note that the Health and Environmental Management Division has reviewed the application and has no objection to the rezoning. Rezoning from 'residential' to 'office' is a listed activity that cannot proceed without an Environmental Management Clearance Certificate. However, the applicant will be issued with an Environmental Clearance Exemption upon Council approving the application.

Urban Policy evaluation

The erf is zoned 'general residential' and the intended zoning is 'office' with a bulk of 0.4. The 'office' zoning has the following primary and consent uses allowed under the Windhoek Zoning Scheme:

Use zone (1)	Primary uses (2)	Consent uses (3)	Prohibited uses (4)
XII Office	Offices	Dwelling units, Residential buildings, Institutions, Places of public worship, Business buildings, hotels, Restaurant	Other uses not under columns 2 and 3

Council allows for a change in zoning for as long as the proposed land uses will be in line with the Windhoek Town Planning Scheme, Council Policies and sufficient services to accommodate the proposed zoning. The rezoning application from 'general residential' to 'office' with a bulk of 0.4 is in line with Council Policies and By-Laws. The erf is located within the Klein Windhoek Office Policy area, which allows for a bulk of 0.4. All the service departments support the application with the Department of Infrastructure, Water and Technical Services restricting the residential units to a maximum of five (5) dwellings.

With regards to the objections raised by the neighbours of Erf R/103, Klein Windhoek, the following is the combined response for the concerns that were raised:

- **Stormwater channel**

  - The existing stormwater channel is known and all stormwater conditions were reviewed by the technical experts and approved. Any future changes will be subject to further review and/or approval to ensure that stormwater can be adequately accommodated.

- **Privacy, height restriction**

  - Any development will require for a building permit application during which process the actual structures will be assessed and the necessary neighbour consultation in line with legislation and Council Policy will be carried out. This is not done at this stage as the actual development is not known yet.

- **Traffic and parking concerns**

  - The traffic impact was thoroughly studied and any concerns were addressed in the infrastructure studies which were done when the office policy area was formulated. It is the municipality's responsibility to upgrade services in the area; hence, the applicants are charged development compensation to assist with these issues. The section for traffic flow gave a green light for the rezoning with conditions that the applicant has to oblige to. As for the traffic caused by the green market, it is a matter that can be taken up with the Municipal Council of Windhoek but it is not involved with the concerned rezoning.

  - The Engineers on the project will attend to the underground parking concerns, including any sub-surface soil conditions.

- **Camelthorn tree, noise pollution and criminal activity**

  - In line with Council's strategy of diversification and densification the current policy encourages mix use in the area as being directly adjacent to existing commercial areas. This will over time unlock development potential, generate revenue and in general stimulate the economy of the city. Unfortunately development progress does come with certain sacrifices (e.g. area becomes busier), but these are managed in line with good town planning practice to ensure that the overall benefit to the community.

  - Crime is a general occurrence all over the city and not specific to areas where there are offices. In fact office development tends to assist in crime prevention through the stationing of guards during after hour periods.

  - There are laws governing the cutting down of trees based on certain species which will remain applicable in this case.

Betterment fee

Betterment fees will be applied as per Council Policy.

Conclusion

The rezoning of the Remainder of Erf 103, 14 David Kenneth Kaunda Street, Klein Windhoek from 'general residential' with a density of 1:500 m² to 'office' with a bulk of 0.4 is supported.

The consent in terms of Table B of The Windhoek Town Planning Scheme to use the erf for a 'business building' for medical consulting rooms, a pharmacy and coffee shop is supported.

The consent for free residential bulk is supported, limited to 50 % of allowable bulk (507.8 m²) with a maximum of five (5) dwelling units.

The consent to use the erf in accordance with the new proposed zoning while the rezoning is formally being completed is supported but only after the compensation has been paid in full, after meeting parking requirements to the satisfaction of the Strategic Executive: Urban and Transport Planning and limited to existing buildings.

Management Committee,

RECOMMENDED

1 That the rezoning of the Remainder of Erf 103, 14 David Kenneth Kaunda Street, Klein Windhoek from 'general residential' with a density of 1:500 m² to 'office' with a bulk of 0.4 be recommended for approval to the Urban and Regional Planning Board in accordance with section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

2 That consent be granted in terms of Table B of the Windhoek Town Planning (Zoning) Scheme to use the Remainder of Erf 103, Klein Windhoek for a 'business building' for medical consulting rooms, a pharmacy and coffee shop within the allowable bulk floor area.

3 That consent be granted for free residential bulk, limited to 50 % of allowable bulk (± 507.8 m²) with a maximum of five (5) dwelling units.

4 That the consent to use the erf in accordance with the new proposed zoning while the rezoning is formally being completed is approved, but the consent only comes into effect upon payment of the compensation due in full and upon meeting parking requirements to the satisfaction of the Strategic Executive: Urban and Transport Planning. This consent is also limited to existing buildings.

5 That the applicant pay a development charge (compensation) is payable in terms of section 59 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) prior to the commencement of the consent uses and submission of the rezoning application to the Urban and Regional Planning Board, whichever is earlier.

6 That the applicant obtain an invoice for the development charge (compensation) from the Strategic Executive: Urban and Transport Planning.

7 That no access and parking be allowed within 20 metres of the intersection, measured from the intersecting kerbs and that access preferably be from Chapman Street.

8 That parking be provided as follows:

8.1 That for medical consulting rooms, a minimum of five (5) parking bays per medical practitioner be provided on-site.

8.2 That for a pharmacy, a minimum of three (3) parking bays per 100 m^2 utilised bulk to be provided for on-site.

8.3 That for a coffee shop, a minimum of one (1) parking bay be provided per three (3) seats plus a loading zone on-site.

8.4 That a minimum of one (1) exclusive parking bay be provided for every dwelling unit on-site.

8.5 That for office use, a minimum of one (1) parking bay be provided per 25 m^2 of utilised bulk on-site.

9 That building plans be submitted to the Building Control Division for approval.

10 That the applicant take note of the possible encroachment of the north western, the south western and the north eastern boundary walls of the Remainder of Erf 103, Klein Windhoek, the north western boundary walls and structures on the Remainders of Erven 101 and 102, Klein Windhoek, and ensure that the respective cadastral data and road reserve boundaries are adhered to.

11 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme (see Info 35 of the Town Planning Scheme), stating:

11.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:

- The flow of stormwater from a higher lying property to a lower lying property is impeded or obstructed and through which any property is or may be endangered; or

- The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.

11.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.

11.3 That prior approval be obtained from the Strategic Executive: Urban and Transport Planning if the accommodation of the stormwater on the erf is contemplated.

11.4 That engineering drawings on how the stormwater would be accommodated with the approval of the Strategic Executive: Urban and Transport Planning, be submitted for approval simultaneously with the building plans.

11.5 That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted, prior to the approval thereof.

11.6 That no building plans be approved until the stormwater conditions are met.

11.7 That a condition for the resale of this property be included in the Title Deed of the erf, whereby transfer to a third party only take place with confirmation of the Municipal Council of Windhoek. [Approval will only be granted after the Strategic Executive: Urban and Transport Planning has certified that the stormwater has been accommodated satisfactorily.]

11.8 That no development be considered over or onto any stormwater system or structure.

11.9 That no access be allowed over any stormwater catch pit or structure.

12 That any additional requirements with regard to water or sewer services, brought on as a direct consequence of the rezoning or subsequent activities, be for the applicant's account, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

13 That only one (1) service connection from the municipal electrical network be allowed to the erf.

14 That it be noted that the Municipal Council of Windhoek has under section 94(1) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended), stipulated that in the case of premises with an estimated load in terms of the Wiring Regulations, or a notified maximum demand, exceeding 66 kVA (3 x 100 ampere), Council may, on such conditions as it deem fit, require from the owner to provide and maintain on the premises a chamber in conformity with the requirements to serve as a substation for the housing of switchgear, transformers, medium and low voltage cables and other equipment necessary for the supply.

15 That the owner ensure that free and unimpeded access to the substation chamber or miniature substation be available at all times.

16 That for a power supply up to 1 000 kVA, a site of 18 m^2 in extent, be provided on the applicant's erf to install a miniature substation.

17 That the supply and installation of any LV cables, inside the applicant's erf, be done by the Electrical Contractor appointed. [The Department of Electricity will do the termination of LV cables at the miniature substation or transformer.]

18 That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.

19 That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative must contact the Strategic Executive: Electricity well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation.

20 That it be noted that a connection charge will be payable at the cost of the applicant and the applicant be advised to review the Department of Electricity's Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Strategic Executive: Electricity for information on connection charges.

21 That 'general residential' developments without high rise buildings i.e. individual apartments, a split prepayment meter for each unit be used with a metering box located on the street/development erf boundary if it's technically possible otherwise a bulk meter be used.

22 That the applicant apply for an Environmental Clearance Exemption letter from the Strategic Executive: Economic Development and Community Services prior to the submission of the application to the Urban and Regional Planning Board.

23 That the applicant take note that before the removal of any protected plant from the Remainder of Erf 103, Klein Windhoek, the applicant must obtain authorization from the Directorate of Forestry of the Ministry of Environment, Forestry and Tourism, in accordance with the Forest Act, 2001 (Act 12 of 2001), as amended by the Forest Amendment Act, 2005 (Act 13 of 2005) and in conjunction with the Municipal Council of Windhoek Environmental Management Division of the Department of Economic Development and Community Services.

24 That it be noted that in terms of section 110 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) any person who is aggrieved by the decision of the local authority may appeal against that decision to the Minister.

24.1 That the Notice of the Appeal and the Grounds for the Appeal be lodged within twenty one (21) days from the date of this Notice to the Minister and local authority whose decision is the subject of the appeal.

25 That the applicant accept the Council Resolution in writing.

26 That the resolution be implemented prior to confirmation of the minutes.

10.3.15 FNS.8 [HPH] AMENDMENT OF COUNCIL RESOLUTION 322/11/2015 - SALE OF LAND TO NAMPOWER (PTY) LTD FOR THE PROPOSED DEVELOPMENT OF AN ELECTRICAL SUBSTATION DEDICATED FOR ELECTRICITY POWER SUPPLY TO THE MUNICIPAL COUNCIL OF WINDHOEK
(L/Farm 998)

Introduction

*** Council per Resolution 322/11/2015, **attached as page 1013 to the agenda**, approved the sale of land to NamPower which paved way for the need to carry out the required statutory procedures to obtain the approval and registration of the proposed Portion 'X' by the relevant authorities. It is against this background that the Municipal Council of Windhoek (through the Human Settlements Division) needed to apply to now Urban and Regional Planning Board for the subdivision of the said Portion 'X'. During the application process to the Board, it was picked up that although the co-ordinates of the proposed Portion 'X' as approved by Council under paragraph 4 correspond to the request by NamPower per letter dated 25 February 2014, **attached as page 1014 to the agenda**, the dimensions and size as indicated in paragraph 5 does not correspond to NamPower's requests, neither to the size when co-ordinates are captured in AutoCAD.

The error in reference is paragraph 5 of Council Resolution 322/11/2015 *inter alia* reading as follows:

5 *That the proposed subdivision of the Remainder of Farm 508 into Portion 'X' (± 4 hectares, thus 200 metres x 200 metres in extent), and the Remainder as depicted on the layout P/Re508/S, attached as page 241 to the agenda, be approved.*

Paragraph 5 of Council Resolution 322/11/2015 should instead read as follows:

5 *That the proposed subdivision of Farm 998 (a portion of the Remainder of Farm 508) into Portion 'X' (± 6 hectares, thus 250 metres x 250 metres in extent) and the Remainder, as indicated on the plans, be approved.*

The purpose of this application is therefore, to seek Councils approval to rescind paragraph 5 and amend Council Resolution 322/11/2015 as proposed above in order to rectify the error.

Conclusion

It can be concluded that the proposed amendment to Council Resolution 322/11/2015 is necessary to ensure that the proposed site meets the requirements by NamPower and that the size is sufficient to ensure effective implementation of the said project for the greater benefit of the city and its residents.

Management Committee,

RECOMMENDED

*** That paragraph 5 of Council Resolution 322/11/2015, **attached as page 1013 to the agenda**, be rescinded and replaced to read as follows:

*** 5 *That the proposed subdivision of Farm 998 (a portion of the Remainder of Farm 508) into Portion 'X' (± 6 hectares, thus 250 metres x 250 metres in extent) and the Remainder, as indicated on the plans,* ***attached as pages 1015 and 1016 respectively to the agenda,*** *be approved.*

[Municipal Council Agenda: 2023-07-27]

10.3.16 FNS.9 [HPH] APPROVAL OF UPSET PRICES, ERF CONDITIONS AND METHOD OF SALE FOR THE SALE OF ERVEN DEVELOPED IN AUASBLICK EXTENSION 1 - PUBLIC PRIVATE PARTNERSHIP (PPP) WITH SINCO INVESTMENTS SIXTY-ONE (PTY) LTD
(3/1/6/9/2)

Management Committee at its meeting held on 11(04) July 2023 per Item FNS.13 *inter alia* resolved as follows:

1 *That this matter be referred back in order for the Strategic Executive: Housing, Property Management and Human Settlement to enhance paragraphs 4.6 and 5 of the recommendations to be watertight, whereafter it be resubmitted to the next Management Committee meeting scheduled to be held on Tuesday, 18 July 2023, for consideration.*

2 *That the Strategic Executive: Housing, Property Management and Human Settlement remove the entire recommendation 7 (futuristic conditions) from the above resubmission, and submit a separate item to Management Committee, for consideration.*

3 *That the resolution be implemented prior to approval of the minutes.*

The matter was subsequently submitted to Management Committee on 18 July 2023 and herewith to Council, for consideration.

Introduction/Purpose

This item presents information pertaining to the Public Private Partnership (PPP) Development by the Municipal Council of Windhoek and Sinco Investments Sixty-One (Pty) Ltd for the establishment and servicing of erven in Auasblick Extension 1.

This submission seeks to:

- Inform Council of the progress in the development of Auasblick Extension 1;

- Obtain Council's approval of the upset prices and erf conditions of the erven;

- Report back on the pre-sale process undertaken for the erven in Phase 1 and request Council to ratify the process as implemented; and

- Inform Council regarding the planned alienation for the remainder of the erven in Phases 1 and 2.

Background

*** Council per Resolution 289/12/2016, **attached as pages 1017 - 1018 to the agenda**, approved the Public Private Partnership (PPP) Development Proposal by Sinco Investments Sixty-One (Pty) Ltd. This culminated in a Public Private Partnership (PPP) Agreement being entered into between the parties in June 2017, for the planning, design and construction of infrastructure work and services within Auasblick Extension 1.

The said Council Resolution *inter alia* made provision *that the pre-sales method be considered on an experimental basis*. In addition, clause 17.3.4 of the Public Private Partnership (PPP) Agreement *inter alia* states that the *Developer may market and do conditional pre-sales* in respect of the prospective serviced erven, subject to the application of terms and conditions of the Agreement.

The Public Private Partnership (PPP) Agreement provides for two (2) methods of alienation, being the Tender method or the Offer to Purchase method and further clarifies that the Tender method shall mean a pre-allocation process in which Council and the Project Team after the approval of the township layout may allocate individual erven before take-over of serviced erven to individuals or entities (clause 17.4.2).

*** The Developer submitted a proposal to the Office of the Chief Executive Officer informing of their intention to exercise the option of pre-sales as provided for in the Agreement. The Developer's proposal dated 15 May 2019, **attached as pages 1019 - 1022 to the agenda**, included the method of sale and the process to be undertaken. Following consultations with the relevant department, the proposal was approved by the Chief Executive Officer in a letter dated 4 June 2019, **attached as page 1023 to the agenda**. The Developer and the Project Team then proceeded to host an Open Day in which prospective purchasers were invited to participate in the process of pre-sales. Ninety nine (99) single residential erven were initially advertised and offered for pre-allocation.

The process of pre-sales was further necessitated by the Financiers demanding to have some security and a sense of comfort for the saleability of the development given the market fluctuation and decline in the property market due to the economic downturn within the country.

The construction of Phase 1 of the project commenced in July 2021 and is currently ongoing and scheduled to be completed by June 2023. Phase 2 of the

project will be developed over a period of eighteen (18) to twenty four (24) months, commencing October 2023.

Discussion

1 List of available erven, upset prices and erf conditions

*** The Auasblick Extension 1 development comprises of two hundred and seventy four (274) sellable erven of which two hundred and sixty nine (269) are 'single residential' erven, three (3) 'general residential' erven, one (1) 'business' erf and one (1) 'institutional' erf. The remaining erven comprise of municipal erven, public opens spaces and streets. The list of erven including erf numbers, size, zoning, density, erf conditions, upset prices is **attached as pages 1024 - 1036 to the agenda.**

*** The development will take place in two (2) phases. Phase 1 comprises of one hundred and seventeen (117) sellable erven (of which eighty nine (89), as per the list, **attached as page 1037 to the agenda**, have been allocated to date) and Phase 2 of one hundred and fifty seven (157) erven, tabled as follows:

Zoning	Erven	Phase 1	Phase 2
'Single residential'	269	115	154
'General residential'	3	1	2
'Business'	1	1	0
'Institutional'	1	0	1
Total sellable erven	**274**	**117**	**157**
'Municipal'	9	4	5
'Public open space'	3	2	1
'Street'	1	1	0

The proposed upset prices were calculated by considering the financial feasibility of the project, which includes the construction cost, financing costs and associated development costs. The upset prices were then compared to current market prices and property valuation in the area in order to arrive at an upset price that is commensurate with current market conditions.

The Project Team determined the upset price of the erven in Phase 1 to be N$900.00/m² for 'single residential' and N$1 500.00/m² for the 'business' erf. This rate was used in the marketing of the erven under the pre-sales process implemented. The upset price for erven in Phase 2 is determined to be N$1 300.00/m².

The Auasblick area is characterised by very steep slopes and therefore many erven are designed large in extent in order to provide the buyer with adequate developable or usable area given the topography. Although the erf size of such erven are large, only a certain percentage of the erf can be used for development. In order to accommodate the element of topography, the Project Team agreed that the larger erven with challenging topography are to be sold at a reduced price per square metre in order to make them more attractive to prospective buyers and to compensate for the reduced available space for development. The Project Team determined that that on average only 50 % to 60 % of these

erven is developable and therefore the upset price for the erven with challenging topography has been reduced to N$750.00/m².

The erf conditions were compiled by the Developer's Engineer from detailed engineering drawings and site conditions and confirmed by Council's technical departments. The erf conditions for Phase 1 are confirmed from as-built information. However, for Phase 2 the erf conditions are preliminary and subject to minimal changes, which often may occur during construction. It is important to note that the preliminary erf conditions are based on the approved designs and are therefore expected not to change significantly. Should there be any changes on specific erven, which are necessitated at the time of construction; such will be included in the Deed of sale prior to signature between the parties, as the preliminary conditions provided now will eventually be synchronised with the as built once the installation of services is complete.

2 Method of sales and conditions

The method of sale applicable is the Tender method, through the process referred to as the pre-sales.

2.1 Pre-sales process of alienation of erven in Phase 1

Clause 17.4 of the Public Private Partnership (PPP) Development Agreement *inter alia* reads as follows:

17.4.1 The sale of the Serviced Erven shall be by either Offer to Purchase or by Tender. The Project Team will determine the upset price, and in determining the upset price the Project team shall take into consideration the factors outlined under clause 19.

17.4.2 For purposes of this clause 17.4, Tender shall mean a pre-allocation process in which the Council and the project team, after approval of the Township Layout, allocate individual erven before Take-Over of Serviced Erven to individuals or entities.

Given that the Public Private Partnership (PPP) Agreement allows for the pre-sales process to be implemented on an experimental basis and being the first of its kind, the Developer submitted a proposal on how they envisaged the pre-sales process to take place, which proposal was deliberated on, improved and approved through the Office of the Chief Executive Officer.

The process of pre-sales was as follows:

- **Advertisement**

  An advertisement was placed in the local media to notify the public of the Open Day and the sales conditions.

- **Open Day**

  The Open Day was held on 8 November 2019, which served as the launch of the development and as an information sharing platform and occasion to indicate interest to purchase.

Information was availed including maps indicating topography and contours, aerial photos, preliminary erf conditions and erf information (number, size). Prospective buyers were presented with a copy of a Pre-Sales Agreement to be entered into with the Developer and a reservation form as evidence that the purchaser was on-site and to indicate their preferred erven.

Immediately following the Open Day session, the sales process was open and prospective purchasers could choose their preferred erven and make payments of the N$20 000.00 deposit into the indicated account. The allocation of the preferred erf would be on a first-come first-serve basis using the time of payment of deposit. The proof of payment would indicate the time payment was made.

The N$20 000.00 deposit paid is non-refundable and is to be deducted from the purchase price. The only way the purchaser will be refunded their deposit is if the Developer fails to develop the property and in the event the purchaser could not secure any of the three (3) preferred erven or any other available erf.

A Pre-Sales Agreement was entered into between the prospective purchaser and the Developer with the following required documentation:

- Identity number of the purchaser;
- Marriage Certificate (where applicable);
- Ante-nuptial Agreement (ANC) (where applicable); and
- Proof of payment of a minimum of a N$20 000.00 deposit.

Given that the development occurs in a high-income area, purchasers could buy a minimum of one but not more than five properties.

Officials from the Housing and Land Delivery, Property Management and Internal Audit Divisions were present at the launch to oversee the event.

The initial pre-sale process was successfully implemented albeit with some teething problems as to be expected with any experimental trial. An Audit Report was issued by the Internal Audit Division, with recommendations, and thereafter amendments were made to the implementation in accordance with the recommendations from Internal Audit Division.

Given that the Open Day was merely the beginning of the alienation process, the process would be implemented in the following order:

- Open Day (completion of reservation form indicating three (3) preferred erven);
- Payment of the deposit;
- Signing of Pre-Sales Agreement and allocation of the preferred erf;
- Completion of construction and take-over of services by Council;
- Council's approval of the erf allocations;
- Obtaining of Ministerial approval;
- Signing of the Deed of Sale;
- Payment of the purchase price or submission of Guarantees; and
- Transfer process.

*** The erf allocations produced through the pre-sales process are included in the erf lists, **attached as pages 1024 - 1036 and 1037 respectively to the agenda**, which allocations, once ratified by Council, will follow the normal administrative process as explained above to ensure completion of the sale and transfer to the respective purchasers.

Therefore, this submission recommends:

- That Council note the pre-sale process that was implemented for the alienation of the erven in Phase 1 of the Auasblick Extension 1 development.
- That Council note and ratify the allocations made through the pre-sales process that was implemented for the alienation of the erven in Phase 1 of Auasblick Extension 1.
- That Council approve the upset prices and erf conditions as indicated on the erf list for Phases 1 and 2 of Auasblick Extension 1 development.

2.2 Pre-sale process of alienation for erven in Phase 2

Following the successful implementation of the pre-sale process in Phase 1, the Project Team resolved that a similar method be implemented in the alienation of erven in Phase 2 with improvements from lessons learned from the pre-sale process of Phase 1.

The Project Team believes that the pre-sales concept is beneficial to the project as it reduces the risk of delays in the sales process once construction is completed and the services are taken over by Council. Having done the pre-sales in advance, the identified prospective buyers are engaged from the beginning and are prepared in advance to honour the commitment, which will ensue once construction is completed. This

process also minimises the risk of over-commitment by purchasers in an attempt to secure the erven by bidding higher than their affordability. In addition, the Financiers have indicated increased comfort in knowing before-hand the commitment of the potential buyers as indicated by the non-refundable deposit placed and the continuous engagement of the clients during construction. Should a prospective buyer however not be able to honour their commitment due to changes in their financial circumstances, the erf is simply reintroduced in the market to other potential interested purchasers. It is worth mentioning that from the onset of the project introduction in 2019 to date, many changes have occurred in the property market, some of which were brought about by the COVID-19 Pandemic, but despite this, a healthy number of prospective purchasers are eagerly awaiting the completion of the services and conclusion of the sales process.

The Developer together with the Project Team hosted an official launch of Phase 2 of the project on 21 October 2022, which was officiated by the Minister of Urban and Rural Development in order to celebrate the milestone reached in Phase 1 and to introduce Phase 2 of the project to prospective purchasers.

2.3 Preference criteria

The erven in Auasblick area are considered to suit the high-end market and therefore the following preference criteria:

- The sale is not restricted to first time buyers only;
- The prospective Bidders are allowed to purchase a minimum of one (1) erf and a maximum of five (5) erven in the entire development;
- The erven are sold at upset price and any offer below the upset price is not considered; and
- 20 % of the development is reserved for Municipal Council employees as per Council Resolution 57/02/2012, irrespective of whether they are a first-time buyers or not.

2.4 Applicable methods of payment

The method of payment applicable shall be cash or through a Financial Institution Guarantee/Letter of Undertaking.

A non-refundable deposit of a minimum of N$20 000.00 (deductible from the purchase price) is charged for erven sold through the pre-sales process.

3 Strategic significance

The project aligns with Council mandate for the provision of serviced land to its residents.

4 Financial implications

The project is funded through external Financiers as provided for in the Public Private Partnership (PPP) Agreement.

5 Possible risks

Delays in the implementation of this request will delay the sale of erven, which has financial implications, and risk to the Partners (Developer and Council). The borrowed funds used in the development of the land, incur interest which is payable by the project and which erodes possible proceeds to the Partners.

6 Legal implications

The request is in accordance with the provisions of the Public Private Partnership (PPP) Development Agreement entered into by the Parties in June 2017.

7 Consultation with other Stakeholders

The upset prices as determined by the Project Team, were assessed by the Strategic Executive: Housing, Property Management and Human Settlement (Manager: Valuations) and found to be reasonable.

The preliminary erf conditions as determined by the Developer's Engineers were submitted to Council's technical departments for verification and confirmation.

Conclusion

In line with the above, the Strategic Executive: Housing, Property Management and Human Settlement herewith submits this submission for Council's consideration and approval.

Management Committee,

RECOMMENDED

1 That the development of two hundred and sixty nine (269) single residential erven, three (3) general residential erven, one (1) institutional erf and one (1) business erf in Auasblick Extension 1, be noted as per the provisions of the Public Private Partnership (PPP) Development Agreement between Council and Sinco Investments Sixty-One (Pty) Ltd.

2 That the following be noted:

2.1 That the development of Auasblick Extension 1 has been categorised into two (2) implementation phases (Phase 1 and 2).

2.2 That the servicing of the erven in Phase 1 is nearly complete with completion expected at the end of June 2023.

2.3 That the development of Phase 2 is expected to commence end of

October 2023, and to span over eighteen (18) to twenty four (24) months from commencement to finalisation.

*** 3 That approval be granted to sell erven in Auasblick Extension 1 development as per the upset prices and erf conditions indicated on the list, **attached as pages 1024 - 1036 to the agenda.**

4 That the following be noted:

4.1 That the erf conditions for Phase 1 are based on the as-built designs and regarded as final.

4.2 That the erf conditions for Phase 2 are preliminary, based on the approved designs, and are therefore not expected to change significantly.

4.2.1 That should there however be any changes on the final conditions of specific erven, which are necessitated at the time of construction, such variations be incorporated into the Deed of Sale prior to signature thereof.

4.3 That that Council per Resolution 289/12/2016, which culminated into the Public Private Partnership (PPP) Development Agreement between the Municipal Council of Windhoek and Sinco Investments Sixty-One (Pty) Ltd, provide for pre-sales of the erven developed in Auasblick Extension 1 on an experimental basis.

4.4 That the Project Team has implemented the pre-sale process in the alienation of the erven in Auasblick Extension 1 as provided for in paragraph 4.3 above.

4.5 That the pre-sales process referred to herein is a complementary process to the Tender method of sale, as provided for in the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

*** 5 That it be noted that the pre-sales process was executed in line with the provisions of the Public Private Partnership (PPP) Development Agreement as contained in clause 17.4, which process gave rise to the list of beneficiaries, **attached as page 1037 to the agenda.**

6 That it also be noted that the sale of the remaining erven in the Auasblick Extension 1 Development will also be alienated using the pre-sales process.

7 That the sale of the erven in the Auasblick Extension 1 development be subject to Ministerial approval being obtained in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

8 That the pre-sale process as implemented herein be extended to other Public Private Partnership (PPP) developments in accordance with the provision of the Public Private Partnership (PPP) Agreements.

9 That in the interest of expediting the conclusion of the sales, the resolution be implemented prior to confirmation of the minutes.

[Municipal Council Agenda: 2023-07-27]

10.3.17 **IND.1 [HPH] NEED, DESIRABILITY AND LAYOUT APPROVAL FOR THE TOWNSHIP ESTABLISHMENT ON THE REMAINDER OF FARM 999 (A PORTION OF FARM 999 OF THE REMAINDER OF FARM 508) TO BE KNOWN AS OTJOMUISE EXTENSION 15**
(L/Otj/Extension 15)

Introduction

The purpose of this item is to motivate and seek Council's support for the layout approval and need and desirability to establish a township establishment on the Remainder of Farm 999. The township will be known as Otjomuise Extension 15.

The abovementioned statutory planning procedures will enable the Municipal Council of Windhoek to create a township that will be earmarked for the low-income groups and equally serve as a relocation-site for households from existing overcrowded informal settlements when such settlements are being formalised.

The site

*** The Remainder of Farm 999 is located along Matshitshi Street, south west of the Goreangab Dam and north of Otjomuise Extension 10. The farm is vacant and is 23.3 hectares in extent and was created as a result of the subdivision of Farm 999 (a portion of Farm R/508) into Farms 1032, 1033 and the Remainder. The locality plan is **attached as page 1038 to the agenda.**

Need and desirability

1 Need

Namibia is currently experiencing urbanisation and will continue to do so in the foreseeable future as long as urban areas are seen as a symbol of hope from abject poverty. Through Vision 2030, the country set for itself a goal to become a developed country by the year 2030 and further, to have about 70 % of its population urbanised. In 1991, a meagre 28 % of the country's population was urbanised. The figure improved to 33 % in 2001, 42.1 % in 2011 and crossed the 50 % mark in 2017. Generally, the trend is positive and if maintained it will reach about 65 % in 2030.

Positive shifts in the country's urbanisation landscape have coincided with rapid growth of Windhoek's population and more so the informal settlements. The 2011 National Housing and Population Census conducted by the Namibia Statistics Agency confirmed Windhoek to be the largest urban locality in the country with three hundred and twenty five thousand eight hundred and fifty eight (325 858) inhabitants, which represented a share of 36 % of the country's urban population. Rundu, the second largest town in the country recorded sixty three thousand four hundred and thirty one (63 431) inhabitants. In the same year, there were

eighty seven thousand (87 000) inhabitants in Windhoek's informal settlements accounting for 27 % of the City's population.

In March 2020, the Municipal Council of Windhoek conducted rapid numbering of informal structures in all the informal settlements. A total fourty eight thousand two hundred and thirty three (48 233) informal structures were recorded and are distributed as follows:

No.	Area	Number of structures
1	Khomasdal Constituency	3 394
2	Moses Garoëb Constituency	9 052
3	Samora Machel Constituency	21 241
4	Tobias Hainyeko Constituency	14 546

Sample surveys conducted in the four (4) constituencies recorded an average household size of 3.8 persons per household. Using the average size of 3.8 persons per household, the number of people living in Windhoek's informal settlement is estimated at one hundred and eighty-three thousand two hundred eighty five (183 285) inhabitants.

Given the above, it is without shadow of a doubt that the proposed development is highly needed to address informality and guarantee the project beneficiaries security of tenure and access to basic services.

2 Desirability

The proposed township establishment is desirable as it will have no negative impact on the urban structure and the environment. The design of the layout has taken into consideration and adequately accommodated all environmental aspects that are of significance. The desirability can further be confirmed from the comments received from other internal technical departments as they indicated that services such as water, sewer and electricity can be provided.

Proposed development

The proposed township establishment is designed with 'residential' as a predominant land use with other supporting land uses such as public open spaces, institutional, municipal and general residential. This is mainly because the area is earmarked for low-income and informal settlement formalisation projects of which residential is always the prevailing land use.

*** Table 1 read together with the with the layout, **attached as <u>pages 1039 - 1046</u> to the agenda**, sets out the zoning, development yield and estimated population in the proposed township:

Table 1: Proposed zoning, yield and estimated population

Land use	Total number of erven	Potential number of dwelling units	Estimated population @ an average household size of 3.8 (2020)
'Residential' with a density of 1:300 m²	210	210	798

Land use	Total number of erven	Potential number of dwelling units	Estimated population @ an average household size of 3.8 (2020)
'General residential' with a density of 1:250 m²	6	66	251
'Institutional'	1		
'Municipal'	0		
'Public open space'	17		
'Street'	1		
Total	**235 (erven)**	**276 (dwelling units)**	**1 049 (people)**

1 Single residential land use

A total of two hundred and ten (210) 'residential' portions are provided for in the layout. A density of 1:300 m² is proposed. The proposed 'residential' erven range in size from 300 m² and 450 m². In keeping with comments received from the Strategic Executive: Urban and Transport Planning, Portions 12, 13, 16, 17, 34, 102, 103, 104, 106, 107, 119, 123, 124, 164, 165, 179 and 209 will be affected by stormwater and as a precautionary measure, it is recommended that the proposed erven in reference be sold with relevant stormwater conditions which will require the submission of engineering drawings simultaneously with the building plan that indicates how stormwater is to be accommodated which should be to the satisfaction of the Strategic Executive: Urban and Transport Planning.

2 General residential land use

In order to prompt densification, the layout makes provision for six (6) 'general residential' portions (Portions 81, 89, 95, 207, 208 and 211). The 'general residential' portions gives the development the opportunity to provide different housing typology accommodating different people's housing needs. Given the nature of high-density residential developments, the public open spaces have been strategically positioned in close proximity to these 'general residential' portions to act as the expansion of leisure activities for residents. A density of 1:250 m² is proposed for the 'general residential' portions.

3 Institutional land use

One (1) 'institutional' portion (Portion 21) is provided to accommodate the institutional needs of future residents. Land uses such as kindergarten and churches are proposed for this institutional portion.

4 Public open spaces

*** The layout provides seventeen (17) 'public open space' zoned portions (Portions 217, 218, 219, 220, 221, 222, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233 and 234). Apart from these public open spaces being designed to accommodate stormwater run-off and river courses, Portions 218, 222 and 232 can be used as functional public open spaces. Council per Resolution 322/11/2015, **attached as page 1013 to the agenda**, approved the lease of a piece of land by NamPower for the establishment of a second bulk electrical supply point (substation). The

said portion borders the development to the east. During the design consultations, the Strategic Executive: Electricity advised that a buffer be created to ensure that all developments are located 60 metres away from this substation for safety reasons. For the reasons advanced above, Portion 224 is reserved as 'public open space' to serve as a safety buffer and Portion 233 will accommodate a servitude for electrical services, specifically 220/132 kV overhead electrical line.

5 Proposed street layout

In terms of the street network the layout is designed with two (2) access points, i.e. 25 metre and 20 metre wide streets that connects to the existing Matshitshi Street. The 25 metre wide street is designed to further provide access to future extensions that maybe planned beyond Remainder of Farm 999. The layout further makes provision for internal access streets that are 15 metres wide which connect to the 20 metre and 25 metre collector streets.

7 Street names

The proposed development layout comprises of ten (10) new streets. The theme for street naming for the proclaimed township of Otjomuise and its extensions consists of names of 'Donor Countries' and their cities. It is for this reason that it is recommended that the ten (10) street names as per Council Resolution 205/06/2001, listed as follows be used for this township:

- Lucusse (Angola);
- Malanje (Angola);
- Caombo (Angola);
- Wiesbaden (Germany);
- Duisburg (Germany);
- Kasane (Botswana);
- Mutoko (Zimbabwe);
- Mongu (Zambia);
- Rovaniemi (Finland); and
- Oulu (Finland).

*** A layout of the proposed township with the above street names assigned, together with Council Resolution 205/06/2001 are **attached as <u>pages 1047</u> and <u>1048 - 1050</u> respectively to the agenda.**

8 Infrastructure

8.1 Water

The Strategic Executive: Infrastructure, Water and Technical Services confirmed that this development falls within the western reservoir water supply zone. Water supply to the area is possible.

8.2 Sewer

The Strategic Executive: Infrastructure, Water and Technical Services confirmed that ± 90 % of this development can be connected to the existing bulk sewer line that runs in a northern direction towards the Otjomuise waste water treatment plant.

8.3 Electrical services

*** The Strategic Executive: Electricity confirmed that Council per Resolution 322/11/2015, **attached as page 1013 to the agenda,** approved the allocation of land for the construction of a second bulk electricity supply point by NamPower. The said piece of land is located in close proximity to this development. There is an existing powerline that runs through Portions 2, 3, 4, 5, 6, 13, 74, 68, 69, 39, 40, 33, 151, 152, 153, 166, 165, 179, 191, 192, 209, 210, 211 and 221 which will be relocated to the future servitude linked to the second bulk electrical supply as indicated on the electricity layout plan, **attached as page 1051 to the agenda.** The relocation of the existing powerline and creation of a servitude dedicated to the second bulk electrical supply station will save space and prevent the creation of many powerline servitudes. Electricity supply to the area is possible.

Natural environment

1 Topography and soil conditions

The site in question is predominantly characterised by an uneven terrain. There are river streams running through the area with majority of the streams flowing in the western direction towards the major river located along the western border of Portion A of Farm 999. In terms of the soil formation the site is covered by rocky soil with shallow bed rocks and visible rock outcrops which are found towards the northern side of the site. The proposed township will have no negative impact on the natural environment as the layout has been designed to accommodate the river stream to ensure that the natural flow remains undisturbed.

2 Environmental protection

The Municipal Council of Windhoek conducted a comprehensive environmental study covering all environmental facets in the municipal boundary (old municipal boundary to which the site of the proposed development forms an integral part). The study culminated into a report known as the Strategic Environmental Assessment (SEA) for Windhoek published in 2012. In accordance to the Strategic Environmental Assessment (SEA) the proposed development (Remainder of Farm 999)

falls within the medium and high (Zones 5, 6 and 8) environmental control zones. The zones are landscape sensitive, vegetation sensitive, water sensitive and general development zones. Low to medium density residential, institutional and commercial land uses are permissible within these zones with limited environmental assessment, except for the general development zone were all these land uses are permissible without assessment. Although considerations of these environmental control conditions have been taken into consideration it is important to conduct the Environmental Impact Assessment (EIA) in accordance to the Environmental Management Act, 2007 (Act 7 of 2007) to ensure that full compliance is achieved. The Environmental Impact Assessment (EIA) should be carried out before submission of this application to the Urban and Regional Planning Board.

Departmental/divisional comments

*** The item was circulated for comments to the technical divisions of the Municipal Council of Windhoek on 25 October 2021 and the comments that were received are **attached as pages 1052 - 1058 to the agenda.**

Statutory information and required planning procedure

1 Title Deeds

*** The Municipal Council of Windhoek is the registered owner of the Remainder of Farm 999 (a portion of Farm 508 which in turn was subdivided from the Remainder of Farm 508). The Certificate of Consolidated Title No. T2008/2005 confirming ownership of the Remainder of Farm 508 is **attached as pages 1059 - 1063 to the agenda.**

2 Required planning procedure

After Council's support of this submission, an application will be made to the Office of the Environmental Commissioner to obtain Environmental Clearance as required by the Environmental Management Act, 2007 (Act 7 of 2007). Thereafter, an application will be made to the Urban and Regional Planning Board for the need and desirability and layout approval of the township on the Remainder of Farm 999.

Following approval by the Urban and Regional Planning Board a Land Surveyor will then be appointed to survey the township and prepare the General Plan that will be submitted to the Surveyor General's Office for examination and approval. Thereafter, a township register for the development will be opened in the Deeds Office. The Registrar of Deeds will, as required By-Law, notify the Minister of Urban and Rural Development that a township register is open, and that proclamation can take effect. Using the notice as the basis, the Minister of Urban and Rural Development shall initiate proclamation procedures that will culminate in the proclamation of this township in the Government Gazette.

3 Conditions to be registered

*** The standard conditions, **attached as page 1064 to the agenda**, will apply to the specific erven in the proposed township.

The following conditions shall be registered in favour of the Local Authority against the Title Deeds:

- *That the erf only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf at all times be subject to the provisions of the Windhoek Town Planning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).*

- *That the minimum building value of any erf zoned 'institutional' be equal to the current municipal value of the land comprising that erf.*

- *That the minimum building value of any erf zoned 'business' be equal to four (4) times the current municipal value of the land comprising that erf.*

- *That the minimum building value of any erf zoned 'residential', or 'general residential' be equal to two (2) times the current municipal value of the land comprising that erf.*

- *That Portions 217, 218, 219, 222, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233 and 234 be reserved as 'public open spaces'.*

- *That the Remainder of Farm 999 be reserved as 'street'.*

Conclusion

This submission motivated the need and desirability as well as the layout approval of the township establishment on the Remainder of Farm 999. Farm 999 is a portion of the Remainder of Farm 508. The proposed township is to be known as Otjomuise Extension 15. The township establishment will enable the Municipal Council of Windhoek to allocate land to low-income groups and serve as a relocation-site for households from existing overcrowded informal settlements when such settlements are being formalised. It is concluded that the development is needed and desirable.

Management Committee,

RECOMMENDED

1 That the need and desirability to establish a township on the Remainder of Farm 999 comprising of two hundred and thirty five (235) erven, be supported.

2 That the proposed township to be established on the Remainder of Farm 999 be known as **Otjomuise Extension 15**.

*** 3 That the layout for the proposed township on the Remainder of Farm 999, **attached as <u>pages 1039 - 1046</u> to the agenda,** be approved as the settlement pattern.

Standard conditions

*** 4 That the standard conditions in favour of the City of Windhoek be registered against all newly created portions, except for erven zoned 'public open space' and 'street', against which no conditions shall be registered. [The conditions, **attached as page 1064 to the agenda**, are included in the recommendations.]

5 That the erven only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf at all times be subject to the provisions of the Windhoek Town Planning Scheme, prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

6 That the minimum building value of any erf zoned 'institutional' be equal to the current municipal value of the land comprising that erf.

7 That the minimum building value of any erf zoned 'residential' or 'general residential' be equal to two (2) times the current municipal value of the land comprising that erf.

Land use, Town Planning Scheme and minor cadastral adjustments

8 That Portions 1 to 20, 22 to 87, 89 to 91, 92 to 94 and 96 to 216 be zoned 'residential' with a density of 1:300 m².

9 That Portions 81, 89, 95, 207, 208 and 211 be zoned 'general residential' with a density of 1:250 m².

10 That Portion 21 be zoned 'institutional'.

11 That Portions 217, 218, 219, 220, 221, 222, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233 and 234 be reserved as 'public open spaces'.

12 That the Remainder be reserved as a 'street'.

*** 13 That the township layout and its zoning, **attached as pages 1039 - 1046 to the agenda**, be included in the next Amendment Scheme.

14 That this township be added to the list of townships with a minimum building value of two (2) times the residential land value in line with clause 39(9) of the Town Planning Scheme.

15 That the Strategic Executive: Housing, Property Management and Human Settlement follow all required steps to obtain necessary approvals from the Urban and Regional Planning Board.

16 That the Strategic Executive: Housing, Property Management and Human Settlement be authorised to make small changes to the layout to facilitate proclamation and accommodate the provision of services.

Sewer, water and electricity

17 That the development be supplied with water through the existing western reservoir water supply zone.

18 That the development be connected to the existing bulk sewer line that runs in the northern direction towards the Otjomuise waste water treatment plant.

*** 19 That all the existing powerline servitude be relocated to the servitude that will be created for the second bulk electrical supply as per the electricity layout plan, **attached as page 1051 to the agenda.**

Stormwater and flood studies

20 That Portions 12, 13, 16, 17, 34, 102, 103, 104, 106, 107, 119, 123, 124, 164, 165, 179 and 209 be sold, subject to the following stormwater conditions:

20.1 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme (see Info 35 of the Town Planning Scheme), stating:

20.1.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:

- The flow of stormwater from a higher lying property to a lower lying property is impeded or obstructed and through which any property is or may be endangered; or

- The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.

20.1.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.

20.2 That prior approval be obtained from the Strategic Executive: Urban and Transport Planning if the accommodation of the stormwater on the erf is contemplated.

20.3 That engineering drawings on how the stormwater would be accommodated with the approval of the Strategic Executive: Urban and Transport Planning, be submitted for approval simultaneously with the building plans.

20.4 That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted, prior to the approval thereof.

20.5 That no building plans be approved until the stormwater conditions are met.

20.6 That a condition for the resale of this property be included in the Title Deed of the erf, whereby transfer to a third party only take place with confirmation of the Municipal Council of Windhoek. [Approval will only be granted after the Strategic Executive: Urban and Transport Planning has certified that the stormwater has been accommodated satisfactorily.]

21 That the Strategic Executive: Urban and Transport Planning undertake the necessary procedures to obtain a detailed 50 year flood report of the river and stormwater courses on Farm 1033.

21.1 That the necessary procedures include but not be limited to the appointment of a registered professional Engineer to compile a detailed 50 year flood report of the major stormwater courses.

Environmental clearance

22 That the Strategic Executive: Economic Development and Community Services undertake the necessary procedures to obtain Environmental Clearance as prescribed by the Law.

Street naming

23 That a similar theme as already approved for the existing Otjomuise and its extensions, be extended to this township.

*** 24 That the ten (10) proposed streets as indicated on the proposed township layout, **attached as page 1047 to the agenda**, be named as follows according to the theme of 'Donor Countries' and their cities:

24.1 Lucusse (Angola);

24.2 Malanje (Angola);

24.3 Caombo (Angola);

24.4 Wiesbaden (Germany);

24.5 Duisburg (Germany);

24.6 Kasane (Botswana);

24.7 Mutoko (Zimbabwe);

24.8 Mongu (Zambia);

24.9 Rovaniemi (Finland);

24.10 Oulu (Finland).

25 That the proposed street names be referred to the Street and Place Naming/Renaming Committee, for consideration.

26 That the resolution be implemented prior to confirmation of the minutes.

Financial implications

Service rendered	Funds required (N$)	Funds available
Township establishment on the Remainder of Farm 999 comprising of two hundred and thirty five (235) erven	5 180.00	Item 4000/15/1/10/0025

[Municipal Council Agenda: 2023-07-27]

10.3.18 IND.2 [HPH] NEED, DESIRABILITY AND LAYOUT APPROVAL FOR THE TOWNSHIP ESTABLISHMENT ON FARM 1033 (A PORTION OF FARM 999) TO BE KNOWN AS OTJOMUISE EXTENSION 14
(L/Otj/Extension 14)

Introduction

The purpose of this item is to motivate and seek Council's support for the need and desirability and layout approval for the township establishment on Farm 1033 (a portion of Farm 999). The township will be known as Otjomuise Extensions 14.

The abovementioned statutory planning procedures will enable the Municipal Council of Windhoek to create a township that will be earmarked for the low-income groups and equally serve as a relocation site for households from existing overcrowded informal settlements during the upgrading process.

The site

*** Farm 1033 is located along Matshitshi Street, south west of the Goreangab Dam and north of Otjomuise Extension 10. The farm is 35.8 hectares in extent and was created as a result of the subdivision of Farm 999 (a portion of Farm R/508) into Farms 1032, 1033 and the Remainder. The locality plan is **attached as page 1065 to the agenda.**

Need and desirability

1 Need

Namibia is currently experiencing urbanisation and will continue to do so in the foreseeable future as long as urban areas are seen as a symbol of hope from abject poverty. Through Vision 2030, the country set for itself a goal to become a developed country by the year 2030 and further, to have about 70 % of its population urbanised. In 1991, a meagre 28 % of the country's population was urbanised. The figure improved to 33 % in 2001, 42.1 % in 2011 and crossed the 50 % mark in 2017. Generally, the trend is positive and if maintained it will reach about 65 % in 2030.

Positive shifts in the country's urbanisation landscape have coincided with rapid growth of Windhoek's population and more so the informal settlements. The 2011 National Housing and Population Census conducted by the Namibia Statistics Agency confirmed Windhoek to be the largest urban locality in the country with three hundred and twenty five thousand eight hundred and fifty eight (325 858) inhabitants, which represented a share of 36 % of the country's urban population. Rundu, the second largest town in the country recorded sixty three thousand four hundred and thirty one (63 431) inhabitants. In the same year, there were eighty seven thousand (87 000) inhabitants in Windhoek's informal settlements accounting for 27 % of the City's population.

In March 2020, the Municipal Council of Windhoek conducted rapid numbering of informal structures in all the informal settlements. A total fourty eight thousand two hundred and thirty three (48 233) informal structures were recorded and are distributed as follows:

No.	Area	Number of structures
1	Khomasdal Constituency	3 394
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4	Tobias Hainyeko Constituency	14 546

Sample surveys conducted in the four (4) constituencies recorded an average household size of 3.8 persons per household. Using the average size of 3.8 persons per household, the number of people living in Windhoek's informal settlement is estimated at one hundred and eighty-three thousand two hundred eighty five (183 285) inhabitants.

Given the above, it is without shadow of a doubt that the proposed development is highly needed to address informality and guarantee the project beneficiaries security of tenure and access to basic services.

2 Desirability

The proposed township establishment is desirable as it will have no negative impact on the urban structure and the environment. The design of the layout has taken into consideration and adequately accommodated all environmental aspects that are of significance. The desirability can further be confirmed from the comments received from other internal technical departments as they indicated that services such as water, sewer and electricity can be provided.

Proposed development

The proposed township establishment is designed with 'residential' as a predominant land use with other supporting land uses such as public open spaces, institutional, municipal and general residential. This is mainly because the area is earmarked for low-income and informal settlement formalisation projects of which residential is always the prevailing land use.

*** Table 1 read together with the with the layout, **attached as pages 1066 - 1071 to the agenda**, sets out the zoning, development yield and estimated population in the proposed township:

Table 1: Proposed zoning, yield and estimated population

Land use	Total number of erven	Potential number of dwelling units	Estimated population @ an average household size of 3.8 (2020)
'Residential' with a density of 1:300 m²	100	100	380
'General residential' with a density of 1:250 m²	6	91	346
'Business' with a bulk of 0.4	3		
'Institutional'	3		
'Public open space'	13		
'Undetermined'	1		
'Street'			
Total	**126 (erven)**	**191 (dwelling units)**	**726 (people)**

1 Single residential land use

A total of one hundred (100) 'residential' portions are provided for in the layout. A density of 1:300 m² is proposed. The proposed 'residential' erven range in size from 300 m² and 450 m². In keeping with comments received from the Strategic Executive: Urban and Transport Planning, Portions 7, 8, 9, 20, 21, 27, 28, 36, 37, 41, 52, 57, 63, 64, 65, 66, 73, 78, 80, 81, 82, 85, 86, 94, 101 and 107 will be affected by stormwater and as a precautionary measure, it is recommended that the proposed erven in reference be sold with relevant stormwater conditions which will require *the submission of engineering drawings simultaneously with the building plan that indicates how stormwater is to be accommodated to the satisfaction of the Strategic Executive: Urban and Transport Planning.*

2 General residential land use

In order to prompt densification, the layout makes provision for six (6) 'general residential' portions (Portions 46, 47, 48, 49, 50 and 89). The 'general residential' portions give the development the opportunity to provide different housing typologies, accommodating different people's housing needs. Given the nature of high-density residential developments, the public open spaces have been strategically positioned in close proximity to these 'general residential' portions to act as the expansion of leisure activities for residents. A density of 1:250 m² is proposed for the 'general residential' portions.

In keeping with comments received from the Strategic Executive: Urban and Transport Planning, Portion 49, will be affected by stormwater and as a precautionary measure, it is recommended that the proposed erf in reference be sold with relevant stormwater conditions which will require *the submission of engineering drawings simultaneously with the building plan that indicates how stormwater is to be accommodated which should be at the satisfaction of the Strategic Executive: Urban and Transport Planning.*

3 Business land use

To cater for the daily shopping needs of the residents, the layout makes provision for three (3) 'business' erven (Portions 13, 51 and 112) which will accommodate a local supermarket or neighbourhood shop. These business erven are dispersed in terms of locality to ensure accessibility catering for the needs of the local community and the immediate surroundings.

The 'business' zoned erven carry a bulk factor of 0.4, on-site parking be provided as stipulated in the Windhoek Town Planning Scheme.

In keeping with comments received from the Strategic Executive: Urban and Transport Planning, the proposed 'business' erven (Portions 13, 51 and 112) will be affected by stormwater and as a precautionary measure, it is recommended that the proposed erven in reference be sold with relevant stormwater conditions which will require *the submission of engineering drawings simultaneously with the building plan that indicates how stormwater is to be accommodated which should be at the satisfaction of the Strategic Executive: Urban and Transport Planning.*

4 Institutional erven

Three (3) 'institutional' portions (Portions 12, 22 and 45) are provided to accommodate the institutional needs of future residents. Land uses such as kindergarten and churches are proposed for the proposed 'institutional' erven. The proposed erven are located within close proximity to public open spaces.

In keeping with comments received from the Strategic Executive: Urban and Transport Planning, the proposed 'institutional' erven (Portions 12, 22 and 45) will be affected by stormwater and as a precautionary measure, it is recommended that the proposed erven in reference be sold with relevant stormwater conditions which will require *the submission of engineering drawings simultaneously with the building plan that indicates how stormwater is to be accommodated which should be at the satisfaction of the Strategic Executive: Urban and Transport Planning.*

5 Public open spaces

The layout provides thirteen (13) 'public open space' portions (Portions 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124 and 125) are provided. The public open spaces are created to accommodate the natural stormwater flow. However, Portions 123 and 117 can be used as functional open spaces.

6 Undetermined

Portion 126 is characterised by steep slopes and some river streams which makes development expensive. There is an existing powerline that passes through this portion, the Strategic Executive: Electricity confirmed during design engagements that the powerline will be rerouted.

7 Proposed street layout

In terms of the street network, the layout is designed with three (3) access points, 25 metre and 20 metre wide streets that connects to the existing Matshitshi Street. The layout further makes provision for internal access streets that are 15 metres wide and connects to the 20 metre and 25 metre collector streets.

8 Street names

The proposed development layout comprises of ten (10) new streets. The theme for street naming for the proclaimed township of Otjomuise and its extensions consists of names of 'Donor Countries' and their cities. It is for this reason that it is recommended that the ten (10) street names as per Council Resolution 205/06/2001, listed as follows be used for this township:

- Lucusse (Angola);
- Malanje (Angola);
- Duisburg (Germany);
- Kasane (Botswana);
- Bibala (Angola);
- Buchanan (Liberia);
- Augsburg (Germany);
- Lobatse (Botswana);
- Kanye (Botswana); and
- Chipata (Zambia).

*** A layout of the proposed township with the above street names assigned, together with Council Resolution 205/06/2001 are **attached as pages 1072 and 1048 - 1050 respectively to the agenda.**

Infrastructure

1 Water

The Strategic Executive: Infrastructure, Water and Technical services confirmed that this development falls within the western reservoir water supply zone. Water supply to the area is possible.

2 Sewer

The Strategic Executive: Infrastructure, Water and Technical services confirmed that ± 90 % of this development can be connected to the existing bulk sewer line that runs in a northern direction towards the Otjomuise waste water treatment plant.

3 Electricity

*** The Strategic Executive: Electricity confirmed that via Council Resolution 322/11/2015, **attached as page 1013 to the agenda**, the Municipal Council of Windhoek approved the allocation of land for the construction of a second bulk electricity supply point by NamPower. The said piece of land is located in close proximity to this development. There is an existing powerline that runs through Portion 126 which will be relocated to the future servitude linked to the second bulk electrical supply as indicated on the plan, **attached as page 1073 to the agenda**. The relocation of the existing powerline and creation of a servitude dedicated to the second bulk electrical supply station will save space and prevent the creation of many powerline servitudes. Electricity supply to the area is possible.

Natural environment

1 Topography and soil conditions

The site is predominantly characterised by an uneven terrain. There are river streams running through the area with majority of the streams flowing in the western and north western direction towards the major river located west of Farm 1033. The proposed township will have no negative impact on the natural environment as the layout has been designed to accommodate the river stream to ensure that the natural flow remains undisturbed. In terms of the soil formation the site is covered by rocky soil with shallow bed rocks and visible rock outcrops which are found towards the northern side of the site. However, the Environmental impact assessment will further verify and confirm this.

2 Environmental protection

The Municipal Council of Windhoek conducted a comprehensive environmental study covering all environmental facets in the municipal boundary (old municipal boundary to which the site of the proposed development forms an integral part). The study culminated into a report known as the Strategic Environmental Assessment (SEA) for Windhoek published in 2012. In accordance to the Strategic Environmental Assessment (SEA) the proposed development (Farm 1033) falls within the medium and high (Zones 3, 6 and 8) environmental control zones. The zones are landscape sensitive, vegetation sensitive, water sensitive and general development zones. Low to medium density residential, institutional and commercial land uses are permissible within these zones with limited environmental assessment, except for the general development zone were all these land uses are permissible without assessment. Although considerations of these environmental control conditions have been taken into consideration it is important to conduct

the Environmental Impact Assessment (EIA) in accordance to the Environmental Management Act, 2007 (Act 7 of 2007) to ensure that full compliance is achieved. The Environmental Impact Assessment (EIA) should be carried out before submission of this application to the Urban and Regional Planning Board.

Departmental/divisional comments

*** The item was circulated for comments to the technical divisions of the Municipal Council of Windhoek on 25 October 2021 and the comments that were received are **attached as pages 1074 - 1081 to the agenda.**

Statutory information and required planning procedure

1 Title Deeds

*** The Municipal Council of Windhoek is the registered owner of Farm 1033 (a portion of Farm 999 which in turn was subdivided from the Remainder of Farm 508). The Certificate of Consolidated Title No. T2008/2005 confirming ownership of Remainder of Farm 508 is **attached as pages 1082 - 1086 to the agenda.**

2 Required planning procedure

After Council support of this submission, an application will be made to the Office of the Environmental Commissioner to obtain an Environmental Clearance certificate as required by the Environmental Management Act, 2007 (Act 7 of 2007). Thereafter, an application will be made to the Urban and Regional Planning Board for the need and desirability and layout approval of the township on Farm 1033.

Following approval by the Urban and Regional Planning Board a Land Surveyor will then be appointed to survey the township and prepare the General Plan that will be submitted to the Surveyor General's Office for examination and approval. Thereafter, a township register for the development will be opened in the Deeds Office. The Registrar of Deeds will, as required by law, notify the Minister of Urban and Rural Development that a township register is open, and that proclamation can take effect. Using the notice as the basis, the Minister of Urban and Rural Development shall initiate proclamation procedures that will culminate in the proclamation of this township in the Government Gazette.

3 Conditions to be registered

*** The standard conditions, **attached as page 1087 to the agenda,** will apply to the specific erven in the proposed township.

The following conditions shall be registered in favour of the Local Authority against the Title Deeds:

- *That the erf only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf at all times, be subject to the provisions of the Windhoek Town Planning Scheme prepared and approved in terms of the Urban and Regional Planning Act 2018 (Act 5 of 2018).*

- *That the minimum building value of any erf zoned 'institutional' be equal to the current municipal value of the land comprising that erf.*

- *That the minimum building value of any erf zoned 'business' be equal to four (4) times the current municipal value of the land comprising that erf.*

- *That the minimum building value of any erf zoned 'residential', or 'general residential' be equal to two (2) times the current municipal value of the land comprising that erf.*

- *That Erven 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124 and 125 be reserved as 'public open spaces'.*

- *That the Remainder of Farm 1033 be reserved as 'street'.*

Conclusion

This submission motivated the need and desirability as well as the layout approval of the township establishment on Farm 1033. Farm 1033 is a portion of the Remainder of Farm 508. The proposed township is to be known as Otjomuise Extension 14. The township establishment will enable the Municipal Council of Windhoek to allocate land to low-income groups and serve as a relocation site for households from existing overcrowded informal settlements when such settlements are being formalised. It is concluded that the development is needed and desirable.

Management Committee,

RECOMMENDED

1 That the need and desirability to establish a township on Farm 1033 comprising of one hundred and twenty six (126) erven, be supported.

2 That the proposed township to be established on Farm 1033 be known as **Otjomuise Extension 14.**

*** 3 That the layout for the proposed township on Farm 1033, **attached as <u>pages 1066 - 1071</u> to the agenda**, be approved as the settlement pattern.

Standard conditions

*** 4 That the standard conditions in favour of the City of Windhoek be registered against all newly created erven, except for erven zoned 'public open space', 'undetermined' and 'street' against which no conditions shall be registered. [The conditions, **attached as <u>page 1087</u> to the agenda**, are included in the recommendations.]

5 That the erf only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf at all times be subject to the provisions of the Windhoek Town Planning Scheme, prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

6 That the minimum building value of any erf zoned 'institutional' be equal to the current municipal value of the land comprising that erf.

7 That the minimum building value of any erf zoned 'residential', or 'general residential' be equal to two (2) times the current municipal value of the land comprising that erf.

Land use, Town Planning Scheme and minor cadastral adjustments

8 That Portions 1 to 11, 14 to 21, 23 to 44, 52 to 88 and 90 to 111 be zoned 'residential' with a density of 1:300 m².

9 That Portions 46, 47, 48, 49, 50 and 89 be zoned 'general residential' with a density of 1:250 m².

10 That Portions 12, 22 and 45 be zoned 'institutional';

11 That Portions 13, 51 and 112 be zoned 'business' with a bulk of 0.4.

12 That Portions 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124 and 125 be reserved as 'public open spaces'.

13 That Portion 126 be zoned 'undetermined';

14 That the Remainder of Farm 1033 be reserved as 'street'.

*** 15 That the township layout and its zoning, **attached as <u>pages 1066 - 1071</u> to the agenda**, be included in the next Amendment Scheme.

16 That this township be added to the list of townships with a minimum building value of two (2) times the residential land value in line with clause 39(9) of the Town Planning Scheme.

17 That the Strategic Executive: Housing, Property Management and Human Settlement follow all required steps to obtain necessary approvals from the Urban and Regional Planning Board.

18 That the Strategic Executive: Housing, Property Management and Human Settlement be authorised to make small changes to the layout to facilitate proclamation and accommodate the provision of services.

Water, sewer and electricity

19 That the development be supplied with water through the existing western reservoir water supply zone.

20 That the development be connected to the existing bulk sewer line that run in the northern direction towards the Otjomuise waste water treatment plant.

*** 21 That the existing powerline servitude be relocated to the servitude that will be created for the second bulk electrical supply as per the electricity layout plan, **attached as <u>page 1073</u> to the agenda**.

Stormwater and flood studies

22 That Portions: 7, 8, 9, 12, 13, 20, 21, 22, 27, 28, 36, 37, 41, 45, 49, 51, 52, 57, 63, 64, 65, 66, 73, 78, 80, 81, 82, 85, 86, 94, 101, 107 and 112, be sold, subject to the following stormwater conditions:

22.1 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme (see Info 35 of the Town Planning Scheme), stating:

22.1.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:

- The flow of stormwater from a higher lying property to a lower lying property is impeded or obstructed and through which any property is or may be endangered; or

- The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.

22.1.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.

22.2 That prior approval be obtained from the Strategic Executive: Urban and Transport Planning if the accommodation of the stormwater on the erf is contemplated.

22.3 That engineering drawings on how the stormwater would be accommodated with the approval of the Strategic Executive: Urban and Transport Planning, be submitted for approval simultaneously with the building plans.

22.4 That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted, prior to the approval thereof.

22.5 That no building plans be approved until the stormwater conditions are met.

22.6 That a condition for the resale of this property be included in the Title Deed of the erf, whereby transfer to a third party only take place with confirmation of the Municipal Council of Windhoek. [Approval will only be granted after the Strategic Executive: Urban and Transport Planning has certified that the stormwater has been accommodated satisfactorily.]

23 That the Strategic Executive: Urban and Transport Planning undertake the necessary procedures to obtain a detailed 50 year flood report of the river and stormwater courses in Farm 1033.

23.1 That the necessary procedures include but not be limited to the appointment of a registered professional Engineer to compile a detailed 50 year flood report of the major stormwater courses.

Environmental clearance

24 That the Strategic Executive: Economic Development and Community Services undertake the necessary procedures to obtain Environmental Clearance as prescribed by the law.

Street naming

25 That a similar theme as already approved for the existing Otjomuise and its extensions, be extended to this township.

*** 26 That the ten (10) proposed streets as indicated on the proposed township layout, **attached as page 1072 to the agenda**, be named as follows according to the theme of 'Donor Countries' and their cities:

26.1 Lucusse (Angola);

26.2 Malanje (Angola);

26.3 Duisburg (Germany);

26.4 Kasane (Botswana);

26.5 Bibala (Angola);

26.6 Buchanan (Liberia);

26.7 Augsburg (Germany);

26.8 Lobatse (Botswana);

26.9 Kanye (Botswana); and

26.10 Chipata (Zambia).

Street naming

27 That the proposed street names be referred to the Street and Place Naming/Renaming Committee, for consideration.

28 That the resolution be implemented prior to confirmation of the minutes.

Financial implications

Service rendered	Funds required (N$)	Funds available
Township establishment of Farm 1033 comprising of one hundred and twenty six (126) erven	3 020.00	Item 4000/15/1/10/0025

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[Municipal Council Agenda: 2023-07-27]

10.4 APPROVAL OF MINUTES (SMC 08/2023)

The minutes of the Special Management Committee meeting (SMC 08/2023) held on 20 July 2023 is submitted to Management Committee members for approval.

[Municipal Council Agenda: 2023-07-27]

10.5 MINUTES (SMC 08/2023)

The minutes of the Special Management Committee meeting (SMC 08/2023) held on 20 July 2023 as approved by its members at this Council meeting, is submitted for notice with the exception of Items GOV.1, GOV.2, GOV.3, GOV.4 and GOV.5, which follow immediately hereunder for consideration.

It is

RECOMMENDED

That the minutes of the Special Management Committee meeting (SMC 08/2023) held on 20 July 2023, be noted by its members, with the exception of Items GOV.1, GOV.2, GOV.3, GOV.4 and GOV.5.

[Municipal Council Committee Agenda: 2023-07-27]

10.5.1 GOV.1 [HCC] STAFF MATTER
(16/16/P)

This matter, submitted to the Councillors under separate cover, is to be dealt with in terms of section 14(2)(a) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended) which reads as follows:

Every meeting of a local authority council shall be open to the public, except on any matter relating to -

(i) the appointment, promotion, conditions of employment and discipline of any particular officer or employee of a local authority council;

unless the local authority council by a majority of at least two-thirds of its members present at the meeting in question determines such a meeting to be so open.

10.5.2 GOV.2 [HPH] REVISION OF THE METHOD OF SALE FOR THE REMAINING ERVEN DEVELOPED UNDER PUBLIC PRIVATE PARTNERSHIP (PPP) AGREEMENTS FOR LAND DELIVERY
(16/15)

Management Committee at its meeting held on 23 May 2023 per Item GOV.3 *inter alia* resolved that this matter stand over to the next Management Committee meeting, for consideration.

It was then resubmitted at a Special Management Committee meeting held on 27 and 30 June 2023 per Item GOV.2, upon which it was *inter alia* resolved that this matter be kept in abeyance on request by the Chief Executive Officer and the Strategic Executive: Housing, Property Management and Human Settlement.

The matter was subsequently submitted to Management Committee on 18 July 2023 and herewith to Council, for consideration.

Introduction/Purpose

*** Council per Resolution 161/07/2023, **attached as <u>pages 1088 - 1092</u> to the agenda**, approved the early exit of Council from Public Private Partnership (PPP) Agreements entered for the installation of services in various townships.

Paragraphs 6 to 6.3 of Council Resolution 161/07/2023 *inter alia* read as follows:

6 That the following implementation approach to the Early Exit negotiations, be noted and approved:

*6.1 That to avoid challenges related to the delegation of power whilst at the same time ensuring the successful closure of the Public Private Partnership (PPP) Projects, all saleable erven at the **sales/alienation phase** that remain unsold after one (1) or multiple sales attempts, be sold through Private Treaty.*

6.2 That the Strategic Executive: Housing, Property Management and Human Settlement develop criteria on how erven as per paragraph 6.1 above, will be sold in a manner that is transparent.

6.3 That the Project Team, and through them, the Public Private Partnership (PPP) Development Partners at the sales/alienation phase, be consulted for their input during the development of the criteria.

Paragraph 6.2, particularly, as quoted above gives the mandate to the Strategic Executive: Housing, Property Management and Human Settlement to develop a criteria on how the Private Treaty sale as contemplated in paragraph 6.1 will be conducted.

Therefore, this item serves to seek Council's approval of the criteria for the sale of even through Private Treaty as contemplated in paragraph 6.1 of Council Resolution 161/07/2023.

Background

Council is mandated to ensure the delivery of serviced land in all land use categories with a clear focus on residential land development due to the manifested backlog. As part of facilitating the speedy delivery of serviced land, Council entered into fourteen (14) Public Private Partnership (PPP) Agreements with the Private Sector.

The initial Agreements were signed in October 2011 for the development of Otjomuise Extension 4 and Academia Extension 1 as Pilot Projects and shortly thereafter Otjomuise Extension 5. For the period, 2012 to 2017, eleven (11) further Projects were considered, and Public Private Partnership (PPP) Agreements were concluded by June 2017.

The original intent of the Public Private Partnerships (PPPs) was for the Private Sector to source the funding and to provide the technical resources to implement the Projects whilst Council availed the land. The Partnership would provide efficiency during the implementation process and expedite the execution of land servicing Projects.

The actual benefits to Council would be half of the proceeds from the development as well as provision of serviced land to residents, increased rateable properties and take-over of new infrastructure.

Although the original intent of entering Public Private Partnerships (PPPs) had merit, the actual implementation has proven to be challenging to the extent that it undermines the successful implementation of various Projects, which in turn erodes potential proceeds due to Council, hence the consideration by Council to exit these arrangements earlier than initially intended as approved per Resolution 161/07/2023.

The early exit approval by Council is categorised in the following three (3) phases:

- Alienation/sales phase;
- Design and construction phase; and
- Statutory planning phase.

The erven under the alienation/sales phase are the properties that qualify for sale through Private Treaty as per paragraph 6.1 hence this item to obtain approval of the criteria necessary to implement paragraph 6.2 of Council Resolution 161/07/2023, in order to realise the intent of the early exit by Council from the Public Private Partnerships (PPPs).

Method of Private Treaty

The sale through Private Treaty as being proposed is one of the methods of sale approved for sale in terms of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended). This is also in line with paragraph 6.1 of Council Resolution 161/07/2023. Council used to do Private Treaty sales several years ago, when there was ample serviced land available, and clients could approach Council counters and purchase an erf when ready. Unfortunately, over the years, due to increased demand outstripping supply, this method was discontinued and substituted with the Tender method. However, in the best interest of Council

realising revenue from the proceeds of the sale of erven serviced through Public Private Partnerships (PPPs), Council approved the early exit from such Public Private Partnerships (PPPs) with the Private Treaty as a method of sale to be implemented, hence the criterion contained herein.

Private Treaty sale process outline

The alienation by way of Private Treaty as envisaged herein will entail the following:

- The erven will be advertised by the Project Team (which includes Council and the Developer) as soon as such become available;

- The advertisement and marketing will be done by the Developer making use of the services of an Estate Agent as appointed and supported by the Project Team;

- Once a prospective buyer has been found who qualifies to buy a property at the upset price, the process and allocation is tabled before the Project Team for ratification and thereafter submitted to the Chief Executive Officer for approval as delegated by Council;

- Once the Chief Executive Officer's approval is received the prospective buyer is informed;

- The prospective buyer then approaches the financial institution for financing/financial guarantee;

- While the prospective buyer is arranging financial approval, Council advertises the sale for objections in line with requirements of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended);

- Council obtains Ministerial approval for the sale of erven on Private Treaty to the respective purchasers;

- Once all the processes above have been concluded, the Project Team must hand over the files to the Department of Housing, Property Management and Human Settlement for a Deed of Sale to be signed by Council and the prospective buyer;

- Once a Deed of Sale is concluded then the file is handed back to the Project Team to undertake the process of ensuring that payment is made, or a Financial Guarantee/Letter of Undertaking is received; and

- Once a proof of payment/Financial Guarantee/Letter of Undertaking is received, the Project Team must hand over the file to the Department of Housing, Property Management and Human Settlement to issue transfer instructions for the transfer of the property into the name of the purchaser.

The Project Team may appoint an Estate Agent to be responsible for all administrative processes relating to the sale through the Project Team.

The services of the Estate Agent, their rate and the scope of their appointment will be as determined by the Project Team. The Developer's Estate Agent will do all administrative processes currently done by Council staff to source prospective buyers thus freeing up the much-needed Council resources to concentrate on other functions.

Preference criteria

For all the erven sold through Private Treaty - including 'single residential', 'general residential' and 'business', the following is proposed in terms of preference criteria:

- The sale shall not be restricted to first time buyers only;
- The prospective purchasers shall be allowed to purchase more than one (1) erf per purchaser;
- Any offer below the upset price shall not be considered;
- Preference shall be given to cash buyers; and
- The sale will be on a first-come first-served basis i.e., no waiting list will be kept. The sale shall be to the purchaser who signs an agreement first after proving affordability.

Applicable methods of payment

The methods of payment are cash or through bank guarantee/letter of undertaking.

Strategic significance

The Project aligns with Council's mandate for the provision of serviced land to its residents.

Financial implications

The Project has been funded through external Financiers as provided for in the Public Private Partnership (PPP) Development Agreement. On the part of Council, there are no financial implications in terms of expenses, but there are risks (see possible risks).

Possible risks

Delays in the implementation of this request shall result in delays in the sale of erven, which has financial implications and risk to the Partners including Council. The loans used in the development of the land, incur interest which is payable by the Project, and which erodes possible proceeds to the Partners. The risks are therefore that if the finalisation of the Projects do not take effect sooners, Council risks receiving no profit share as such will be consumed by the interests accruing every day on the borrowed funds. Council, further risks being sued by the financiers and made to pay millions of Namibian Dollars as is now the case with the case of Otjomuise Extension 5 development where the financiers are suing Council.

Legal implications

The request is in accordance with the provisions of the Public Private Partnership (PPP) Agreement entered by the Parties in 2017. Failure to improve sales methods reverts the risk to Council where Financiers may invoke clauses in the Agreement, which make Council liable for a shortfall if the Projects do not achieve the ability to repay the borrowed funds.

Consultation with other Stakeholders

Consultations were held among the relevant Stakeholders including the Corporate Legal Division, the Department of Finance and Customer Services, and the Housing and Land Delivery' and Property Management Divisions.

Options

The only option that is viable now is one that bring the winding up of close-out of these Projects nearer and will continue to allow the loss of potential revenue to both partners and therefore is not an option for consideration.

Conclusion

In line with the above, approval is herewith sought to approve the criteria to be followed in selling erven through Private Treaty as approved through Council Resolution 161/07/2023.

Management Committee,

RECOMMENDED

1 That the approval of the early exit from Public Private Partnership (PPP) Agreements as per Council Resolution 161/07/2023, and its implications in terms of expediting the closeout of the current Public Private Partnership (PPP) Projects specifically pertaining to the use of the Private Treaty method of sale in Projects that are in the Alienation/sales phase, be noted.

*** 2 That the following criteria be approved as the manner through which sellable erven ('residential', 'office', 'business', 'restricted business' and 'industrial') contemplated in paragraph 6.1 of Council Resolution 161/07/2023, **attached as <u>pages 1088 - 1092</u> to the agenda,** will be sold through Private Treaty:

2.1 'Residential', 'office', 'business', 'restricted business' and 'industrial' zoned erven

*** 2.1.1 That the Tender method of sale, through the closed bid sale process as approved by Council in terms of Resolution 289/11/2019, **attached as <u>pages 1093 - 1094</u> to the agenda,** remain the preferred method of sale for sellable erven.

2.1.1.1 That the erven subjected to at least one (1) or multiple sales attempts that remain available, be sold through Private Treaty.

2.1.1.2 That the erven be offered only up to the second (2nd) in line, and thereafter the erven be sold through Private Treaty.

2.2 'Institutional'/'private open space' zoned erven

2.2.1 That all 'institutional' and 'private open space' zoned erven developed under the Public Private Partnership (PPP) Agreement, be sold at the upset price, subject to compliance to the requirements as per the Institutional Land Policy.

2.2.2 That all current applications for 'institutional' and 'private open space' zoned erven developed under Public Private Partnerships (PPPs), be considered as per the Institutional Land Policy, with the exception that the selling prices be at the full upset price and not at a subsidised price.

3 That in order to implement the sale of the erven through Private Treaty with efficiency, as contemplated herein, that each respective Developer and Project Team be mandated to attend to the sale/administrative process (marketing and securing of purchasers) on behalf of Council, up to a point where a committed purchaser is secured.

4 That it be noted that the Project Team may appoint an Estate Agent to be responsible for all administrative processes relating to the sale up to a point where a committed purchaser is secured, following which a Sales Agreement (Deed of Sale) be signed with the purchaser and the Municipal Council of Windhoek.

5 That the following preference criteria be applied during the implementation of the sale of erven through Private Treaty as approved in this Council Resolution:

5.1 That the sale not be restricted to first time buyers.

5.2 That the prospective purchaser be allowed to purchase more than one (1) erf, subject to affordability.

5.3 That any offer below the upset price not be considered.

5.4 That preference be given to cash buyers.

5.5 That the sale be on a first-come-first served basis i.e., the sale to be to the purchaser who sign an Agreement first after proving affordability.

5.6 That the payment of cash and that of a Bank Guarantee/Letter of Undertaking be accepted.

6 That the following process flow be followed:

6.1 The qualifying erven will be advertised by the Project Team (which includes Council, the Financier and Developer) as soon as such become available;

6.2 The advertisement and marketing will be done by the Project Team/the Developer (or its appointed Estate Agent);

6.3 Once a prospective buyer has been found who qualifies to buy a property at the upset price, the process and allocation will be tabled before the Project Team for ratification and thereafter submitted to the Chief Executive Officer for approval as delegated by Council.

6.4 Once the Chief Executive Officer's approval is received the prospective buyer is informed;

6.5 The prospective buyer then approaches the financial institution for financing/financial guarantee (if not in place already);

6.6 While the prospective buyer is arranging financial approval, Council advertises the sale for objections in line with requirements of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended);

6.7 Council obtains Ministerial approval for the sale of erven through Private Treaty to the respective purchasers;

6.8 Once all the processes above have been concluded, the Project Team must hand over the files to the Department of Housing Property and Human Settlement, for a Deed of Sale to be signed by Council and the prospective buyer;

6.9 Once a Deed of Sale is concluded then the file is handed back to the Project Team to undertake the process of ensuring that payment is made, or a Financial Guarantee/Letter of Undertaking is received; and

6.10 Once a proof of payment/Financial Guarantee/Letter of Undertaking is received, the Project Team must hand over the file to the Department of Housing Property and Human Settlement, to issue transfer instructions for the transfer of the property into the name of the purchaser.

7 That the Strategic Executive: Housing, Property Management and Human Settlement be mandated to amend the process flow, as and when required to yield the best and most efficient results.

8 That in the interest of efficiency and timely conclusion of the Projects that the Chief Executive Office be given the delegated authority to approve Private Treaty sales to be conducted in terms of this Council Resolution.

9 That the sale through Private Treaty be advertised in terms of section 63 of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

10 That Ministerial approval be obtained in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

11 That the resolution be implemented prior to confirmation of the minutes.

[Municipal Council Committee Agenda: 2023-07-27]

10.5.3 GOV.3 [HCC] STAFF MATTER
(4/2)

This matter, submitted to the Councillors under separate cover, is to be dealt with in terms of section 14(2)(a) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended) which reads as follows:

Every meeting of a local authority council shall be open to the public, except on any matter relating to -

(i) the appointment, promotion, conditions of employment and discipline of any particular officer or employee of a local authority council;

unless the local authority council by a majority of at least two-thirds of its members present at the meeting in question determines such a meeting to be so open.

[Municipal Council Committee Agenda: 2023-07-27]

10.5.4 GOV.4 [HPH] RESERVATION OF A SITE ON A PORTION OF FARM 508 FOR GOVERNMENT PURPOSES FOR CONSTRUCTION OF A HEALTH CENTRE, PRIMARY SCHOOL, SECONDARY SCHOOL, AND A POLICE STATION – SAMORA MACHEL CONSTITUENCY
(L/Site for Government purposes – Farm 508)

Introduction

The purpose of this item is to motive the need to reserve a site on a portion of Farm 508 for Government Purposes for construction of a Primary School, Secondary School, Health Centre, and a Police Station.

Background

*** A letter dated 2 June 2023 was received from the Director of Education, Arts and Culture – Khomas Region for the urgent site allocation to construct a Primary School in Goreangab. A further letter dated 22 June 2023 (received by the Municipal Council of Windhoek on 11 July 2023) was received from the Chief Regional Officer, Khomas Regional with an urgent request for the allocation of an Erf for the construction of a Health Centre, Primary School, Secondary School, and a Police Station in the informal settlements of Goreangab, Samora Machel Constituency. The letters mentioned above are **attached as pages 1095 - 1096 and 1097 - 1098 respectively to the agenda.**

Discussion

As set out in the letter from the Directorate of Education, Arts and Culture – Khomas Region dated 2 June 2023, the population of Goreangab is served by four (4) schools, namely – Havana Primary School, Olof Palme Primary School, Martti Ahtisaari Primary School, and Hill Side Primary School. The four (4) schools have a combined learner population of six thousand four hundred and fifty four (6 454) per the 2023 school statistics.

The Khomas Directorate of Education, Arts and Culture discovered three (3) unregistered schools operating in the informal area of Goreangab with a population of about eight hundred (800) learners. Parents cited long distance to existing schools as of the reasons that made them opt for the nearby unregistered schools.

To address the situation, the Directorate requested funds for additional classrooms from their line Ministry to which an allocation of eight four (84) classrooms was made with a construction period of 1 May 2023 to 31 August 2023. From a given total of eighty four (84) classrooms, twenty two (22) classrooms are reserved for the informal settlements of Goreangab. The predicament faced by the Directorate is that they do not have a site to construct a school and their fear is that funds may return to treasury for little hope for re-allocation.

*** The Chief Regional Officer in a letter dated 22 June 2023, **attached as pages 1097 - 1098 to the agenda**, amplified the request by adding a Health Centre, Secondary School, and a Police Station to the request and justified the need for police services in the area due to increase in crime. Without a need for further justification, the need for public services in the informal areas of Goreangab is urgent, in March 2020, the Municipal Council of Windhoek conducted rapid numbering of informal structures in all the informal settlements. A total fourty eight thousand two hundred and thirty three (48 233) informal structures were recorded and are distributed as follows:

Table 1: Number of informal structures (dwelling) per constituency (2020)

No.	Area	Number of structures
1	Khomasdal Constituency	3 394
2	Moses Garoëb Constituency	9 052
3	Samora Machel Constituency	21 241
4	Tobias Hainyeko Constituency	14 546

Sample surveys conducted in the four (4) constituencies recorded an average household size of 3.8 persons per household. Using the average size of 3.8 persons per household, the number of people living in Windhoek's informal settlement is estimated at one hundred and eighty three thousand two hundred eighty five (183 285) inhabitants. From the twenty one thousand (21 000) households living in Samora Machel Constituency, over 80 % or about sixteen thousand eight hundred (16 800) households representing a population of sixty four thousand (64 000) live in Samora Machel Constituency, west of Goreangab. It is estimated that, at the prevailing growth rate of 6.1 % per annum, the population is estimated to have reached eight thousand (80 000) inhabitants.

General guidelines for public facilities are as follows:

Table 2: General guidelines for public facilities (Redbook)

No.	Public facility	Access	Size	Population threshold
1	Primary school	Maximum 20 minutes by foot, bicycle or vehicle). Maximum walking distance: 1.5 kilometre	2.4 hectares	3 000 to 4 000
2	Secondary school	Maximum 30 minutes by foot, bicycle or vehicle). Maximum walking distance: 2.25 kilometre	4.6 hectares	6 000 to 10 000
3	Health centre	Maximum walking distance: 2 kilometre	0.1 hectare per 5 000 people 0.2 hectare per 10 000 people 0.5 hectare per 20 000 people 1 hectare per 40 000 people 1.5 hectare per 60 000 to 80 000 people	
4	Police station	Maximum walking distance: 1.5 kilometre	Between 0.1 hectare to 1 hectare, depending on the type of facility provided	Estimated minimum population: 25 000

Clearly, the informal settlements west of Goreangab are underserved, staying with the 2020 figures, an estimated population of sixty four thousand (64 000) require about sixteen (16) Primary Schools, six (6) Secondary Schools, about two (2) Health Centres at a hectare each, and two (2) Police Stations.

To avert a crisis, and as a way towards the solution, land be availed as a matter of urgency to allow for the construction of a Primary School, Secondary School, Health Centre, and a Police Station whilst a comprehensive lease or purchase application is being prepared.

Conclusion

This item motivated the need to reserve a site on a portion of Farm 508 for Government purposes for construction of a primary school, secondary school, health centre and a Police Station. To avert a crisis, land be availed as a matter of urgency to allow for the construction of a primary school, secondary school, health centre and a Police Station whilst a comprehensive lease or purchase application is being prepared.

Management Committee,

RECOMMENDED

1 That the critical shortage of public facilities in Windhoek's largest informal settlement with an estimated population of about eighty thousand (80 000) with only one (1) Primary School and no other public facilities, be noted with concern.

2 That as a matter of urgency and within a space of one (1) month from the date of this Council Resolution the Strategic Executive: Housing, Property Management and Human Settlement (Manager: Human Settlement) finalise the identification of a suitable site or sites on a portion of Farm 508, west of Goreangab for the construction of a primary school, secondary school, health centre and a Police Station.

3 That the Strategic Executives: Electricity; Infrastructure, Water and Technical Services; Urban and Transportation Planning; and Economic Development and Community Services provide technical comments on the to be identified site to the Strategic Executive: Housing, Property Management and Human Settlement for transmission through the Chief Executive Officer to the Khomas Regional Council.

4 That the Strategic Executive: Housing, Property Management and Human Settlement prepare and submit a separate item motivation lease, sale or donation on the to be identified site or sites.

5 That consent be given to the Khomas Regional Council to use the to be identified site or sites for Government purposes being construction of a primary school, secondary school, health facility and a Police Station.

6 That before commencement of construction, the Khomas Regional Council obtain an Environmental Management Clearance Certificate or Exemption from the Office of the Environmental Commissioner and furnish the City of Windhoek with proof to that effect.

6.1 That no construction commence without proof of the environmental clearance or exemption.

7 That in the event of the site to be identified, is irregularly occupied, the Strategic Executive: Housing, Property Management and Human Settlement (Manager: Human Settlement) facilitate the relocation in accordance with the provisions of the Development and Upgrading Policy (2019).

8 That that the use of space and other incidental matters be done in strict adherence to the provisions of the Windhoek Town Planning Scheme.

9 That the resolution be implemented prior to confirmation of the minutes.

[Municipal Council Committee Agenda: 2023-07-27]

10.5.5 GOV.5 [CEO] STAFF MATTER
(4/2)

This matter, submitted to the Councillors under separate cover, is to be dealt with in terms of section 14(2)(a) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended) which reads as follows:

Every meeting of a local authority council shall be open to the public, except on any matter relating to -

(i) the appointment, promotion, conditions of employment and discipline of any particular officer or employee of a local authority council;

unless the local authority council by a majority of at least two-thirds of its members present at the meeting in question determines such a meeting to be so open.

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11 REPORTS AND RECOMMENDATIONS OF COMMITTEES IN TERMS OF RULE 23 OF THE STANDING RULES OF ORDER

[Municipal Council Agenda: 2023-07-27]

11.1 [CEO] RENAMING THE PA DE WET BUILDING TO CHIEF AK KANIME BUILDING

Introduction and background

*** Councillor Dr JS Amupanda, in his capacity as Chairperson and member of the Heritage Committee submitted a proposal for the renaming of the PA de Wet Building, currently utilised as the City Police Head Quarters, to Chief AK Kanime Building. The request was deliberated on by the Heritage Committee and subsequently unanimously supported. Upon receiving the request and support by the Heritage Committee, Chief Kanime was informed of the proposal and he accepted the proposal. The Letter of Acceptance and a short Biography of Chief Kanime are **attached as <u>pages 1099 - 1101</u> respectively to the agenda**.

According to the submitted Biography, the patriot known as Chief Abraham Kotokeni Kanime was born at Iipanda Village in the Okahao Constituency of the Omusati Region in northern Namibia. The then prevailing harsh conditions in the country before independence, forced him to join others in exile in 1980, participating in the national liberation struggle. During this time, Chief Kanime underwent various military training in our neighbouring country Angola, and as far as in Germany and Yugoslavia. Through the UN Repatriation programme, together with others, Chief Kanime returned home, a process that allowed him to be reintegrated with his family and the wider Namibian nation.

Upon his return home, he served as member of the Namibian Defence Force from 1991 to 1994. In the following year, he joined the Namibian Police Force until 2000, as a decorated member in the capacity of a Station Commander at the Wanaheda Police Station and later as a Regional Commander in the Erongo Region. Both the aforementioned statutory institutions are mandated to ensure sovereignty and territorial integrity through the promotion of peace, security and stability.

In the year 2001, Chief Abraham Kanime joined the Municipal Council of Windhoek where he had overseen and spearheaded the establishment of the Windhoek Municipal Police. Under his leadership, this project was successfully implemented from scratch and he subsequently he became the Founding Chief of the Windhoek Municipal Police Service (WMPS). The Windhoek Municipal Police Service (WMPS) is a separate law enforcement agency maintained by the Municipality, responsible for the prevention of crime, enforcement of law and local by-laws and traffic policing. The City Police work in close collaboration with the national policing and security organs, as it continues to increase accountability and responsiveness on local incidents which requires safety and security interventions.

His loyalty and dedication for promotion of public safety and security saw him serving the Namibian nation and, particularly for the wider Windhoek residents as the Chief of Windhoek Municipal Police Service (WMPS) since the inception of the agency until his retirement at the end of April 2023.

Proposed place for consideration

The proposal is for the renaming of the PA de Wet Building to Chief AK Kanime, the Founding Chief of the City Police. The name PA de Wet could not be successfully traced as to who the person was. However, verbal confirmations and records at the National Archive indicate that PA de Wet was the first Administrator of the Katutura Township during the implementation of the Segregation Policy. The apartheid segregation law forced different racial groups to live and develop separately, which was declared as an international crime by the International Convention on the Elimination and Punishment of the Crime of Apartheid, adopted by the UN General Assembly in November 1973.

Motivation

This submission is in line with the ongoing need to pay tribute and honour to people who contributed to the uplifting of the Municipal Council of Windhoek and the Namibian society at large. The Place and Street Naming/Renaming Policy makes provision to amongst others, recognise persons who have contributed to Windhoek and Namibia and strengthen community identity and noteworthy persons associated with the city or Namibia in general.

The Heritage Committee therefore supports the request from Councillor Dr JS Amupanda to honour the Founding Chief of the Municipal Council Police Service for his contribution to the well-being of the city's resident as well as the country at large and recommends that the PA de Wet Building be renamed in his honour.

*** The minutes of the Heritage Committee meeting held on 13 June 2023 are **attached as <u>pages 1102 - 1108</u> to the agenda.**

It is

RECOMMEDED

1 That the proposal to rename the PA de Wet Building to Chief AK Kanime Building, be supported and approved.

2 That the public participation be addressed as per the Street and Place Naming/Renaming Guidelines.

3 That the Chief Executive Officer (Manager: Mayoral and Council Affairs) inform Chief AK Kanime (retired) of the decision and make the necessary arrangements in the event of a renaming ceremony.

4 That the resolution be implemented prior to confirmation of the minutes.

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Nanyemba (A)

From: Dr. Amupanda (J)
Sent: Tuesday, July 4, 2023 22:16
To: Maanda (F.I)
Cc: Nanyemba (A); Krotz (K.A)
Subject: PETITION TO MC - WERI
Attachments: PETITION - WERI 04 July 2023.pdf

DEAR Mr. Maanda,
Attached hereto find the petition to the Management Committee in terms of the Standing Rules.
Revolutionary Regards,
Dr. Job Shipululo Amupanda,

PETITION

Submitted in terms of Rule 11 of the Standing Rules

THE WINDHOEK ECONOMIC RECOVERY INITIATIVE

LEGAL BASIS

1. This Petition is submitted to the Management Committee (MC) in terms of Rule 11 of the Standing Rules. Rule 11 (1) allows for any member of Council to submit a Petition which petition must be submitted to the Chief Executive Officer. It must be properly motivated and placed on the agenda of the next MC meeting. After considering the petition, the MC **must report to the Council** – Rule 11 (a) and (b).

SPECIFIC MATTER AND CONTEXT OF THE PETITION

2. This petition is submitted to the MC in accordance with these rules and seek to ensure the implementation of Council resolution as provided for by the Local Authority Act that charges the MC with the responsibility of ensuring that Council resolutions are implemented.

3. More than two (2) years ago, in 2021, Council approved the Windhoek Economic Recovery Initiative (WERI). Members of the public were invited to present their ideas in line with Council approved WERI framework. Successful applicants were shortlisted and invited to make further presentations, in the presence of external stakeholders.

4. In accordance with the WERI framework, there supposed to be several calls for submission as soon as the first one is concluded. Because of the failure of the City to successfully implement the first phase, no further calls were made since 2021.

MOTIVATION

5. The purpose of WERI is to create employment and to stimulate economic growth in Windhoek. Because of bureaucratic zigzagging and indecisiveness on the part of the officials, the WERI successful ideas that have been confirmed and certified as able to provide employment are stuck in offices despite an existing Council resolution and framework.

6. Because of this hold up, that has not been explained officially to Council, the trend of disregarding and failure to implement Council resolutions continues unabated.

7. Effectively, what happens is that a backlog is created, and new initiatives are unable to gain traction because Council is still awaiting the implementation of old initiatives that are stuck on desks of officials.

THE PETITION THUS SUBMITS THAT:

8. In ensuring that Council resolution pertaining to WERI is implemented, MC requests the Office of the CEO to provide a comprehensive explanation and update as to why WERI is still held up for two (2) years despite the City running a public process that has produced successful candidates.

9. Upon receiving this explanation, the MC provides a framework and directs the finalization of the first calls, with a specific due date, in order to provide for an opportunity to conceptualize and implement the second phase.

10. MC put up the mechanism to ensure that this delay, that is tantamount to sabotage of approved Council programs, does not occur again both on WERI and other important Council resolutions.

11. After considering the petition, the MC reports to Council how it has resolved the petition in line with the provisions of Rule 11 of the Standing Rules.

Signed and submitted by,

Cllr. Dr Job Shipululo Amupanda
Member of the Municipal Council of Windhoek
04 July 2023

OFFICE OF THE CHIEF EXECUTIVE

✉ 59
80 Independence Avenue
WINDHOEK, NAMIBIA

Tel: (+264) 61 290 2615 **Fax. (+264) 61 290 2344**

5 July 2023

Honourable Councillor Dr JS Amupanda
CITY OF WINDHOEK

Dear Honourable Amupanda,

RE: PETITION TO MC - WERI

*** Your email correspondence dated 4 July 2023 in which you have submitted the **attached** Petition to the Management Committee in terms of Rule 11(1) of the Standing Rules of Order, is herewith acknowledged.

Kindly be advised that in terms of Rule 11(1)(b) of the Standing Rules of Order, the said Petition will serve at the next ordinary Management Committee meeting scheduled to be held on Tuesday, 11 July 2023 for consideration and onward report to Council.

Yours Sincerely,

05 JUL 2023
Box 59
Windhoek
Tel: 061 - 290 2615

Mr F Maanda
ACTING CHIEF EXECUTIVE OFFICER

cc *MC Chairperson*

RD.1 [EDC] POLICY ON SPECIAL PROJECTS (3/1/P)

On proposal by Councillor Dr B von Finckenstein, it was

RESOLVED

1 That the Policy on Special Projects attached as pages 146 - 149 to the agenda, be accepted in support of Council Resolution 114/03/94 and be implemented as from the date of approval.

2 That the Policy be implemented in support of the Local Economic Development (LED) Strategy.

3 That the Policy only be applicable on the sale of land with commercial value.

4 That all applications for a rebate on properties be considered in line with the following criteria:

4.1 Approved building plans should be submitted (newly establishment or expansion);

4.2 Number of permanent employment opportunities created (≥50 or as per Council's discretion);

4.3 Impact of the rebate on lease agreements (breakdown of rental if rebate is not approved);

4.4 Dollar value of investment (≥N$50 million or as per Council's discretion);

4.5 Corporate social responsibility contribution (both in-kind and cash contributions, past present and intended);

4.6 Period of rebate (≤ 36 months inclusive of construction period);

4.7 Joint ventures formed with SME's (new or emerging entrepreneur) during construction as a percentage of total investment (construction cost);

4.8 Firm financial commitment of developer;

4.9 Submit a complete development proposal before final approval of application; and

4.10 Environmental Impact Assessment (EIA).

5 That each special project approval be subjected to Ministerial approval being obtained in terms of section 30(1)(t) (disposal of land) of the Local Authorities Act, 1992 (Act 23 of 1992).

RESOLUTION 292/12/2006 [POLICY]

[Municipal Council Minutes: 2012-04-25]

3.12 **HRD.5 [EDC] APPROVAL OF AMENDMENTS TO SPECIAL PROJECTS POLICY (3/1/P)**

On proposal by Councillor Ms AM Kafula, it was

RESOLVED

1 That Council approve the amended Special Projects Policy, attached as pages 246 - 275 to the agenda.

2 That all new applications be subject to the provisions of the reviewed policy, effective from the date of this Council Resolution.

3 That representatives for the Legal Services Division be nominated by the Chief Executive Officer and for the Engineering Services Division by the Strategic Executive: Infrastructure, Water and Waste Management.

4 That a grace period of three (3) months be applicable to Eros Valley Consortium, StreetHouse Properties and Youth Development Initiative to submit all the requirements as per provisions of the reviewed policy.

5 That the applicants as per paragraph 4 above, be informed that failing to comply with the reviewed provisions within the three (3) month grace period, that such Council Resolution be annulled.

6 That provisional approval be subject to submission of a detailed business plan providing a comprehensive outline of, inter alia, the following information with supporting documents wherever possible, pertaining to the project, but not limited to, depending on the nature of the business activity:

- Economic feasibility and financial viability;
- Proposed investment capital;
- Ownership structure of the business;
- Transitional Economic and Social Empowerment Framework (TESEF) or BEE compliance;
- Affirmative Action compliance;
- Employment Equity compliance;
- Employment generation (permanent and temporary);
- Socio-economic impact of the project;
- Benefits (financially and otherwise) that the City and the communities would derive from the project;
- Environmental Impact Assessment (EIA) – general scoping report;
- Technical information regarding the application;

- Subdivisional layout of the development proposed showing the different land use; and

- Time frame of the development and a project cycle to phase the project in line with the Township Development Programme.

7 That a non-refundable reservation fee of 1.5 % per annum be applicable when provisional approval is granted.

8 That final approval be granted subject to the following, but not limited to, depending on the nature of the business activity:

8.1 That the application be approved as a special project and the applicant be informed accordingly.

8.2 That the development be completed within five (5) years from the date of signing the Sales Agreement.

8.2.1 That the developer develop the entire area maintaining service level 6, by providing full services for water, sewer, electricity, individual connections to all such services, streetlights, fire hydrants, tarred roads, defined pavements and stormwater systems.

8.3 That Ministerial approval under section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992) be obtained for the sale, as a special project and as a unique investment.

8.4 That a Sales Agreement and Private Township Development Agreement be entered into once the Ministerial approval and the final layout plans have been submitted and approved.

8.5 That reversionary clauses be included in the Sales Agreement to safeguard Council's interest to ensure that the development be implemented within the specified time frame.

8.7 That the developer note the provisions of Council Resolution 11/02/2011 (paragraphs 9 to 11), attached as pages 276 – 277 to the agenda, to which they should comply.

9 That the Local Economic Development Forum be tasked to oversee the development of an appropriate policy to effectively avail land for business purposes to potential investors.

10 That the custodianship of business land (developed or undeveloped) be transferred to the Department of Economic Development and Community Services through its Economic Development, Tourism and Marketing Division.

RESOLUTION 133/04/2012

PART V

POWERS, DUTIES, FUNCTIONS, RIGHTS AND OBLIGATIONS OF LOCAL AUTHORITY COUNCILS

Powers, duties and functions of local authority councils

30. (1) Subject to the provisions of subsections (2) and (3), a local authority council shall have the power -

(a) subject to the provisions of Part VI, to supply water to the residents in its area for household, business or industrial purposes;

(b) subject to the provisions of Part VII, to provide, maintain and carry on a system of sewerage and drainage for the benefit of the residents in its area;

(c) to provide, maintain and carry on services to such residents for the removal, destruction or disposal of nightsoil, rubbish, slop water, garden and stable litter, derelict vehicles, carcasses of dead animals and all other kinds of refuse or otherwise offensive or unhealthy matter;

(d) subject to the provisions of Part VIII, to establish and maintain cemeteries, or to take over any cemetery situated within its area;

(e) subject to the provisions of Part IX, to construct and maintain streets and public places;

(f) subject to the provisions of Part X and the Electricity Act, 2000 (Act No 2 of 2000), to supply electricity or gas to the residents in its area;

Paragraph (f) subst by Act 17 of 2002

(g) to establish, carry on and maintain sand, clay, stone or gravel quarries and works for the manufacture of bricks and tiles, and to dispose of sand, clay, stones, gravel, bricks and tiles exploited or manufactured from such quarries;

(h) subject to the provisions of Part XI, to establish, carry on and maintain a public transport service;

(i) subject to the provisions of Part XII, to establish, with the prior approval of the Minister and in accordance with such conditions as may be determined by him or her, a housing scheme, whether by itself or in conjunction with any other person;

(j) to establish, carry on and maintain markets and, for that purpose, to construct and let market houses, auction or sale rooms, stalls, warehouses and other buildings for the sale or storage of goods at such market;

(k) to establish, carry on and maintain -

(i) abattoirs;

(ii) aerodromes;

(iii) an ambulance service;

(iv) bands and orchestras;

(v) dipping tanks;

(vi) a fire brigade;

(vii) museums and libraries;

subparagraph (vii) subst by Act 17 of 2002

(viii) pounds;

(ix) nurseries;

(x) a traffic service;

subparagraph (x) added by Act 24 of 2000

(l) to construct and maintain buildings or depots for the reception or storage of perishable goods;

(m) to establish and maintain parking garages and to designate areas for the parking of vehicles;

(n) to beautify and secure the neatness of its area, including the planting, trimming or removal of trees;

(o) to establish and maintain any building or structure for any community requirement;

(p) to allocate bursaries, and grant loans, for educational purposes;

(q) to confer honours upon any person who has in the opinion of the local authority council rendered meritorious service to its residents;

(r) to construct, acquire and maintain railway sidings, including marshalling yards, in any industrial area or areas, and to recover the costs incurred in connection with such construction, acquisition and maintenance from the owners of immovable property connected or capable of being connected to, or using or capable of using, such railway sidings;

(s) to acquire, hire, hypothecate or let any movable property, or, sell or otherwise dispose of such movable property in any manner whatsoever to the State, a regional council or any other local authority council or, unless the Minister determines otherwise, by public auction to any other person;

(t) subject to the provisions of part XIII, to buy, hire or otherwise acquire, with the prior approval of the Minister and subject to such conditions, if

any, as may be determined by him or her, any immovable property or any right in respect of immovable property for any purpose connected with the powers, duties or functions of such local authority council, or to so sell, let, hypothecate or otherwise dispose of or encumber any such immovable property;

Exemption from rates levied on rateable property

75. (1) A local authority council may, upon an application made to it in respect of any financial year in such form as may be determined by the Minister, exempt in respect of such financial year from any rates levied under section 73 -

(a) any land or building or any part of such land or building used exclusively for purposes of the principal activities of -

(i) any church, mission, hospital, school or hostel other than a church, mission, hospital, school or hostel which has been established and is maintained and managed by any person for profit or gain, whether directly or indirectly;

(ii) any amateur sporting organization;

(iii) any State-aided institution or institution aided by any charitable institution;

or any portion of such land or building, or any land set aside for any such purposes;

(b) any land or building -

(i) used wholly and exclusively for the residence of any priest or minister employed on a fulltime basis by any church or mission referred to in paragraph (a)(i);

(ii) used for the boarding and lodging of persons employed on a full-time basis on the medical, nursing and maintenance staff of any hospital referred to in the said paragraph;

(iii) used for the boarding and lodging of any pupils of, or persons employed on a full-time basis as teachers or other members of the staff by, any school or hostel referred to in the said paragraph;

(c) any land or building -

(i) of which the ownership vests in, or is occupied by any non-political youth organization -

(aa) which has as its aim the education of the youth or any particular group of youth and to develop amongst such youth the qualities of citizenship; and

(bb) which has, upon an application made by the local authority council in question, been approved by the Minister for purposes of this paragraph; and

(ii) which is used by such organization exclusively for purposes of its aim or let for an amount not exceeding an amount necessary to

maintain such immovable property or to raise funds in order to achieve such aims.

(2) The provisions of subsection (1) shall not apply in relation to any land or building used by an amateur sporting organization on which any trade is carried on for gain.

subsection (2) substi. by Act 24 of 2000

(3) A local authority council shall not grant any exemption under subsection (1), unless the application referred to in that subsection has been lodged to, or actually received by, it on or before 31 May in the year immediately preceding the financial year to which the application relates.

[Municipal Council Minutes: 2007-03-28]

8.1.20 HRD.1 [EDC] PROCEDURES RELATING TO THE IMPLEMENTATION OF THE SPECIAL PROJECTS POLICY (3/1/P)

On proposal by Councillor Dr B von Finckenstein, it was

RESOLVED

That the following remedial interventions be considered as supplementary to the Special Projects Policy as part of its implementation:

1 That all applications for special projects' status be submitted to the Strategic Executive: Economic Development and Community Services for evaluation.

2 That the Strategic Executive: Economic Development and Community Services (Economic Development Division) ascertain the compliance of such applications with the requirements of the Policy and thereafter submit same to the Special Projects Committee.

3 That a Special Projects Committee consisting of no less than Divisional Heads be formed, taking into account the relevance of their respective portfolios to property development.

4 That the following Divisional Heads be part of the Special Projects Committee namely:-

4.1 Economic Development (Chairperson)
4.2 Property Management
4.3 Urban Planning
4.4 Building Control
4.5 Valuations
4.6 Bulk Water and Wastewater
4.7 Planning and Design (Transport)
4.8 Roads and Stormwater
4.9 Distribution (Electricity)
4.10 Environmental Management

5 That the duties of the Committee include, but not be limited to reviewing and recommending applications for special projects' status to Management Committee and Council.

6 That the term *land with commercial value* be interpreted as inclusive of all commercial development as well as block residential development.

7 That the Strategic Executive: Economic Development and Community Services submit information on the status of special projects to update Councillors on an annual basis.

8 That residents be informed of the procedures relating to the implementation of the Special Projects Policy through the Aloe.

RESOLUTION 110/03/2007 [POLICY]

Financial implications

Service rendered	Funds required (N$)	Funds available
Advertisements costs	4 000.00	Item 4000/20/1/10/0025

RESOLUTION 22/02/2021

[Municipal Council Minutes: 2021-02-11&15(2801)]

10.4.13 **FNS.3 [EDC] PROJECT SEVEN TRADING CC – PRIVATE TREATY SALE (L/8754-8756/W)**

On proposal by Councillor FN Hambuda, it was

RESOLVED

1 That it be noted that Council per Resolution 60/03/2014, attached as pages 239 - 240 to the agenda, granted provisional approval to Project Seven Trading CC for the establishment of a bitumen plant on Erven 8754, 8755 and 8756, Windhoek under the Special Projects Policy (SPP).

2 That it further be noted that it was a set condition under paragraph 2 of Council Resolution 60/03/2014 that in order to be considered for final approval the applicant submit the following documents:

2.1 Business Plan;

2.2 Environmental Impact Assessment (EIA) Report and Environmental Management Plan (EMP);

2.3 Environmental Impact Assessment (EIA) Clearance Certificate;

2.4 Hydrogeological Specialist Study proposed bitumen processing plant project;

2.5 Certificate of Good Standing from the Ministry of Finance (Receiver of Revenue);

2.6 Certificate of Good Standing from the Social Security Commission (SCC);

2.7 Confirmation letter from the Employment Equity Commission;

2.8 Affirmative Action compliance; and

2.9 Consolidation plan.

3 That the Acting Strategic Executive: Economic Development and Community Services, Ms Z Steenkamp confirm that the applicant fully complied with the set conditions and reported to have spent in excess of N$1.9 million in consultation fees to comply with Council requirements. [The documents listed as per paragraph 2 above, confirming compliance are attached as pages 247 - 430 to the agenda.]

4 That final special project status to Project Seven Trading CC, be approved under the Special Project Policy (SPP) for the establishment of a bitumen plant on Erven 8754, 8755 and 8756, Windhoek.

5 That Erven 8754, 8755 and 8756, Windhoek be sold per Private Treaty to Project Seven Trading CC for a combined amount of N$9 250 000.00 (excluding VAT), as indicated on the Valuation Certificates dated 27 January 2021, attached as pages 483 – 483(b) to the agenda, as follows:

Erf No.	Amount (N$)
Erf 8754	2 765 000.00
Erf 8755	2 236 000.00
Erf 8756	4 249 000.00
Total	9 250 000.00

6 That the upset price of N$9 250 000.00 (excluding VAT) as per paragraph 5 above, be subject to annual escalation until such time that the Deed of Sale is signed on condition that a valid Environmental Impact Assessment (EIA) Clearance Certificate is submitted.

7 That the applicant pay the non-refundable reservation fee of 1.5 % annually for the years 2015, 2016 and 2017, totalling N$351 430.50, within sixty (60) days from the date of this Council Resolution, or prior to signing the Deed of Sale, whichever comes first.

8 That the sale be subject to the technical and sales conditions.

Technical conditions

9 That the applicant take note that the water intake to the plant will be limited to 10 m³ per day.

10 That the applicant ensure compliance with water and drainage regulations as well as the waste management regulations.

11 That the development be completed within five (5) years from signing the Deed of Sale.

12 That a sewer design that indicate how oil and any other noxious substances will be prevented to enter the sewer system be submitted by the applicant to the Strategic Executive: Infrastructure, Water and Technical Services for approval before construction commence.

13 That a 3 metre building line be maintained on the western boundaries of Erven 8754 and 8755, Windhoek due to the sewer line.

14 That it be noted that a water and sewer connection is available, and that any additional requirements with regard to water and sewer services be for the applicant's, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

15 That the conditions of the Environmental Impact Assessment (EIA) be strictly enforced and monitored.

16 That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.

17 That only one (1) service connection from the municipal electrical network be allowed per erf.

18 That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation, and also to determine the financial contribution to be made by the applicant towards the upgrade cost of the network.

Sales conditions

19 That a standard restrictive resale and reversion conditions for non-compliance to erect improvements be registered against the Title Deed of the properties in favour of Council.

20 That the land use of industrial be retained relating to the development of a bituminous oil refinery plant and be inserted in the Deed of Sale as part of the special conditions.

21 That the Deed of Sale be signed within three (3) months from Council approval upon the submission of a valid Environmental Impact Assessment (EIA) Clearance Certificate and proof of financial ability to commence the project.

22 That the sale be advertised in terms of section 63(2) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

23 That Ministerial approval be obtained in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

24 That the Acting Chief Executive Officer (Corporate Legal Adviser) draft the Deed of Sale.

25 That the resolution be implemented prior to confirmation of the minutes.

RESOLUTION 23/02/2021

[Municipal Council Minutes: 2014-03-27]

3.1 **BRB.2 [EDE] APPLICATION FOR CONSIDERATION UNDER THE SPECIAL PROJECTS POLICY – PROVISIONAL APPROVAL - PROJECT SEVEN CC** (3/1/P)

On proposal by Councillor M Shiikwa, it was

RESOLVED

1 That the application received from Project Seven Trading CC to develop a bituminous oil product refinery plant, provisionally be approved as a special project, and the applicant be informed accordingly.

2 That the provisional approval mentioned in paragraph 1 above for Erven 8754, 8755 and 8756, Windhoek, which are to be reserved for this project only, be subject to the submission of the following information, with supporting documents, wherever possible, pertaining to the project:

- Affirmative Action compliance;
- Employment Equity compliance;
- Socio-economic impact of the project;
- Benefits (financially and otherwise) that the City and the communities would derive from the project;
- A full Environmental Impact Assessment (EIA) Report and Environmental Management Clearance Certificate from the Environmental Commissioner;
- Proof of financial capacity to undertake the project; and
- Timeframe of the development.

3 That the applicant be informed to liaise with the Strategic Executive: Economic Development and Environment regarding requirements pertaining to the commissioning of an Environmental Impact Assessment (EIA) study.

4 That the applicant take note that the water intake to the plant would be limited to 10 m^3 per hectare per day.

5 That the applicant ensure compliance with Water and Drainage Regulations as well as the Waste Management Regulations.

6 That the applicant pay a non-refundable reservation fee of 1.5 % per annum for the period of provisional approval, as determined by the Strategic Executive: Urban Planning and

Property Management, based on the land valuation for that particular year, effective from the date of this Council Resolution.

7 That the Strategic Executive: Urban Planning and Property Management determine the sale conditions and upset price, once the requirements in paragraph 2 above have been met, and submit same for Council's consideration.

8 That the provisional approval be valid for a period of twelve (12) months from the date of this Council Resolution, after which the land would revert back to Council, should the applicant fail to make a submission.

9 That the applicant consolidate the three (3) erven and this be undertaken by the applicant at their own cost and that a 10 % deposit of the purchase price be paid before any town planning and geo cadastral procedures be undertaken by the applicant.

10 That the resolution be implemented prior to confirmation of the minutes.

RESOLUTION 60/03/2014

Department of Economic Dev[704] pment and Environment
✉ 59
80 Independence Avenue
WINDHOEK, NAMIBIA
Tel: (+264) 61 290 2171 • Fax: (+264) 61 290 2111 • www.cityofwindhoek.org.na

①

Enq : NN Kamho
E-mail : nnk@windhoekcc.org.na
Date : 2 March 2021

Tel: 290 2024
Fax: 290 2546

Mr. E Tapalo
Managing Member
Project Seven Trading CC
P O Box 35087
Pioneerspark
WINDHOEK

Dear Mr. Tapalo,

RE: PROJECT SEVEN TRADING CC – PRIVATE TREATY SALE

The above subject bears reference.

This serves to inform you that your application was tabled before Council on the 11 February 2021, where Council resolved (as per resolution 23/02/2021) as follows:

1 That it be noted that Council per Resolution 60/03/2014, **attached as pages 239 - 240 to the agenda**, granted provisional approval to Project Seven Trading CC for the establishment of a bitumen plant on Erven 8754, 8755 and 8756, Windhoek under the Special Projects Policy (SPP).

2 *That it further be noted that it was a set condition under paragraph 2 of Council Resolution 60/03/2014 that, in order to be considered for final approval the applicant submit the following documents:*

2.1 *Business Plan;*

2.2 *Environmental Impact Assessment (EIA) Report and environmental Management Plan (EMP);*

2.3 *Environmental Impact Assessment (EIA) Clearance Certificate;*

2.4 *Hydrogeological Specialist Study proposed bitumen processing plant project;*

2.5 *Certificate of Good Standing from the Ministry of Finance;*

2.6 *Certificate of Good Standing from the Social Security Commission (SCC);*

2.7 *Confirmation letter from the Employment Equity Commission;*

2.8 *Affirmative Action compliance; and*

2.9 *Consolidation plan.*

3 *That the Acting Strategic Executive: Economic Development and Community Services, Ms. Z Steenkamp confirm that the applicant fully complied with the set conditions and reported to have spent in excess of N$1.9 million in consultation fees to comply with Council requirements. [The documents listed as per paragraph 2 above, confirming compliance are* ***attached as pages 247 – 430 to the agenda.****]*

4 *That final special project status to Project Seven Trading CC, be approved under the Special Project Policy (SPP) for the establishment of a bitumen plant on Erven 8754, 8755 and 8756, Windhoek.*

5 *That Erven 8754, 8755 and 8756, Windhoek be sold per Private Treaty to Project Seven Trading CC for a combined amount of N$9 022 000.00 (excluding VAT), as indicated on the Valuation Certificates dated 27January 2021,* ***attached as pages 483 – 483b to the agenda****, as follows:*

Erf No.	***Amount (N$)***
Erf 8754	*2 765 000.00*
Erf 8755	*2 236 000.00*
Erf 8756	*4 249 000.00*
Total	***9 250 000.00***

6 *That the upset price of N$9 250 000.00 (excluding VAT) as per paragraph 5 above, be subject to annual escalation until such time that the Deed of Sale is signed on condition that a valid Environmental Impact Assessment (EIA) Clearance Certificate is submitted.*

7 *That the applicant pay the non-refundable reservation fee of 1.5 % annually for the years 2015, 2016 and 2017, totaling N$351 430.50, within sixty (60) days from the date of this Council Resolution, or prior to signing the Deed of Sale, whichever comes first.*

8 *That the sale be subject to the following conditions:*

Technical conditions

9 *That the applicant take note that the water intake to the plant will be limited to 10m³ per day.*

10 *That the applicant ensure compliance with water and drainage regulations as well as the waste management regulations.*

11 *That the development be completed within five (5) years from signing the Deed of Sale.*

12 *That a sewer design that indicate how oil and any other noxious substances will be prevented to enter the sewer system be submitted by the applicant to the Strategic Executive: Infrastructure, Water and Technical Services for approval before construction commence.*

13 *That a 3 metre building line be maintained on the western boundaries of Erven 8754 and 8755, Windhoek due to the sewer line.*

14 *That it be noted that a water and sewer connection is available, and that any additional requirements with regard to water and sewer services be for the applicant's, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.*

15 *That the conditions of the Environmental Impact Assessment (EIA) be strictly enforced and monitored.*

16 *That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.*

17 *That only one (1) service connection from the municipal electrical network be allowed per erf.*

18 *That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation, and also to determine the financial contribution to be made by the applicant towards the upgrade cost of the network.*

Sales conditions

19 *That a standard restrictive resale and reversion conditions for non-compliance to erect improvements be registered against the Title Deed of the properties in favour of Council.*

20 *That the land use of industrial be retained relating to the development of a bituminous oil refinery plant and be inserted in the Deed of Sale as part of the special conditions.*

21 *That the Deed of Sale be signed within three (3) months from Council approval upon the submission of a valid Environmental Impact Assessment (EIA) Clearance Certificate and proof of financial ability to commence the project.*

22 *That the sale be advertised in terms of section 63(2) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).*

23 *That Ministerial approval be obtained in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).*

24 *That the Acting Chief Executive Officer (Corporate Legal Adviser) draft the Deed of Sale.*

25 *That the resolution be implemented prior to approval of the minutes.*

However, should you require any further clarification on the above, please contact Ms. Naita Kamho, Section Head: Research & Information Management at Tel: 290 2024/ Fax: 290 2546.

Yours faithfully,

MS. Z STEENKAMP
STRATEGIC EXECUTIVE: ECONOMIC DEVELOPMENT & COMMUNITY SERVICES

CC: Strategic Executive: Infrastructure, Water and Technical Services; Mr. L Narib
Strategic Executive: Electricity, Mr. OA Hekandjo
Corporate Legal Advisor (Acting), Mr. N Kandovazu

Postal Address:
P O Box 35087
Pioneerspark
Windhoek
Namibia

Physical Address:
19 Sauer Street
WHK North
Tel: +264 811290033
Fax to mail: 088 617 628
Email: info@project7nam.com
Web: www.project7nam.com

25 March 2021

The Department Of Economic Development and Environment
P.O Box 59
Windhoek

Att: Strategic Executive: Economic Development & Community Services

Re-Private Treaty Sale.

Dear Ms. Z Steenkamp

This letter serve as a confirmation and update on progress made after receiving your letter dated 2 March 2021.

That we have submitted our application for review at the Ministry of Environment to obtain a renewal of Clearance Certificate pertaining to EIA. Currently the Ministry is experiencing a backlog as that was caused by the lengthy time it took them to fill the vacant position of the Environmental commission.

That it should be noted that as soon as we are issued such document hopefully the Month of April 2021, we shall revert to you and submit that same. That this very exercise is costing us monies, we hope the City will not take long as in the past for the set duration to lapse, been SMEs we are struggling to source funds from our servings to cover such owners costs.

We look forward to your usual understanding.

We remain esteem to your usual humble assistance.

Your Sincerely

Ectapalo

EC Tapalo (Mr.)

Managing Member

Form 2

REPUBLIC OF NAMIBIA ENVIRONMENTAL MANAGEMENT ACT, 2007 (Section 39)

APPLICATION FOR AMENDMENT OF CONDITIONS OF

ENVIRONMENTAL CLEARANCE CERTIFICATE

MINISTRY OF ENVIRONMENT, FORESTRY AND TOURISM
DIRECTORATE OF ENVIRONMENTAL AFFAIRS
16 JUN 2021
RECEIVED 2
Signature:.....

Revenue
N$100 N$100

A. PARTICULARS OF APPLICANT

Name of Applicant: Project Seven Trading Cc

Address: P.O.Box 35087, Pioneerspark, Windhoek

Telephone Number: +26461 256628

Cell phone Number: +264812618680

Fax Number:

E-mail Address:

Name of Contact Person: Johannes Sirunda Munango

Telephone Number:

Cell phone Number: +264814112046

Fax Number:

E-mail Address:raychilunda@gmail.com

MINISTRY OF ENVIRONMENT FORESTRY AND TOURISM
DIRECTORATE OF ENVIRONMENTAL AFFAIRS
08 NOV 2021
Private Bag 13306
WINDHOEK/ NAMIBIA

B. PARTICULARS OF CURRENT ENVIRONMENTAL CLEARANCE CERTIFICATE

1. Name of current holder of Environmental Clearance Certificate: Project Seven Trading Cc
2. Date of Issue of current Environmental Clearance Certificate: 01 April 2016

PART C PROPOSED AMENDMENTS TO THE CONDITIONS IN CURRENT

1. **Condition(s) on the Current Environmental Clearance Certificate:** The current environmental clearance certificate includes the following activities:
   - Developing/construction of the Bitumen Processing plant
   - Operation and maintenance of the Bitumen Processing plant

2. **Proposed Amendment(s):** There are no new activities proposed to be included in the ECC. The proponent is just requesting for a renewal of the ECC in order to commence with construction activities

3. **Reason for Amendment(s):** The Proponent is not able to get hold of the EAP who conducted the assessment and is thus not able to renew the ECC, however, the proponent requires a renewal of the ECC to commence with the project. The initial ECC issued in 2016 expired before the project could commence.

4. **Describe the environmental changes arising from the proposed amendment(s):** No construction has commenced on the site and thus the environmental conditions remain the same. All environmental problems have been addressed in the EMP.

5. **Describe how the environment and the community might be affected by the proposed amendment(s):** The community was consulted during the scoping assessment for which the ECC was granted in April 2016 for the quarry activities to go ahead

6. **Describe how and to what extent the environmental performance requirements set out in the assessment report previously approved or activity profile previously submitted for this activity may be affected:**
   An updated Environmental Management Plan is attached to this submission and authorisation is to be granted on condition of the implementation of the EMP to ensure that regular environmental monitoring and compliance is ensured.

7. **Describe any additional measures proposed to eliminate, reduce or control any adverse environmental effect arising from the proposed amendment(s):**
   These are outlined within the attached EMP.

MINISTRY OF ENVIRONMENT, FORESTRY AND TOURISM
DIRECTOR: ENVIRONMENTAL AFFAIRS
08 NOV 2021
Private Bag 13306
WINDHOEK/ NAMIBIA

PART D DECLARATION BY APPLICANT

I hereby certify that the particulars given above are correct and true to the best of my knowledge and belief. I understand the environmental clearance certificate may be suspended, amended or cancelled if any information given above is false, misleading, wrong or incomplete.

	JOHANNES SIRUNDA MUNANGO	EAP
Signature of Applicant	Full Name in Block Letters	Position
On behalf of: Project Seven Trading Cc	15/06/2021	Date

Gmail

Johannes Munango <raychilunda@gmail.com>

Your application is verified

Ministry of Environment and Tourism <eie@met.gov.na>
To: Johannes Sirunda Munango <raychilunda@gmail.com>

Wed, Jun 16, 2021 at 7:07 PM

REPUBLIC OF NAMIBIA
Ministry of Environment, Forestry & Tourism

2021-06-16

Dear Johannes Sirunda Munango,

This email serves to inform you that your application **APP-002740** has been verified

Taking the following into considerations:

- Location of the project
- Polution potential
- Scale of operation of the project

MINISTRY OF ENVIRONMENT, FORESTRY AND TOURISM
DIRECTORATE OF ENVIRONMENTAL AFFAIRS
08 NOV 2021
Private Bag 13306
WINDHOEK, NAMIBIA

Please upload the following documments:

- Copy of Environmental Certificate (ECC) previously Issued
- Updated EMP to effect Renewal/ Amendment
- Project Site Area (map) with clear coordinates, e.g -22.664250° 14.551275°
- Curriculum Vitae of designated EAP to manage the assessment process as per Regulation 3 & 4

Please login onto our portal to upload required documents, if any https://eia.met.gov.na

Thank you

Phillip Troskie Building
P/Bag 13306, Windhoek | Tel: +264 61 284 2111 | DEA: +264 61 284 2701

Your application is verified

Please do not reply directly to this 712 was sent from an unattended mailbox.
Correspondences can be done on the portal or please use
eia@met.gov.na

MINISTRY OF ENVIRONMENT,
FORESTRY AND TOURISM
DIRECTORATE OF ENVIRONMENTAL AFFAIRS
08 NOV 2021
Private Bag 13306
WINDHOEK NAMIBIA

Department of Economic Development and Community Services
713
✉ 59
80 Independence Avenue
WINDHOEK, NAMIBIA
Tel: (+264) 61 290 2171 • Fax: (+264) 61 290 2111 • www.cityofwindhoek.org.na

(3)

Enq : NN Kamho
E-mail : nnk@windhoekcc.org.na
Date : 28 October 2021

Tel: 290 2024
Fax: 290 2546

Mr. E Tapalo
Managing Member
Project Seven Trading CC
P O Box 35087
Pioneerspark
WINDHOEK

Dear Mr. Tapalo,

RE: PROJECT SEVEN TRADING CC – PRIVATE TREATY SALE

The above subject bears reference.

The Municipal Council of the City of Windhoek approved and adopted the Special Projects Policy during December 2006, that is, as per Council Resolution 292/12/2006, which outlines the framework and criteria applicable to such applications. Your application was accepted by Council as per Council Resolution 23/02/2021 under certain conditions.

It is with the above that we kindly request a progress report on obtaining the EIA certificate. In addition, you are reminded of the following conditions as per Council Resolution 23/02/2021:

That the upset price of N$9 250 000.00 (excluding VAT) as per paragraph 5 above, be subject to annual escalation until such time that the Deed of Sale is signed on condition that a valid Environmental Impact Assessment (EIA) Clearance Certificate is submitted.

That the applicant pay the non-refundable reservation fee of 1.5 % annually for the years 2015, 2016 and 2017, totaling N$351 430.50, within sixty (60) days from the date of this Council Resolution, or prior to signing the Deed of Sale, whichever comes first.

Kindly submit the above by the 11 November 2021 or prior at your earliest convenience. Should you have any enquires regarding this process, please feel free to contact Ms. Naita Kamho at your convenience.

Yours faithfully,

MS. Z STEENKAMP
MANAGER: ECONOMIC DEVELOPMENT DIVISION

(4)

Mrs. Z Steenkamp
Manager: Economic Development Division
80 Independence Avenue
Windhoek

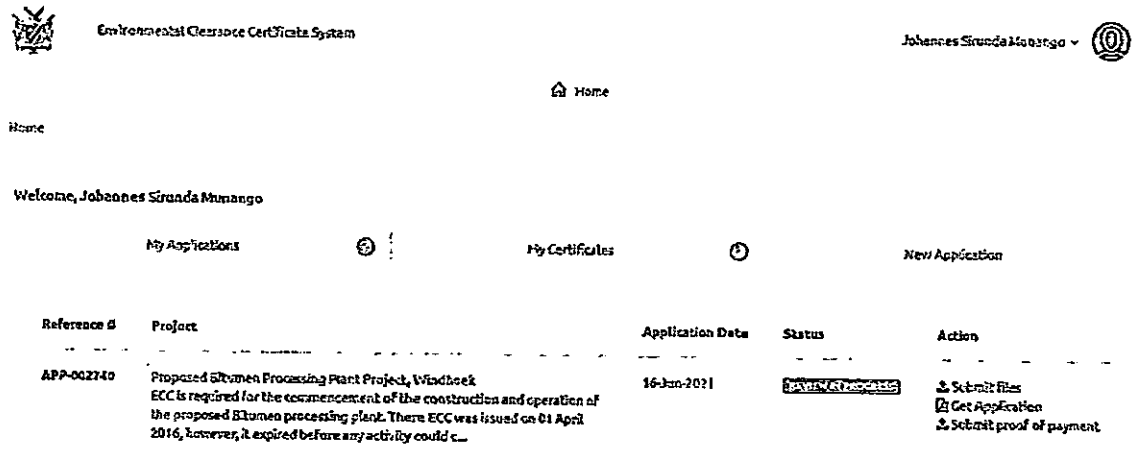
8 November 2021

Dear Mrs. Steenkamp

RE: PROJECT SEVEN TRADING CC- EIA CERTIFICATE PROGRESS REPORT

The above subject bears reference.

The process of obtaining the EIA clearance certificate was launched and all the necessary documents, including an Environmental management plan (EMP) was submitted to the Ministry of Environment, Forestry and Tourism on the 16th of June 2021 for approval. The application for the EIA clearance Certificate is currently with the Ministry of Environment, Forestry and Tourism under Application number: APP-002740, pending approval. The image below depicts the current status of the application for the EIA Clearance certificate.



Yours faithfully,

Mr. J Sirunda

Department of Economic Development and Community Services
716
59
80 Independence Avenue
WINDHOEK, NAMIBIA
Tel: (+264) 61 290 2171 • Fax: (+264) 61 290 2111 • www.cityofwindhoek.org.na

(5)

Enq : NN Kamho
E-mail : nnk@windhoekcc.org.na
Date : 7 February 2022

Tel: 290 2024
Fax: 290 2546

Mr. E Tapalo
Managing Member
Project Seven Trading CC
P O Box 35087
Pioneerspark
WINDHOEK

Dear Mr. Tapalo,

RE: PROJECT SEVEN TRADING CC – PRIVATE TREATY SALE

The above subject and our correspondence to you dated 28 October 2021 bears reference.

The Municipal Council of the City of Windhoek approved and adopted the Special Projects Policy during December 2006, that is, as per Council Resolution 292/12/2006, which outlines the framework and criteria applicable to such applications. Your application was accepted by Council as per Council Resolution 23/02/2021 under certain conditions.

It is with the above that we kindly request a progress report on obtaining the EIA certificate. In addition, you are reminded of the following conditions as per Council Resolution 23/02/2021:

6 That the upset price of N$9 250 000.00 (excluding VAT) as per paragraph 5 above, be subject to annual escalation until such time that the Deed of Sale is signed on condition that a valid Environmental Impact Assessment (EIA) Clearance Certificate is submitted.

7 That the applicant pay the non-refundable reservation fee of 1.5 % annually for the years 2015, 2016 and 2017, totaling N$351 430.50, within sixty (60) days from the date of this Council Resolution, or prior to signing the Deed of Sale, whichever comes first.

21 That the Deed of Sale be signed within three (3) months from Council approval upon the submission of a valid Environmental Impact Assessment (EIA) Clearance Certificate and proof of financial ability to commence the project.

You are reminded that you are not in compliance with paragraph 7 and paragraph 21 of Council Resolution 23/02/2021. Kindly submit the above by the 18 February 2022 or prior at your earliest convenience. Failure to comply will necessitate a resubmission to Council for their consideration and further directives. Should you have any enquires regarding this process, please feel free to contact Ms. Naita Kamho at your convenience.

Yours faithfully,

MS. Z STEENKAMP
MANAGER: ECONOMIC DEVELOPMENT DIVISION

(6)

REPUBLIC OF NAMIBIA

MINISTRY OF ENVIRONMENT, FORESTRY AND TOURISM

Tel: (00 264) 61 284 2111
Fax: (00 264) 61 232 057

Cnr Robert Mugabe &
Dr Kenneth Kaunda Street
Private Bag 13306
Windhoek
Namibia

OFFICE OF THE ENVIRONMENTAL COMMISSIONER

NOTIFICATION OF DECISION

REF NUMBER: ECC 02257 **DATE OF ISSUE: 19 JULY 2022**

DETAILS OF PROPONENT:

Project Seven Trading CC
P. O. Box 35087
Windhoek
Namibia

Dear Sir/ Madam

SUBJECT: NOTIFICATION ON APPLICATION FOR ENVIRONMENTAL CLEARANCE TO UNDERTAKE THE PROPOSED LISTED ACTIVITY: The Proposed Bitumen Processing Plant Project in Windhoek, Khomas Region.

Notice is herewith given in accordance with section 37(2) of the Environmental Management Act, Act 7 of 2007 and Environmental Impact Assessment Regulations of 2012 (GG 4878): that a decision in respect to your application No. APP 2740 for Environmental Clearance Certificate to undertake a listed activity has been reached.

DECISION

An Environmental Clearance Certificate (ECC) to undertake the listed activities specified in the environmental assessment report and draft management plan dated June 2021, is granted (ECC 02257). The applicant / proponent is therefore advised to comply with conditions of approval set out in Section C of this notification.

A. DETAILS OF THE PROPOSED ACTIVITY

A1: TITLE OF THE PROPOSED ACTIVITY

The Proposed Bitumen Processing Plant Project in Windhoek, Khomas Region.

02257 Serial: Ztjsw52257

REPUBLIC OF NAMIBIA

MINISTRY OF ENVIRONMENT, FORESTRY AND TOURISM

OFFICE OF THE ENVIRONMENTAL COMMISSIONER

ENVIRONMENTAL CLEARANCE CERTIFICATE

ISSUED

In accordance with Section 37(2) of the Environmental Management Act (Act No. 7 of 2007)

TO

Project Seven Trading CC
P. O. Box 35087, Windhoek

TO UNDERTAKE THE FOLLOWING LISTED ACTIVITY

The Proposed Bitumen Processing Plant Project in Windhoek, Khomas Region

Issued on the date: 2022-07-19

Expires on this date: 2025-07-19

(See conditions printed over leaf)

MINISTRY OF ENVIRONMENT, FORESTRY AND TOURISM
Private Bag 13306
WINDHOEK NAMIBIA
ENVIRONMENTAL COMMISSIONER
15 JUL 2022
ENVIRONMENTAL COMMISSIONER
REPUBLIC OF NAMIBIA

Reuse
Recycle

This certificate is printed without erasures or alterations

Kamho (NN)

From: Kamho (NN)
Sent: Tuesday, August 9, 2022 16:47
To: Elia Tapalo
Cc: Steenkamp (Z); penda Ickua
Subject: RE: Clearance Certificate.pdf

7

Good day,

I await feedback from the Environmental Division regarding the dispute notice.
However, I refer you to the approval by council as per Council Resolution 23/02/2022 which reads as follows:

> *7. That the applicant pay the non-refundable reservation fee of 1.5 % annually for the years 2015, 2016 and 2017, totaling N$351 430.50, within sixty (60) days from the date of this Council Resolution, or prior to signing the Deed of Sale, whichever comes first.*

The non-refundable fee is not subject to the EIA approval. It is the provision of the Special Projects Policy with which you are currently not in compliance with.

You are thus requested to make payment within 7 working days or risk the approval being revoked by Council.

Kind regards,

From: Elia Tapalo <ec.tapalo2018@gmail.com>
Sent: Tuesday, August 9, 2022 11:36 AM
To: Kamho (NN) <Naita.Kamho@windhoekcc.org.na>
Cc: Steenkamp (Z) <Zurilea.Steenkamp@windhoekcc.org.na>; penda Ickua <tpickua@gmail.com>
Subject: Re: Clearance Certificate.pdf

Good day madam,

Did NAMIBIA Breweries, Namib Mills et al, serve you with additional dispute notice? They handed us with a bundle and another copy was send to the Environmental commissioner, just before end of business yesterday. They are fighting, apparently they will make sure that the deed of transfer documents will have eventually to read a different business objective and not Bitumen.

But I advised them to ask Shell, Total, Puma, ENGINE to move away from the Macaroni factory before they can mingle in our affairs as we are far from them all.

We need honest opinion from the Council regarding our land. Payments we will definitely put down, however the friends who want to become our neighbors are not willing to let us focus on our business and project with one mind.

Keep you informed

Regards

ELIA

On Tue, 9 Aug 2022, 11:05 AM Kamho (NN) <Naita.Kamho@windhoekcc.org.na> wrote:

Good day,

Well received. Kindly indicate when payment will be done.

I thank you,

Naita Kamho

Section Head: Research & Information
Department of Economic Development & Community Services

The Gateway to Endless Opportunities

Office: +264 61 290 2024
Fax:
Mobile: +264 81 144 6676
E-mail: Naita.Kamho@windhoekcc.org.na

Box 59, Windhoek
Enquiries: +264 61 290 2911
www.cityofwindhoek.org.na

If you received this message in error, please immediately delete it and all copies from all storage media, and notify the sender. Neither the City of Windhoek nor the sender accepts liability for any interception, error, virus or other interference. Views and opinions contained herein are those of the sender unless clearly stated to be those of the City of Windhoek. City of Windhoek reserves the right to monitor outgoing and incoming e-mails and other telecommunications on its e-mail and telecommunications systems or transferred through its networks.

From: Elia Tapalo <ec.tapalo2018@gmail.com>
Sent: Monday, August 8, 2022 2:04 PM
To: Kamho (NN) <Naita.Kamho@windhoekcc.org.na>
Cc: Steenkamp (Z) <Zurilea.Steenkamp@windhoekcc.org.na>; penda Ickua <tpickua@gmail.com>
Subject: Clearance Certificate.pdf

Dear Madam,

As promised please find the EIA (ECC)

Kind regards

ELIA TAPALO

0812618680

Department of Economic Development & 723
Community Services
✉ 59
80 Independence Avenue
WINDHOEK, NAMIBIA

(8)

29 September 2022, Town House
Meeting: First Floor, R117 Boardroom, Townhouse

In Attendance:

- Ms. N. Kamho, Section Head: Research & Information Management (Chair)
- Ms. L. Figaji, Acting Manager: Economic Development Division
- Mr. E. Tapalo, Co-owner Project Seven

Purpose of the meeting:
To discuss and clarify the non-refundable fee and dispute lodged with the Ministry of Environment and Tourism by affected parties in the vicinity of the new bitumen plant.

Ms. Kamho welcomed Mr. Tapalo to the meeting and introduced Ms. Lisa Figaji as Acting Manager: Economic Development Division. Furthermore, Ms. Figaji is standing in for Ms. Z Steenkamp who has been appointed as Acting Strategic Executive: Economic Development & Community Services. Ms. Kamho further tended an apology for Ms. Steenkamp who could not join the meeting due to other commitments. She thanked Mr. Tapalo for taking time out of his schedule to attend to the meeting. She informed that the minutes of the meeting will be disseminated once ready for distribution to be signed off.

Ms. Kamho reiterated that the non-refundable fee is still outstanding and has been outstanding for a while. The payment of the non-refundable fee is additionally hampering the entering of the Deed of Sale. As per the Council Resolution 23/02/2021 resolution 5 which reads as follows the non-refundable fee must be paid before entering the deed of sale:

"That the applicant pay the non-refundable reservation fee of 1.5% annually for the years 2015, 2016, and 2017, totalling N$ 351 430.50, within sixty (60) days from the date of this Council Resolution, prior to signing the Deed of Sale, whichever comes first."

Ms. Kamho requested Mr. Tapalo to provide some background and clarity when the non-refundable fee will be paid.

Mr. Tapalo introduced himself as Elia Tapalo for the interest of Ms. Figaji. He mentioned that since 2014 they have been very active running with this asset back and forth. They went on to fulfil the Council's terms and conditions that we were given as per Council's Resolution. To come to the point of commitment, it has been a back and forth from our side due to the fact that they had incurred extra costs to get consultants, town planners and surveyors. In addition, to the time they waited to get Council approval to proceed. In the discourse of time, they had reached a point where they questioned whether the project would materialise despite how much they had spent. The factory was not operational, and no bitumen was being sold; they had hoped to set up a factory and start trading from site. Thus, all the money spent was from savings and small salaries. They had previously reached a point where investors came forward to make an offer to sign the agreement to look at the shares and business side. They had indicated to their potential investors the battle to get a renewal

on the EIA clearance certificate, and on 724 ained, Council will then be ready to enter the Deed of Sale. That was the whole idea but later as time passed, we needed firstly those terms of conditions to settle the non-refundable fee which was due.

Of recent, we received an investor who is very much adamant, to put down the resources from the angle of settling the land and for us to start working on the plans and submit those plans and office space to start constructing. This investor having been around people who briefed him, lawyers and Council's town planners who have been in the system went to tell our investor that despite the offer being made, the assets are being reviewed because the value has somehow been depreciated. The investor was informed that before getting on board get your partners to go to their vocal point within the City/Department to re-evaluating the asset to give you the real current value of the asset.

However, the non-refundable fee will not be waived. Thus, it's only the square meter per current rate that can change. For that reason, I made a point to come and see Ms. Kamho to find out if it was possible going forward to have a review of the upset price. I was advised but before that I met Mr. Hendjala the Manager: Valuations who told me the same and confirmed that since your asset is a special project, they, on instruction from Economic Development, can go out and revaluate. For those reasons I came back to Ms. Kamho and we discussed briefly and was informed that an engagement that week was not possible, but the following week will be possible. She informed that this may warrant a Council resolution again to review the upset price if they can entertain the request. She further informed that the last Council meeting is mid November 2022 for the year. This translates into another battle that we have lost, because I know for sure the investor will pull out. So, this is how we have unfortunately been suffering.

If there was another way of operation, the administration could perhaps approach this on it will be better. If an ad hoc management committee intervention is possible we can most definitely prevent the battle of losing another investor this time around. The bank is now at the point to repossess our houses. Just recently we paid another environmentalist who went to resubmit our EIA for us to obtain a new clearance certificate. Other stakeholders were fighting us, it has been a stressful exercise. We want this factory to stand, it's a solution to the country and not only to the city and a few municipalities.

Ms. Kamho mentioned that the change in upset price, was done in 2021 and if you read that Council resolution it reads as follows:

" *That the upset price of N$9 250 000.00 (excluding VAT) as per paragraph 5 above, be subject to annual escalation until such time that the Deed of Sale is signed on condition that a valid Environmental Impact Assessment (EIA) Clearance Certificate is submitted.*"

Ms. Kamho went further to mention that Council will only consider relooking the upset price if the non-refundable fee is paid. Council would not want to renegotiate on the upset price if the non-refundable fee has not been paid. In terms of your request on the review of the upset price a formal request will have to be submitted. We still have the month of October depending on how quickly you can submit your submission and how quickly we can write an item and circulate it. We can perhaps still try and submit it before November 2022 at the last Council meeting. That is still possible it all depends on how quickly you can get us the proposal to start circulating it.

Mr. Tapalo responded that the submission of the document will not be an issue and the only fear is losing the investor. To take it on formally we can provide the document next week already latest on Tuesday, 4 October 2022 and we can take it from there. The funds for the non-refundable fee we don't have but the investor has. However, if we tell the investor that we are going to do a submission and be at Council's mercy it's not a guarantee that Council will accept the review of the upset price. We have incurred a lot of costs apart from the land and still need to pay architectural designs and engineers and be at the mercy of Council again for technical Departments to

approve our designs. That is the co725 ıat we are worried about taking into consideration the resubmission to Cour.....-.. there was another approach which we can perhaps bring on the table. We propose that Council grants us to pay the non-refundable fee, and the valuation manager and the team can look into the request of revaluating the upset price.

Mr. Tapalo inquired that while Council Management still has issues that needs to be resolved if Council meetings are proceeding or if the submission will be pushed to next year. The dust at the City is still standing, so as investors and people who really want to turn around the economy of the City we are perhaps more stressed than employees. He mentioned that dealing with the staff alone, they could have been somewhere else by now. The investor has it also on record to question if the submission will serve during November. All the lawyers and judges they will want to take leave in December and the Councillor's we know are still fighting. What guarantee do we have?

Ms. Kamho responded that operationally its business as usual. From Council perspective it is business as usual. At the moment, the SE Forums, the MC meetings and Council meetings are still proceeding as per the calendar. In that regard if you do your submission soonest, we can start the process. If your submission is not referred back it is possible for it to be approved by end of November. It all just depends on how strong an argument you have.

Mr. Tapalo responded that definingly the submission will be made by them. The non-refundable fee is adding up to about NS 500 000.

Ms. Kamho corrected Mr. Tapalo that the correct amount is N$ 381 000.00

Mr. Tapalo mentioned that it could be renegotiated with their investor but is not sure if Council will approve or defer the request on the review of upset price.

Ms. Kamho responded that Council will be more favourable to the proposal if the non-refundable fee is paid and then negotiate on the upset price. Council may be lenient in that regard but Council will not be lenient if the non-refundable fee is not paid and yet you come and still want to negotiate on the upset price. That may be a challenge to motivate to Council. At least if the non-refundable fee is paid, the argument can be put forward to Council in terms of the current economic situation.

Ms. Figaji mention that from Council's perspective we hear your plea, and it must go to Council. Unfortunately, we are talking about finances and anything that has a financial implication has to go to Council. The operational team and the strategic executives do not have the mandate to negotiate anything that has to do with one cent or dime relating to fees and upset prices. Perhaps you could inform your investor that its clearly in the Local Authorities Act that Council only has the right to discuss on matters pertaining to finances.

Mr. Tapalo agreed and mentioned that it is a Special Project after all. They want to turn around the economy of the city and add value.

Ms. Figaji went further to mention that it's a pity the factory was not up and running when the western by-pass and all the road construction around it was happening. It's a pity that that opportunity has come, and your project is still being finalised. I can only reiterate what Ms. Kamho has said to submit a formal application and we can get a decision from Council.

Mr. Tapalo assured to work on the submission. On the one side we will by all means source the N$ 358 000 non-refundable fee.

Ms. Figaji requested a timeline on when the non-refundable fee will be paid.

Ms. Kamho mentioned that it will be good if the non-refundable fee is paid before the item serve at the SE Forum.

Ms. Figaji mentioned that it will have to l 726 luded in the submission.

Ms. Kamho added that the proof of payment will be part of submission.

Ms. Figaji requested clarity if Tuesday the document will be submitted and if the Eft will be attached?

Mr. Tapalo mentioned that it will depend on the availability of funds.

Ms. Figaji inquired if a feasibility study was done.

Mr. Tapalo responded yes and a business plan. It is a bankable project that DBN can come on board.

Ms. Figaji reiterated resolution 7 of Council resolution 23/02/2021. Furthermore, Council wanted to see the non-refundable fee paid sixty days after the Council resolution of February 2021. Council has locked that opportunity up for some eight (8) years. Council lost money and we have truly made it very special in the sense that it is your project and you locked up the opportunity of those 3 erven, so we also must take that into consideration from a business perspective. Council has lost money over the last eight years.

Mr. Tapalo mentioned that in summary they have fulfilled all the requirements of Council including the EIA clearance certificate. A town planner was brought in to consolidate the three erven into one, a surveyor to do the diagrams. We finished our part and Council started their marathon of back and forth. Later, during this process our EIA clearance certificate expired, and we had to resubmit it. We had to pay another environmentalist to run the marathon of getting it approved at the Ministry of Environment & Tourism. It was submitted in June last year and it was only approved this year July – it took one year plus for a renewal. In the middle of all this we had to deal with objections that came from Namibia Breweries, Namib Mills and other companies. This hampered the progress further and along the side those who were keen to put in their money started to withdraw saying it's becoming a roller coaster and that's how investors have been lost. However, this project is at the heart of the republic it was all over the world with the Namibia Investment Board but nevertheless we have been patient something that is true it will stand the test of time.

Ms. Figaji requested Mr. Tapalo to provide an update on the appeal surrounding the EIA clearance certificate now that it has been finalised and wrapped up.

Mr. Tapalo responded that the dispute is hanging at the moment. Our counterparts went to the Environmental Commissioner and Honourable Minister to engage them – they held closed door meetings. The counterparts were asked to explain if indeed they are neighbours of Bokomo, Shell Namibia, Namibia Breweries and others. In addition, they were asked if Vivo Energies one of their neighbours is not a petroleum company? They were further requested if the petroleum is going on the spaghetti and food (beer)? Furthermore, they were asked to explain how far the bitumen is from their current properties. The counterparts could not disclose the meters although on the western part of town. Furthermore, explain how many streets are between your properties and that of Project Seven. Since there is a distance between your residents and Project seven why the concern of harmful emissions of petroleum was not a threat to our macaroni and spaghetti that we are consuming, they were asked.

The counterpart's lawyers were puzzled and did not have concrete responses. However, they wrote another letter sending it to the environmental commissioner and persisted that their grievance was not fairly handled. In addition, to requesting the Environmental Commissioner to come up with a remedy or object to Project Seven.

The Environmental Commissioner said that it was not new by the counterparts and is how business people protect each other. Furthermore, the EIA clearance certificate stands for a second time and wished Project Seven good luck to get investors on board and put up the factory.

Ms. Kamho inquired if for now there is no dispute?

Mr. Tapalo responded that there is no dispute. The counterparts have technically lost the battle.

Ms. Kamho further inquired if the Environmental Commissioner has declared himself on the matter?

Mr. Tapalo responded that the Environmental Commissioner informed them of experts sent from his office to investigate and do measurements on site. The site of Project Seven is far if you look at perspective and the study of wind direction in the area the counterparts were informed. The wind is not blowing west and Project Seven is sitting on the western part.

Bitumen is a biodegradable product which many people don't know. Bitumen is environmentally friendly that's why you will always see the green grass next to the road as you are driving. We will go back to the drawing board; we will try to engage our financier and hope to get the item to Council.

Ms. Kamho thanked Mr. Tapalo for the fruitful discussion by mentioning that the project has come a long way and Council would like to see the factory up and running. Council would like to see the unique projects under the Special Projects Policy take off the ground and the Project Seven project is one of them.

In conclusion, we will then wait for your revised proposal and the proof of payment for the non-refundable fee going forward.

Mr. Tapalo thanked Ms. Kamho and Ms. Figaji for the time and good discussion.

The meeting concluded on the following:

- That proof of payment of the non-refundable fee and submission on revised upset price be submitted for Council's consideration as soon as possible.

The meeting adjourned at 11:15.

Department of Economic Dev728 ɔment and
Community Services
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80 Independence Avenue
WINDHOEK, NAMIBIA
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(9)

Enq : NN Kamho
E-mail : nnk@windhoekcc.org.na
Date : ~~30 November 2022~~ September

Tel: 290 2024
Fax: 290 2546

Mr. E Tapalo
Managing Member
Project Seven Trading CC
P O Box 35087
Pioneerspark
WINDHOEK

Dear Mr. Tapalo,

RE: PROJECT SEVEN TRADING CC – PRIVATE TREATY SALE

The above subject bears reference.

Council would like to thank you for the wonderful deliberations during our meeting held on the 29 September 2022.

It is with the above that we are looking forward to receiving your proposal on the re-valuation of the upset price before **7 October 2022**. In addition, to the proof of payment of the non-refundable fee.

Yours faithfully,

MS. L FIGAJI
MANAGER: ECONOMIC DEVELOPMENT DIVISION (ACTING)

(10)

Physical Address:
19 Sauer Street
WHK North
Tel: +264 812618660
Email:ec.tapalo2018@gmail.com
Reg. No. CC2012/0276

06 October 2022

Inquiry: EC Tapalo (Mr.)

Windhoek City Council
P.O Box 59
Windhoek

Dear Madam NN Kumho

Submission requesting re-valuation of land sale under special project

1. Introduction

We thank your team for the gesture as well unwavering customer care during our meeting of 29 September 2022 at your office, consequently the summary letter we received on the 30th September 2022 minutes of the same meeting.

It was obvious that our meeting emanated from the factors which delayed the envisaged prosed land meant for the construction of Bituminous Refinery Plant in Windhoek.

Council resolution No: 23/02/2021 highlighted new terms to be met before private sale treaty and deed of sale document could be signed and concluded by both parties. However, as per our previous responds in the past, with regard to delay at the Ministry Of Environmental and Forestry.

We finally; secured our Environmental Clearance Certificate after a year of struggling to get such renewed, of which was un-usual, during which the attorneys of Namib Mills and Namibia Breweries, who objected the construction of the said refinery plant on the specific land. The delay led us lose money by appointing a new Environmentalist to justify preventative measures which those who were objecting the development of bituminous plant. Each moment the City of Windhoek deferred us back, we lost many potential investors. As history on the background of this project initiation nine (9) years back, we have spend a lot of money to try and comply to City Council's conditions as spelt out in the Local Authority's Act 23 of 1992.

It is against the above background that Project Seven Trading cc took this long to return on the table with current EIA - approved Environmental Clearance Certificate.

Despite all the challenges we have endured to date, to which we have to spend all the savings we had, we remain optimistic and without doubt that this project is real and that it will be a game changer in the development of safer road network in the near future and provide more jobs in the Country and neighbouring Countries.

2. Progress made to date

This far, we have spend monies on the following activities of the project as per the terms and conditions of the City of Windhoek:

1. Draft Feasibility document
2. Draft Business Plan document
3. Compile EMP and EIA as well submit Environmental Clearance Certificate
4. Appoint Town Planner to consolidate the 3 erven submit to lands Ministry
5. Appoint land surveyor
6. Submit good standings, finance, social security, affirmative action
7. Pay non-refundable fees.

These are just to mention but a few, however the City Council is in possession of all the listed items they requested to be submitted.

3. Current Challenges

Project Seven Trading cc is an infant Company, of which is not operational at the moment. Considering economic down turn and the lengthy it took us to obtain the second renewal of our EIA, financially we are currently handy capped. As it may be acknowledged by Council, that our firm is a start-up or Small Medium Enterprise for these reasons banks cannot honor any obligations. All funds spend to date is from personal savings.

- We acknowledge the fact that property value has depreciated, or declined, banks will always dispute the sale price when approached for loan facilities, as they will demand current valuation report and up to date.

- The land ownership will be purchased by Project Seven Trading cc, Namibian partners This will be the founder and owners contribution.

- At the moment we have secured an investor, who will *fund the following*;

- Design and Construction of the warehouse and
- Purchase Bituminous refinery plant
- Purchase machineries and transportation equipment

To ensure that the company owners do not lose the ownership of this business, we need to hold to the land ownership.

[It is for these reason we request the Council to consider the following];

a) To allow us to settle the non-refundable fees amount of N$ 381,430.50 by the 28th October 2022.

b) The Council revaluate the land and provide us with the current valuation report and cost in order for us to secure funds from DBN with the back up of the investor.

c) That we are prepared to purchase the said land, this very same year 2022 November, considering the fact that the City Council will reduce the value which translate current property valuation, as well rates. Thus the City Council should consider issue swift drafted deed of Sale after revaluation.

May the Council consider the high regard of this submission.

Your Sincerely

EC Tapalo (Mr.)
Managing Member

Department of Economic Dev[illegible]ment and Environment
732
✉ 59
80 Independence Avenue
WINDHOEK, NAMIBIA
Tel: (+264) 61 290 2171 • Fax: (+264) 61 290 2111 • www.cityofwindhoek.org.na

(11)

Enq : NN Kamho
E-mail : nnk@windhoekcc.org.na
Date : 24 October 2022

Tel: 290 2024
Fax: 290 2546

Mr. E Tapalo
Managing Member
Project Seven Trading CC
P O Box 35087
Pioneerspark
WINDHOEK

Dear Mr. Tapalo,

RE: SUBMISSION REQUESTING RE-EVALUATION OF LAND SALE UNDER SPECIAL PROJECT

The above subject bears reference as per your letter dated 6 October 2022.

Your request to re-evaluate the upset price approved by Council as per Council resolution 23/02/2021 is noted. The request was submitted to the Valuation Division to provide an updated valuation. The updated valuation received did not project a decrease nor an increase in the upset price. The upset price thus remains the same.

With the above, a submission to Council would not be relevant. You are therefore urged to urgently pay the non-refundable fee to commence the drafting process of the deed of sale.

However, should you require any further clarification on the above, please contact Ms. Naita Kamho, Section Head: Research & Information Management at Tel: 290 2024/ Fax: 290 2546.

Yours faithfully,

MS. L FIGAJI
MANAGER: ECONOMIC DEVELOPMENT DIVISION (ACTING)

Kamho (NN)

From: Kamho (NN)
Sent: Thursday, November 24, 2022 14:50
To: 'Elia Tapalo'
Cc: Figaji (L.A)
Subject: RE: Communique.....

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Dear Mr. Tapalo,

As per below mail please do provide us with your proof of payment soonest.
Council has provided you with opportune time to so.

Regards,

From: Kamho (NN)
Sent: Wednesday, November 2, 2022 11:31 AM
To: Elia Tapalo <ec.tapalo2018@gmail.com>
Cc: Figaji (L.A) <Lisa.Figaji@windhoekcc.org.na>
Subject: RE: Communique.....
Importance: High

13

Dear Mr. Tapalo,

Your below request has been communicated to the Valuations Division and we await a date.
However, as per minutes of meeting held on the 29 September 2022 you committed to pay the non-refundable fee by end of October 2022.

Kindly provide proof of payment at your earliest convenience.

Regards,

From: Elia Tapalo <ec.tapalo2018@gmail.com>
Sent: Tuesday, October 25, 2022 9:46 AM
To: Kamho (NN) <Naita.Kamho@windhoekcc.org.na>
Cc: Figaji (L.A) <Lisa.Figaji@windhoekcc.org.na>
Subject: Re: Communique.....

12

Dear Madam Kamho,

Your letter is well received, and indeed not in favor of what is going on in the market today considering our case scenario.

We suggest to have a formal meeting between your Department and the Valuation Divisional Team.

We are afraid of losing this asset and considering all the savings already spend to date.

Please assist coordinate such meeting to engage and seek amicable solution going forward.

Kind regards

Kind regards

ELIA TAPALO

On Mon, 24 Oct 2022, 3:47 PM Kamho (NN) <Naita.Kamho@windhoekcc.org.na> wrote:

Dear Mr. Tapalo,

Kindly find attached communication for your attention.

Regards,

Naita Kamho

Section Head: Research & Information
Department of Economic Development & Community Services

The Gateway to Endless Opportunities

Office: +264 61 290 2024
Fax:
Mobile: +264 81 144 6676
E-mail: Naita.Kamho@windhoekcc.org.na

Box 59, Windhoek
Enquiries: +264 61 290 2911
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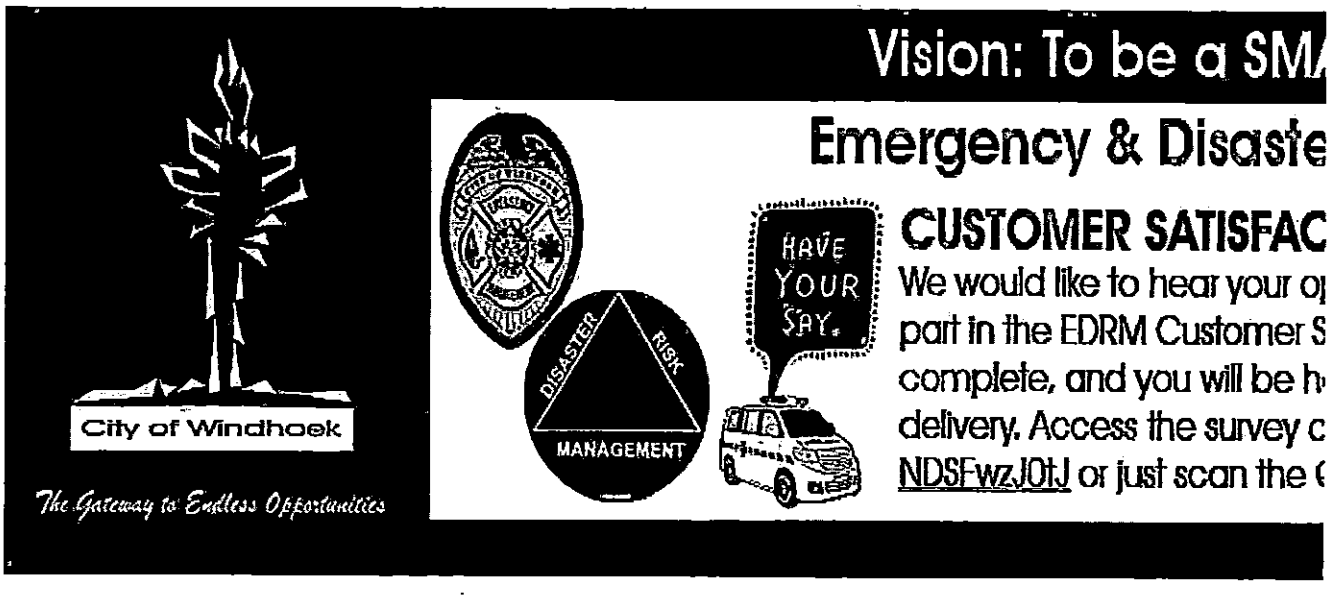


Department of Economic Development & Community Services
✉ 59
80 Independence Avenue
WINDHOEK, NAMIBIA

Tel: (+264) 61 290 2911 • www.cityofwindhoekcc.org.na

ENQ: Ms G Pujatura **TEL:** (061) 290 2093
DATE: 25 January 2023 **E-MAIL** Grace. Pujatura@windhoekcc.org.na

Mr. E Tapalo
Managing Member
Project Seven Trading CC
P O Box 35087
Pioneerspark
WINDHOEK

Dear Mr. Tapalo,

RE: PAYMENT OF NON-REFUNDABLE FEE

The above subject matter bears reference as per meeting held on the 29th of September 2022 (minutes attached for reference).

Your commitment to settle the non-refundable fee as per above mentioned meeting was noted. However, Council has to date not received any proof of payment. You are thus hereby being informed that, should proof of payment not be received within five (5) working days, an item will be submitted to Council for consideration given your non-compliance with Council Resolution 23/02/2021. You have to date been reminded and provided with sufficient time to pay the non-refundable fee.

With the above, you are urgently requested to submit proof of payment on or before **1 February 2023**. Should you have any concerns, please do not hesitate to contact Ms. Pujatura at the above-mentioned contact details.

Yours faithfully,

MS. Z STEENKAMP
STRATEGIC EXECUTIVE: ECONOMIC DEVELOPMENT & COMMUNITY SERVICES

(16)

Physical Address:
19 Sauer Street
WHK North
Tel: +264 812618680
Email:ec.tapalo2018@gmail.com
Reg. No. CC2012/0275

30 January 2023

Inquiry: EC Tapalo (Mr.)

Windhoek City Council
P.O Box 59
Windhoek

Re: Payment Of non-refundable fees

Dear Ms. G Pujatura

Your letter dated 25 January 2023 was well received, and duly acknowledged.

It is in that same spirit we would like to state that; the funds were facilitated November 2022, however the financier/investor in our project travelled overseas. They only arrived back in the Country the week of the 20th January 2023, the latest resolution is that the funds will be made available next month latest release of such will be on the 28 February. It is our hope to settle such long overdue account and shape the way forward to settle and close the main account.

We hope the above will find in order and final

Your Sincerely

EC Tapalo (Mr.)
Managing Member

PROJECT SEVEN TRADING
Reg.No. cc / 2012 / 0275
Vat:5666251 - 01- 5

30-01-2023

P.O.Box 35087
Pionierspark,Namibia

(17)

Department of Economic Development & Community Services
✉ 59
80 Independence Avenue
WINDHOEK, NAMIBIA

Tel: (+264) 61 290 2911 • **www.cityofwindhoekcc.org.na**

ENQ: NN Kamho
E-mail: nnk@windhoekcc.org.na

TEL: 290 2024
DATE: 7 February 2023

Mr. E Tapalo
Managing Member
Project Seven Trading CC
P O Box 35087
Pioneerspark
Windhoek

Dear Mr. Tapalo,

RE: PAYMENT OF NON-REFUNDABLE FEE

The above subject matter bears reference as per your letter dated 30 January 2023.

Your commitment to settle the non-refundable fee as per above mentioned letter is noted. However, a submission on the status of the project will serve at the next Strategic Executive Forum while proof of payment is awaited. Should payment not be received by end of 28 February 2023, the submission will proceed to Council for deliberation under the provision of the Special Projects Policy and applicable Council Resolution.

Yours faithfully,

M.Z. STEENKAMP
STRATEGIC EXECUTIVE: ECONOMIC DEVELOPMENT & COMMUNITY SERVICES

(18)

PROJECT

Physical Address:

15 March 2023

Inquiry: EC Tapalo (Mr.)

Windhoek City Council
P.O Box 59
Windhoek

Re: Payment Of non-refundable fees Erf No

Dear Ms. Z Steenkamp,

We hope our letter finds you in good spirit.

We the members of the above mentioned Close Corporation, promised in our letter dated 30 January 2023, that we shall settle the accumulative sum of monies meant for waiver fees. Our investors upon their return from oversea, we convened a meeting to emphasize the date set by members of which we supposed to settle the said funds (by 28 February) 2023.

However, the investors felt a bit insecure for splitting the budget meant for the purchasing. To be frank, the investors responded that we engage the City Council, and inform the Council to add waiver amount, in order to be incorporated together with the purchase offer to enable them access the land..

It is for these reason we ask your good office to consolidating the two namely; waiver total amount remaining and the purchase offer or contract of sale,

We hope the above is in order, be assured of our co-operation going forward.

Your Sincerely

EC Tapalo (Mr.)
Managing Member

PROJECT SEVEN TRADING
Reg.No. cc / 2012 / 0275
Vat:5666251 - 01- 5

15 -03- 2023

P.O.Box 35087
Pionierspark,Namibia

VALUATION CERTIFICATE
DIVISION: VALUATION SERVICES
DATE OF VALUATION: 24/03/2023

Erf No.: 8754 **Suburb:** Windhoek **Street name:** Cullinana

Erf size: 1740 **Zoning:** Industrial **Bulk:** 1.0

Required portion size: Whole erf

Current use of the portion under consideration: vacant

Acquisition purpose: To be sold

Current vacant land going price/ m²	N$ 1589	
Size of the portion Required	1740 m²	
Estimated market Value	N$ 2 765 000.00	

Portions of Erf 7744 Windhoek were valued on 13/07/2010 and later sold for N$844/ m² as per council Resolution 123/05/2010 respectively. The aforementioned price per square meter is escalated from 2010 to 2022 to arrive at what could be a market related price as at the date of valuation. An escalated average price per square meter of N$ 1589 was produced. Therefore, erf 8754 should be valued at N$ 1589/m².

.....

Valued by: Kaulikufwa Hendjala **Date:** 24/03/2023

2

VALUATION CERTIFICATE
DIVISION: VALUATION SERVICES
DATE OF VALUATION: 24/03/2023

Erf No.: 8755 **Suburb:** Windhoek **Street name:** Cullinana

Erf size: 1407 **Zoning:** Industrial **Bulk:** 1.0

Required portion size: Whole erf

Current use of the portion under consideration: vacant

Acquisition purpose: To be sold

Current vacant land going price/ m²	N$ 1589	
Size of the portion Required	1407 m²	
Estimated market Value	N$ 2 236 000	

Portions of Erf 7744 Windhoek were valued on 13/07/2010 and later sold for N$844/ m² as per council Resolution 123/05/2010 respectively. The aforementioned price per square meter is escalated from 2010 to 2022 to arrive at what could be a market related price as at the date of valuation. An escalated average price per square meter of N$ 1589 was produced. Therefore, erf 8755 should be valued at N$ 1589/m².

.....

Valued by: Kaulikufwa Hendjala **Date:** 24/03/2023

VALUATION CERTIFICATE
DIVISION: VALUATION SERVICES
DATE OF VALUATION: 24/03/2023

Erf No.: 8756 **Suburb:** Windhoek **Street name:** Cullinana

Erf size: 2674 **Zoning:** Industrial **Bulk:** 1.0

Required portion size: Whole erf

Current use of the portion under consideration: vacant

Acquisition purpose: To be sold

Current vacant land going price/ m²	N$ 1589	
Size of the portion Required	2674 m²	
Estimated market Value	N$4 249 000.00	

Portions of Erf 7744 Windhoek were valued on 13/07/2010 and later sold for N$844/ m² as per council Resolution 123/05/2010 respectively. The aforementioned price per square meter is escalated from 2010 to 2022 to arrive at what could be a market related price as at the date of valuation. An escalated average price per square meter of N$ 1589 was produced. Therefore, Erf 8756 should be valued at N$ 1589/m².

.....

Valued by: Kaulikufwa Hendjala **Date:** 24/03/2023

Kamho (NN)

From: Kandovazu (N) <Ngatatue.Kandovazu@windhoekcc.org.na>
Sent: Tuesday, March 7, 2023 09:34
To: Kamho (NN)
Cc: Pujatura (G.K)
Subject: Re: ProjectSevencancelV1

Dear Ms. Kamho

1. Reference is made to the above matter.

2. I have no additions to the item.

Best

Sent from my iPad

Ngatatue Kandovazu

Legal Advisor
Department of Office of the Chief Executive Officer

The Gateway to Endless Opportunities
Office: +264 61 290 3451
Fax:
Mobile:
E-mail: Ngatatue.Kandovazu@windhoekcc.org.na
Box 59, Windhoek
Enquiries: +264 61 290 2911
www.cityofwindhoek.org.na

If you received this message in error, please immediately delete it and all copies from all storage media, and notify the sender. Neither the City of Windhoek nor the sender accepts liability for any interception, error, virus or other interference. Views and opinions contained herein are those of the sender unless clearly stated to be those of the City of Windhoek. City of Windhoek reserves the right to monitor outgoing and incoming e-mails and other telecommunications on its e-mail and telecommunications systems or transferred through its networks.

Vision: To be a Sustainable and C
City of Windhoek
The Gateway to Endless Opportunities
WINDHOEK /AE //GAMS ARTS & CULTURAL FESTIVAL
WINDHOEK /AE //GAMS
& CULTURAL FESTI
"The place that v
City of Windhoek Head Office Up

On 2 Mar 2023, at 11:42 AM, Kamho (NN) <Naita.Kamho@windhoekcc.org.na> wrote:

Dear Mr. Kandovazu,

Kindly provide your input soonest.
The deadline of 28 February 2023 has passed and no payment has been received.

Thanks,

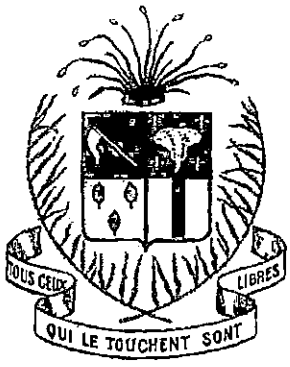
From: Kamho (NN)
Sent: Friday, February 17, 2023 10:01 AM
To: Kandovazu (N) <Ngatatue.Kandovazu@windhoekcc.org.na>; Pujatura (G.K) <Grace.Pujatura@windhoekcc.org.na>
Subject: ProjectSevencancelV1
Importance: High

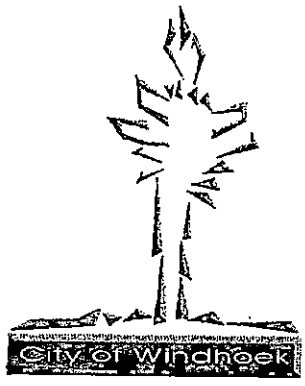
Dear Mr. Kandovazu,

Kindly find attached Project Seven Trading project cancellation item for input under Consultation with stakeholder Departments at your earliest convenience.

I thank you,

<ProjectSevencancelV1.docx>





AGREEMENT OF COOPERATION

BETWEEN

THE CITY OF BRAZZAVILLE (CONGO)

AND

MUNICIPAL COUNCIL OF WINDHOEK
herein referred to as

THE CITY OF WINDHOEK (NAMIBIA)

The City of Brazzaville,
at Place **Fulber Youlou**, P. O. Box 73,
Republic of Congo, on one hand;

And

The City of Windhoek,
at 80 Independence Avenue
P.O. Box 59
Windhoek

Republic of Namibia

Hereinafter referred to as **"The Contracting Parties"**;

Whereas

The Contracting Parties are convinced of the necessity to contribute to constant and harmonious development of the two cities;

Various meetings and actions undertaken between the Contracting Parties have led to better knowledge of the respective communities and the identification of sectors of co-operation;

The twinning of the two capital cities shall contribute to reinforcing friendship and solidarity between the peoples of Namibia and Congo;

The Contracting Parties are respectful of the legislation in both States and international agreements to which they are signatories;

Have agreed to commit themselves to carry out joint actions on the following terms:

Article 1st: Purpose

The Contracting Parties have agreed to promote multifaceted cooperation, exchanges between the Cities of Windhoek and Brazzaville, on the basis of equality and reciprocal benefits.

Article 2: Areas of Cooperation

The Contracting Parties have decided to cooperate in the following areas:

- Solid Waste and Water Management
- Urban Environment;
- Training and Development;
- Culture and Sports;
- Youth Development;
- Tourism;
- Economy Development and Trade (Abattoir meat export)

The Contracting Parties may conclude, as need be, specific agreements in areas other than those identified in paragraph 1.

Article 3: Monitoring and Evaluation

For the purposes of monitoring and evaluating implementation of this Agreement, the Contracting Parties shall put in place a Monitoring and Evaluation Committee composed of three representatives from each City and co-chaired by the Mayors of Windhoek and Brazzaville.

This Committee shall hold meetings when resources allow, once a year, alternatively in Brazzaville and in Windhoek. During these meetings, the Monitoring and Evaluation of the Committee may resort to any (expert) according to the sectors.

Article 4: Implementation Modalities

In order to reach the objectives of the Agreement, the Contracting Parties shall:

- Develop in common accord a working programme;
- Determine the duration of validity of such working programme;
- Encourage technical meetings; and
- Exchange experts to assist in the execution of the said programmes.

Article 5: Financing Modalities

The Contracting Parties shall mobilize necessary resources for carrying out the selected projects.

In the case of project execution, indications regarding the inventory, quantities and prices of material and performance of services shall be the subject of arrangements between the Contracting Parties and of contracts with mandated entities.

Regarding the exchange of delegations, each Contracting Party shall bear the costs of transport of its delegation. The host party shall cover costs pertaining to the organization, transport inside the territory of the host party; and specify hospitalities that it wishes to accord to the invited delegation under the framework of the implementation of this Agreement.

Article 6: Protection of Intellectual Policy

The Contracting Parties shall ensure the protection of intellectual property created or handed over under this Agreement and respective agreements related to the implementation of the latter.

Article 7: Dispute Resolution

All disputes arising from the interpretation of this Agreement shall be settled amicably by the Contracting Parties.

Article 8: Revision, Amendment or Modification

This Agreement may be revised, amended or modified in writing at the initiative of either Contracting Party. The revised, amended or modified provisions shall enter into force as from acceptance thereof by the Contracting Parties.

Article 9: Entry into Force, Duration and Termination

This Agreement shall enter into force as from the date of its signing by the two Contracting Policies.

It has been accepted for a period of three (3) years renewable tacitly for periods of equal duration, unless it had been cancelled by either Contracting Parties after the latter had notified the other Contracting Party in writing of its intent six (6) months prior to the expiry of this Agreement.

The cessation of the validity or termination of this Agreement shall not affect the continuation of the execution of contracts which are not yet completed or other conventions entered into under this Agreement, unless the Contracting Parties agree on other arrangements.

In witness whereof, the undersigned have signed this Agreement,

Done at WINDHOEK on 27/7/11

In duplicate in the English and French languages, both versions being equally authentic.

THE MAYOR OF BRAZZAVILLE (CONGO)

Hugues NGOUELONDELE

THE MAYOR OF WINDHOEK

ALDERWOMAN ELAINE TREPPER

Signed at WINDHOEK on 27/7/11

WITNESSES

HE. Ms Marie-Thèrèse Avemeka
Ambassador of the Republic of Congo

Mr. Niilo K. Taapopi
Chief Executive Officer
City of Windhoek

Ambassade de la République du Congo
près la République de Namibie
Windhoek
****

749

Embassy of the Republic of Congo
in the Republic of Namibia
Windhoek
****

City of Brazzaville

TOWNHALL

Republic of Congo

Unity* Work* Progress

Brazzaville, 15 May 2023

Office of the Mayor

Directorate of External Relations
and Cooperation

The Chair of the Regional and
Municipal Council, Member of Parliament
and Mayor of Brazzaville

To

0167/CB/M/CAB-DREC

The Mayor of the City of Windhoek
Windhoek

Re: Letter of Congratulations

Mister Mayor, dear colleague

At the occasion of your election as Mayor of the City of Windhoek,

I have the honor, through this correspondence, to come present my sincere congratulations.

Thus, I would to seize this opportunity, to express my wishes of success and my availability to work with you in order to strike a useful partnership for the development of our two cities.

I am confident that this promotion to this significant Office is a reflection of your commitment for the development of your city.

I wish to remind that, as set in a Cooperation Agreement signed on 27 July 2011, the towns of Windhoek and Brazzaville are bound by historical ties of friendship and cooperation.

The said agreement stipulates that, after 3 years, it can be renewed automatically.

9, Marien N'GOUABI Street Tel: +264 61 257 517 Fax: +264 61 240 796 P.O. Box 22970 - E-mail:embcongo@iway.na

I am therefore convinced that the renewal of the said agreement will give a renewed momentum to the cooperation between our two towns.

I therefore extend to you, an invitation for a work visit in Brazzaville, at the most suitable date to you, to discuss common interest issues relating among other things to the renewal of the cooperation agreement and the draft action plan attached to this letter

In the hope to welcome you very soon in Brazzaville, please accept, Mister Mayor and dear colleague, the assurance of my most distinguished consideration.

Dieudonné BATSIMBA

Mister Joseph UAPINGENE
Mayor of the city of Windoek (Namibia)

REPUBLIC OF NAMIBIA

MINISTRY OF INTERNATIONAL RELATIONS AND COOPERATION

Tel.: (061) 2829111
Telegram: MINFORA
Fax: (061) 223937/221145/220265
E-mail: headquarters@mirco.gov.na
Ref: 1/1/37/1
Enquiries: Ms. Aune Amunyela, Ext. 2238

Private Bag 13347
WINDHOEK

External Relations & Networking Division
07 . 11 2023
P.O. Box 59, Windhoek, Namibia

5 June 2023

Faniel Maanda
Acting Chief Executive Officer
City of Windhoek
WINDHOEK

Dear Colleague,

LETTER ADDRESSED TO HIS WORSHIP THE MAYOR OF WINDHOEK

Attached hereto for onward transmission, is a letter from the Mayor of the City of Brazzaville in the Republic of Congo, addressed to His Worship Joseph Uapingene, Mayor of the City of Windhoek, inviting His Worship for a working visit to Brazzaville to strengthen cooperation relations between the two cities.

Counting on your usual understanding and cooperation.

Yours sincerely,

Penda A. Naanda
Executive Director

COOPERATION AGREEMENT BETWEEN THE TOWN OF BRAZZAVILLE (CONGO)

AND

THE CITY COUNCIL OF WINDHOEK HERE DESIGNATED AS THE TOWN OF WINDHOEK (NAMIBIA)

The town of **BRAZZAVILLE**
Place Fulbert YOULOU, P.O. BOX: 73
THE REPUBLIC OF CONGO, on one hand

And

The Municipal Council of Windhoek
80 Independence Avenue P.O. Box 59,
WINDHOEK
THE REPUBLIC OF NAMIBIA, on the other hand;

Here referred to as "the parties"

Convinced of the necessity to contribute to the continuous and harmonious development of the cooperation between our two towns;

Considering the diverse meetings and engagements already undertaken at the national level which gave us a better knowledge of our respective communities as well the identification of sectors of cooperation,

Considering that the twinning of our two towns will contribute to the reinforcement of the friendship between Congo and Namibia,

Desirous to promote and reinforce the friendly and brotherly relations that so fortunately already exist between the people of Congo and Namibia and in conformity with the legislation of the States and the international agreements that they are parties to;

Are in agreement on the following:

Article 1: The Goal

The parties commit to promoting diverse cooperation as well as exchanges between Brazzaville and Windhoek that are based on principles of fairness and reciprocal benefits.

Article 2: Sectors of Cooperation

The parties are in agreement to develop exchanges in the following sectors:

- **Urban environment**
- **Training and Development**
- **Youth Development, Sports, Culture and Tourism**
- **Economic Development and Trade**

The parties can enter, if need may be, into additional agreements or any other form of arrangements for any other sector other than those listed here above.

Article 3: Monitoring and Assessment

In order to assess the cooperation, the parties agree to establish a control and coordination Commission made of three representatives of each town and jointly chaired by the Mayors of Brazzaville and Windhoek.

This Commission will meet, depending on the resources, once a year, alternatively in one of two towns. During these meetings, the Commission can eventually call upon outside expertise depending on the sectors on the agenda of the meeting.

Article 4: Terms of the implementation of the agreement

In order to achieve the objectives of this agreement, the parties may:

- Jointly establish a work plan
- Decide on the duration of the said plan
- Promote technical meeting
- Facilitate exchanges between experts in order to ensure the success of the said plan.

Article 5: Funding

The parties are committing to mobilize the necessary resources for the completion of the selected projects.

Details relating to the material necessary for project completion, its inventory, its quantity, its cost as well as the cost of service procurement, will be agreed upon, through additional contracts, between the parties and the assigned organizations.

Each party shall be financially responsible, during visits of delegations, for the travelling cost of its delegates. The host of the meeting shall be responsible for the expenditures relating to the logistics within the country, the organization of the meeting and the stay of the invited delegation as per the current agreement.

Article 6: Protection of the intellectual property

The parties will ensure the protection of the intellectual property that will be created or entrusted to them as a result of this agreement or any additional contracts that may derive from the implementation of this agreement.

Article 7: Conflict resolution

Any conflict that may arise from the interpretation or the implementation of this agreement will be resolved amicably.

Article 8 Review, amendment and modification

Either one of the two parties to this agreement can initiate its review, its amendment or modification. The reviewed, amended or modified articles will enter into force as soon as they are approved by the parties.

Article 9: Entry into force, duration and termination

This agreement enters into force at the date of its signature by the parties

It is concluded for the duration of three years (3) renewable automatically unless one of the parties indicates in writing, six (6) months prior to the agreement lapsing, its intent to do otherwise.

The non-renewal of this agreement, unless otherwise agreed by the parties, will not affect the completion of the contract already commenced nor the implementation of other decisions taken whilst the said agreement was still valid.

Done in Windhoek or Brazzaville, on ..... in two original copies in English and French, the two copies are equally binding.

The Honorable Mayor of BRAZZAVILLE His Worship the Mayor of Windhoek

Dieudonné BATSIMBA **Joseph UAPINGENE**

1231

P.O. Box 21664
Windhoek
Namibia
21 November 2013

Manager: Property Management
Mr. Elly Shipiki
City of Windhoek

Urban Planning & Property Management
25 -11- 2013
RECEIVED BY:
CITY OF WINDHOEK

Dear Manager

Re: **Application for a portion next to Erf Number 1115 Mudorib, Cimbebasia**

I, Rev. Martin Nelumbu, would like to apply for a portion of 10 metres next to my house on Erf Number 1115 Mudorib, Cimbebasia.

I look forward to your favourable response.

Best regards

Yours sincerely

Rev. Martin Nelumbu

Prepared by me

CONVEYANCER
M PASCHKE

09 APR 2009
MORTGAGED ..... (No. B 1637/2009)
for N$ 715 000-00
DEEDS OFFICE WINDHOEK
REGISTRAR OF DEEDS

FOR INFORMATION ONLY

8000000184793

DEED OF TRANSFER T 1509/2009

BE IT HEREBY MADE KNOWN:

THAT ~~MICHÈLE PASCHKE~~ **ELMARIE VISSER**
appeared before me Deputy Registrar of Deeds at Windhoek, he/she the said Appearer being duly authorised thereto by a Power of Attorney granted to him/her by

THE MUNICIPAL COUNCIL OF WINDHOEK

dated the **9th MARCH 2009** and signed at **WINDHOEK**

and the said Appearer declared that her said constituent had truly and legally sold on **28 SEPTEMBER 2007** and that she in her capacity aforesaid, did by these presents, cede and transfer, in full and free property, to and on behalf of

MARTIN NELUMBU
Born on 19 September 1955

and

LUCIA NDALINOSHISHO NELUMBU
Born on 6 April 1957

Married in community of property to each other

Their heirs, executors, administrators or Assigns

CERTAIN	Erf no. 1115 CIMBEBASIA Extension No. 3.
SITUATE	In the Municipality of WINDHOEK Registration Division "K" KHOMAS Region
MEASURING	497 (Four Nine Seven) Square as indicated on General Plan No. A.138/2001 relating thereto.
HELD BY	Certificate of Registered Title No. CRT.6007/2001
A. SUBJECT	to the following conditions imposed in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954), namely: -

FOR INFORMATION ONLY

IN FAVOUR OF THE LOCAL AUTHORITY:

(A) The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all time be subject, the provisions of the Windhoek Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance 1954 (Ordinance 18 of 1954), as amended.

(B) The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf.

B. **FURTHER SUBJECT** to the reservation by the MUNICIPAL COUNCIL OF WINDHOEK of the right of access and use without compensation of the area 3 metres parallel with any boundary of such erf, for the costs and maintenance of municipal services in respect of water, sewerage, drainage, electricity and gas, which right includes the right to place on such erf temporarily any materials that may be excavated during such operation on the erf of any adjacent erf.

C. **AND FURTHER SUBJECT** to the following conditions imposed for the benefit and enforceable by the Municipal Council or its assigns, against the transferee and his/her/its Successors in title, namely:-

The Transferee, his/her successors in title or assigns shall not be entitled to sell the property without the prior consent of the Transferor, which consent shall only be granted upon compliance with the contractual conditions relating to

FOR INFORMATION ONLY

a) the improvement of the property within 2 years from date of sale (28th September 2007) and

b) penalty and improvement assessment rates contained therein.

The Transferor shall have a right of retransfer of the property unless it has been materially improved as set out above, within 5 years from the aforesaid date, subject to the conditions contained in the Deed of Sale. This right shall lapse upon the issue of a certificate by the Council that the improvements have been completed.

WHEREFORE the Appearer renouncing all the right and title which the said TRANSFEROR heretofore had to the premises, did, in consequence also acknowledge the said TRANSFEROR to be entirely dispossessed of, and disentitled to, the same; and that by virtue of these presents the said TRANSFEREES their heirs, administrators or successors in title or assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging that the purchase price is the sum of N$96 000,00.

SIGNED at WINDHOEK, on 09 APR 2009, together with the Appearer, and confirmed with my seal of office.

Signature of Appearer

In my presence

REGISTRAR OF DEEDS

DEPUTY REGISTRAR OF DEEDS

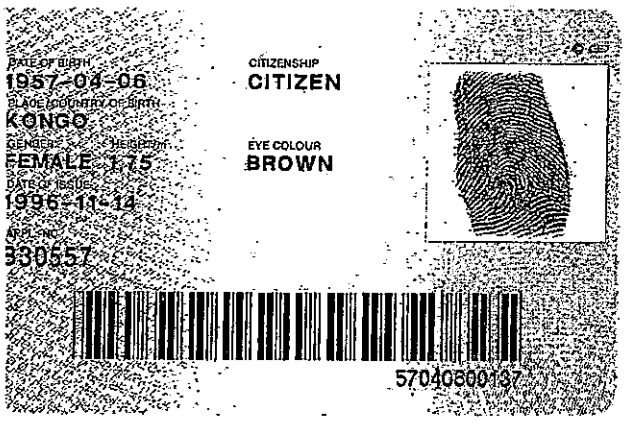
FOR INFORMATION ONLY

Transfer Duty Exemption Certificate No. 103235378
Issued by the Receiver of Revenue at Windhoek on 13 March 2009

(Checked) 1. ..... 2. .....

I the undersigned, MICHÈLE PASCHKE, Conveyancer hereby certify in terms of Section 78 of Act 23 of 1992 that all rates leviable in respect of such immovable property in terms of this Act, and all the fees, charges and other moneys due to the local authority council in respect of any service, amenity or facility supplied to such property in terms of this Act, inclusive of any availability charge and minimum charge provided for in section 30(1)(u) has been paid up to and including the date of registration hereof.

CONVEYANCER



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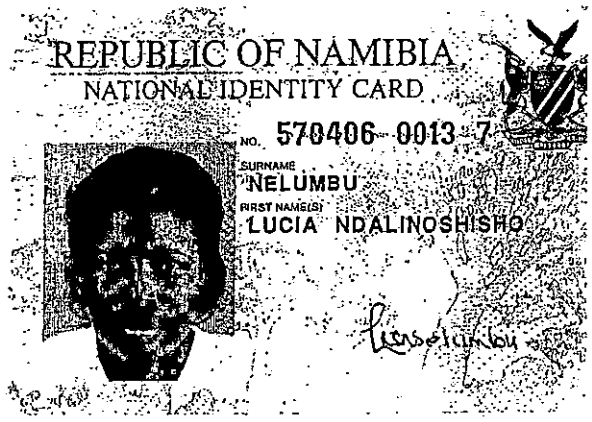
1957-04-06
PLACE/COUNTRY OF BIRTH
KONGO
GENDER HEIGHT
FEMALE 1.75
DATE OF ISSUE
1996-11-14
ARN NO
330557

CITIZENSHIP
CITIZEN

EYE COLOUR
BROWN

5704060013 7

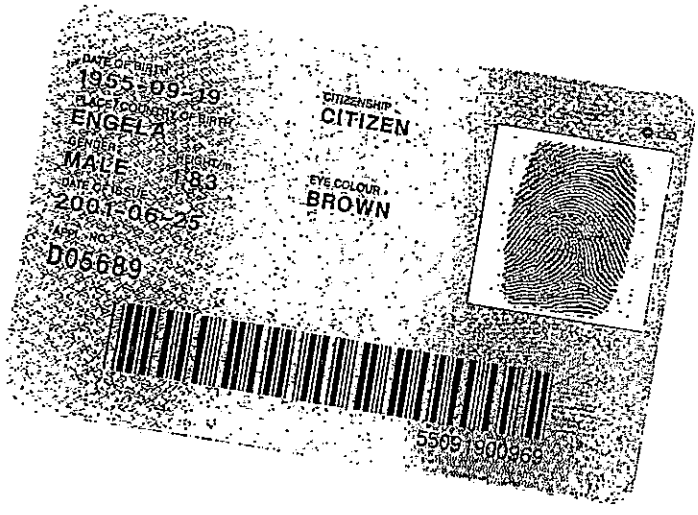


REPUBLIC OF NAMIBIA
NATIONAL IDENTITY CARD

NO. 570406 0013 7

SURNAME
NELUMBU

FIRST NAME(S)
LUCIA NDALINOSHISHO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PLACE/COUNTRY OF BIRTH
ENGELA
GENDER
MALE
HEIGHT/m
1.83
DATE OF ISSUE
2001-06-25
ARN NO.
D06689
CITIZENSHIP
CITIZEN
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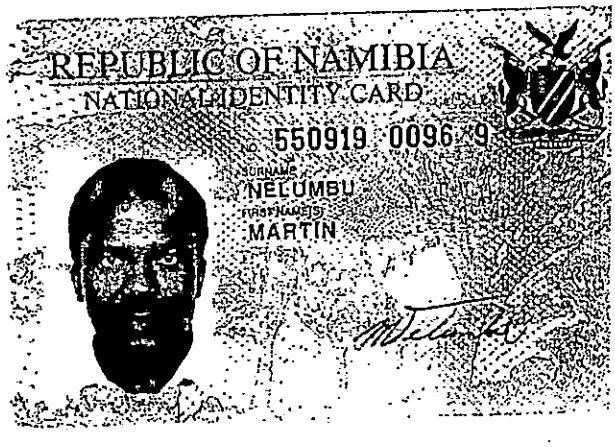
BROWN
5509190069


REPUBLIC OF NAMIBIA
NATIONAL IDENTITY CARD
550919 0096 9
SURNAME
NELUMBU
FIRST NAME(S)
MARTIN

1020

3-1/0052

REPUBLIC OF NAMIBIA

MINISTRY OF HOME AFFAIRS

DEPARTMENT OF CIVIC AFFAIRS

MARRIAGE CERTIFICATE

B 59024

HUSBAND	WIFE
Surname: Nelumbu	Taukuheke
First name(s): Martin	Lucia
Identity No. 5509190096917	Identity No. 5704061100138
Date of birth: Year 1955 Month 09 Day 19	Date of birth: Year 1957 Month 04 Day 06

Date of marriage: Year 1983 Month 07 Day 09

Married by / without antenuptial contract: Without

Marriage solemnized at: ELCIN - N. Shinana

Place: Kongo District: Owambo

Certified a true extract from the marriage register.

Marriage Officer / for Ministry of Home Affairs

MINISTRY OF HOME AFFAIRS
PRIVATE BAG 13200 WINDHOEK
2006 09 19
Date
NO. 101
DEPT. OF CIVICS AFFAIRS

Windhoek
Place

Designation number of marriage officer:

Namib Graphics 157/94

763

[Municipal Council Minutes: 2001-07-25]

8.3.28 **UPG.1 [PLA] POLICY FOR THE DISTRIBUTION AND FUTURE USAGE OF PUBLIC OPEN SPACE IN WINDHOEK**
(3/1/P) (16/15/1)

On proposal by Councillor Dr B von Finckenstein, it was

RESOLVED

1 That the 'Policy for the Distribution and Future Usage of Public Open Space in Windhoek', its appendices and the plan 'Parks in Windhoek 2000' be adopted as policy documents.

2 That urban development within Windhoek, by the public or private sector, be guided, inter alia, by the general principles contained in the Policy.

3 That the usage of open spaces as set out in the appendices be approved and that the recommended facilities accompanying the designation and as set out in chapter 5 of this policy be adopted as minimum targets for parks and recreational development.

4 That the approved usage and designated facilities be used to assist annual budgeting for further development commensurate with the designated role of the open space.

5 That based on the principle that people should not have to walk for longer than ten minutes to get to a local facility such as a park, the size and distance criteria set out in chapter 6 be adopted as design guidelines for new townships.

6 That the City recognise its heritage of fragile eco-systems identified in the report comprising river courses, dams, mountains, hilltops and steep valleys, and other natural features and is determined that they be subject to environmental conservation measures and that opportunities be pursued for sensitive recreational development and eco-tourism so as to maintain a balance between conservation and recreational open spaces.

7 That special protection be provided for drainage areas by way of a buffer 'infiltration area' extending to a recognised distance from the riverbeds so that absorptive soil sponge next to the riverbank can be retained to facilitate seepage of water into the groundwater reserves, for maintaining riverine ecological systems, and also to act as a bio-filter, cleaning water before it is deposited into the riverbed.

8 That the following guidelines be used for assessing applications for portions of public open space:

8.1 A watercourse including an 'infiltration area' not be permanently closed, other than with a servitude to prevent building within the infiltration area, or be used other than as park, a garden or a recreational area.

8.2 The 'infiltration area' be assessed preferably by a hydrogeological study to be carried out as part of an environmental impact study to assess groundwater vulnerability and to fix the boundaries for subdivision of developable erven along watercourses and other identified areas of groundwater vulnerability, or where this is not feasible then by the following criteria:

- Adoption of the 1:100 year flood line where this is available, or
- Imposition of a 5 metre wide infiltration area between the seasonally active bed of a watercourse which is further than 500 metre or more from its bounding watershed, and the nearest structures.

8.3 The physical occurrence of a watercourse be defined as being the outer edge of the seasonally active (gravel) bed or the identifiable banks of a watercourse.

8.4 The protection afforded by an infiltration area be applicable for a watercourse should it be 500 metre or more from its bounding watershed or should special topographical or flow conditions warrant earlier recognition.

8.5 No area within a 1 in 50 year flood line be built upon or used for any purpose other than as park, a garden or a recreational area.

8.6 Minor watercourses (drainage channels) be consolidated with adjacent properties provided that any 'infiltration area' of the watercourse is reserved by a servitude free of structures or impermeable surfacing.

8.7 That no land designated for a City, suburban or neighbourhood park be diminished in any way unless a park development plan exist which indicate clearly that some portion of the land not be used by the community and represent waste land.

8.8 That in all cases where application is made for rezoning, consent use, or subdivision in the vicinity of a watercourse for non residential activities which pose a threat of polluting the watercourse, and in all cases where such a development lie within 10 metre of a watercourse, a hydrogeological study be carried out:

- To assess groundwater vulnerability,
- To recommend conditions for the development and
- To fix the boundaries for any subdivision of developable erven along watercourses and other identified areas of groundwater vulnerability.

8.9 That where application is made for rezoning, consent use, or subdivision in the vicinity of a watercourse full details of the proposed activities be supplied so as to enable the City to assess the groundwater vulnerability.

8.10 That in other cases not involving watercourses or designated parks, 10 metre wide portions of land be acquired for consolidation with adjacent erven provided that:

- The extent of land taken would not undermine the value of the open space to the community;
- Extraction of a portion will not damage or inhibit access of the public to the open space;
- Only one 10 metre wide portion may be acquired with no subsequent extraction (small variations from the 10 metre may be permitted to accommodate local features);
- Neighbours and other affected parties have no valid objection;
- The new usage would not damage any scenic views of the hillside or any valuable natural features, and
- Services are not adversely affected.

9 That, as opportunity arises, every remaining open space be considered in respect of its full extent for closure, partial closure or retention and that no recommendations be made on the basis of a partial investigation only.

10 That the criteria set out above and in the Policy be used in the design of new settlements and that specially attractive or sensitive natural features and areas of scenic beauty be incorporated for their protection into future open spaces as far as is reasonably possible.

11 That for all townships proclaimed since 1980, except for additional strips of land along the edges of steep hillsides (approximately10 metre wide), where application is supported by affected adjacent erf owners, no further small scale diminution of open spaces be supported.

12 That for townships proclaimed before 1980, namely Katutura and Extensions 1 to 13, Khomasdal and Extensions 1 to 3, Windhoek residential townships, Klein Windhoek and Extensions 1 to 3, Erospark, Academia, Olympia and Pionierspark, except for approximately 10 metre wide strips along the edges of steep hillsides, where application is supported by affected adjacent erf owners, applications be handled in terms of paragraphs 8 and 9 and further small scale diminution only be allowed where such diminution has already commenced.

13 That the above rules not be interpreted to bar the City from totally closing an open space which serve only as a drainage channel and by piping the stormwater flow, to make the land available for urban use or where the area is to be physically closed or fenced off for security purposes at the request of adjacent erf owners.

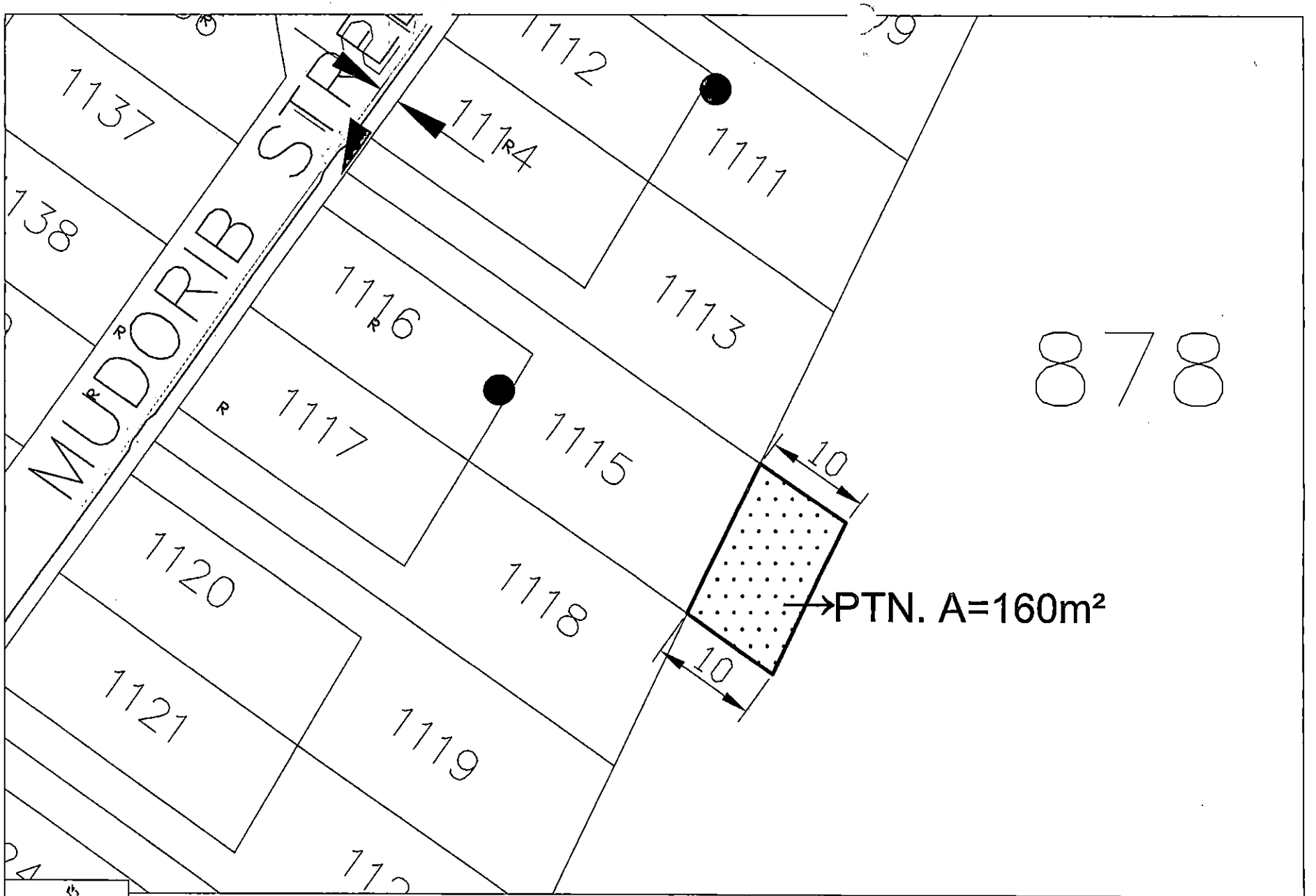
14 That in all new township development a hydrogeological study be carried out as part of any environmental impact analysis or feasibility study to assess groundwater vulnerability and to fix the boundaries for subdivision of

developable erven along watercourses and other identified areas of groundwater vulnerability.

15 That the public be reminded that in terms of Council Resolution 55/02/93 of 24 February 1993 which has been incorporated into this Policy, it consider the allocation of portions of public open spaces for local community development of community facilities with or without a community centre as part of Citizen-City partnership initiatives.

16 That the City see the establishment of common goals in the conservation and utilisation of open spaces in the City as a critical factors in promoting social upliftment and improving the living conditions of its citizens.

RESOLUTION 251/07/2001 [POLICY]



City of many faces

SUBDIVISION OF A PORTION OF ERF 878, CIMBEBASIA,
FOR CONSOLIDATION WITH ERF NO.1115, CIMBEBASIA
PATH: cad data/groups/geomatics/1115-CIM PLAN NO: CIM 1115-1

24 JANUARY 2023

SCALE1:1000

VALUATION CERTIFICATE

DIVISION: VALUATION SERVICES

DATE OF VALUATION: 20/06/2023

Erf No.: 878 **Suburb:** Cimbebasia **Street name:** Arimas

Erf size: 117 999m² **Zoning:** Public Open Space **Density:**

Required portion size: 160 m²

Current use of the portion under consideration: Vacant

Acquisition purpose: To be sold to the owner of erf 1115, Cimbebasia for consolidation purposes.

Current vacant land going price/ m²	N$1290/m²	
Size of the portion Required	160 m²	
Estimated market Value	N$ 206 400.00	

Erven in Cimbebasia were sold in the past one year at an average price of N$1290/m². The aforementioned price per square meter shall be applied to value the portion required.

Valued by: Kaulikufwa Hendjala **Date:** 20/06/2023

[Municipal Council Minutes: 2004-08-25]

8.3.4 BRB.2 [PLA] CALCULATION OF PURCHASE PRICE – ADDITIONAL LAND SALES
(16/15/2/2/1)

R.O.S. cont

On proposal by Councillor Dr B von Finckenstein, it was

RESOLVED

That Council Resolution 405/08/95 be rescinded and replaced by the following:

1 That portions of open spaces, which are big enough to enhance the potential of the property with which the portion is to be consolidated, be valued at the full market-related price as determined by the Strategic Executive: Planning, Urbanisation and Environment.

2 That portions of open spaces which can be used as separate erven, with separate access and which are fully serviced, be valued at the full market-related price as determined by the Strategic Executive: Planning, Urbanisation and Environment.

3 That portions of open spaces which are too small to enhance the potential of the erf with which the portion is to be consolidated, be valued at 50 % of the market value as determined by the Strategic Executive: Planning, Urbanisation and Environment.

4 That, where fully market-related prices is payable, the costs incurred for the closure, town planning and cadastral procedures (as calculated by the Strategic Executive: Planning, Urbanisation and Environment) be deducted from the eventual purchase price: Provided that the eventual purchase price not be less than 50 % of the market-related price as determined by the Strategic Executive: Planning, Urbanisation and Environment.

5 That additional land being sold at a subsidised price for consolidation with the adjacent 'institutional' zoned properties not be allowed to deduct the costs mentioned in paragraph 4.

6 That the policy on the deduction of costs where full market-related purchase prices are payable also be made applicable to all outstanding sales subject to the conditions of the original resolution.

RESOLUTION 276/08/2004 [POLICY]

NEIGHBOURS' CONSENT

SALE OF A PORTION OF ERF 878, CIMBEBASIA FOR CONSOLIDATION WITH ERF 1115, CIMBEBASIA

ERF 1113, CIMBEBASIA

I/WE, Cynthia Conradie; IDENTIFICATION NUMBER(S) 7401080000 54, THE OWNER(S) OF **ERF 1113, CIMBEBASIA**, OBJECT/DOES NOT OBJECT TO THE INTENDED SALE.

(SIGN) (SIGN)

DATE: 5/6/2019

OFFICE OF THE CHIEF EXECUTIVE OFFICER CITY OF WINDHOEK 07 JUN 2019 RECEIVED Manager: CCTM&CC P.O. Box 59 • WINDHOEK

NEIGHBOURS' CONSENT

SALE OF A PORTION OF ERF 878, CIMBEBASIA FOR CONSOLIDATION WITH ERF 1115, CIMBEBASIA

ERF 1118, CIMBEBASIA

I/~~WE~~, HILENI AMADHILA; IDENTIFICATION NUMBER(S) 6807110098 6, THE OWNER(S) OF **ERF 1118, CIMBEBASIA**, OBJECT/DOES NOT OBJECT TO THE INTENDED SALE.

(SIGN) (SIGN)

DATE: 30/5/2019

[Municipal Council Minutes: 2018-09-05]

9.3.4 **FNS.4 [HPH] APPLICATION FOR THE PROPOSED CANCELLATION OF VARIOUS SALE ALLOCATIONS – END OF AUGUST 2018**
(8/1/2/5/4)

After Councillor Ms BE Cornelius recused herself from the discussions and on proposal by Councillor M Shiikwa, it was

RESOLVED

1 That it be noted that Council per various Resolutions approved various sales which sale transactions have not yet been finalised.

2 That it be noted that Council per Resolutions, amongst others, 176/06/2018, 177/06/2018 and 178/06/2018, attached as pages 92, 93 and 94 respectively to the agenda, resolved that all applicants with outstanding land sale transactions be informed to honour their payments by the end of August 2018.

3 That it be noted that Council per Resolutions, amongst others, 176/06/2018, 177/06/2018 and 178/06/2018, resolved that all outstanding land sale transactions be submitted to Management Committee/Council during the month of August 2018.

4 That it be noted that in compliance with Council Resolutions 176/06/2018, 177/06/2018 and 178/06/2018, the Strategic Executive: Housing, Property Management and Human Settlement issued Final Notice letters dated 12, 23 and 24 July 2018, attached as pages 95 – 134 to the agenda, to various prospective purchasers who failed to finalise the sale transactions within the given timeframes.

4.1 That a final extension of thirty (30) days be granted to all the purchasers/applicants with the following conditions:

4.1.1 That the purchaser/applicant submit a signed Deed of Sale within the prescribed period of time (thirty (30) days).

4.1.2 That the purchaser/applicant effect payment of the full purchase price within the prescribed period of time (thirty (30) days).

4.1.3 That failure to comply with the conditions mentioned under paragraphs 4.1.1 and 4.1.2 above, will result in an automatic cancellation of the sales transaction.

5 That approval be granted to the Strategic Executive: Housing, Property Management and Human Settlement to sell the various cancelled properties on open tender to the general public.

6 That it be noted that there are properties that were being sold as 10 metre portions but can be investigated for possible sale as standalone erven.

6.1 That it be noted that such erven need to undergo further town planning processes prior to them ready for sale.

7 That it be noted that the sale of the properties as per the list is subject to Ministerial approval in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992) as amended.

8 That the sale of the properties as per the list be advertised in terms of section 63(2) of the Local Authorities Act, 1992 (Act 23 of 1992) as amended.

9 That proper administrative process as outlined by Article 18 of the Namibian Constitution be adhered to and that the Strategic Executive: Housing, Property Management and Human Settlement arrange a workshop for all Councillors, in conjunction with the Office of the Chief Executive Officer (Manager: Mayoral and Council Affairs), to discuss all land related policies.

10 That the resolution be implemented prior to confirmation of the minutes.

Financial implications

None

RESOLUTION 254/09/2018

[Municipal Council Minutes: 2013-08-01]

4.26 **UPG.1 [EDE] APPLICATION FOR CONSIDERATION UNDER THE SPECIAL PROJECTS POLICY – WADADEE GROUP CC**
(3/1/6/9/2)

On proposal by Councillor M Shiikwa, it was

RESOLVED

1 That the application by Wadadee Group CC not be considered as a special project, but that Erf 3735 (± 587.03 m² in extent) and Erf 3736 (± 7 024 m² in extent), Katutura be sold to the applicant, by way of private treaty, in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992), read with section 63, due to the merit of the application.

2 That the applicant as per proposal, construct a public park on a portion of Erf 88, Wanaheda, to be subdivided in consultation with the Strategic Executives: Urban Planning and Property Management; and Economic Development and Environment.

3 That the applicant consult the Strategic Executive: Economic Development and Environment, in respect of the design of the park.

4 That the management of the park be taken over by the Strategic Executive: Economic Development and Environment, once constructed.

5 That the Urban Arterial Account (UAA) contribution for a 'special' zoning, having a bulk of 1.0, be N$97.32/m² of final extent.

5.1 That the encroaching areas of Erven 3687 and 3688 onto Erf R/3736 be either rectified or subdivided prior to the sale, and the value be included in the final sales price.

6 That Erven 3735 and R/3736, after the finalisation of the town planning and cadastral procedures, be sold to Wadadee Group CC at a total price of N$2 785 600.00 (VAT exclusive), as determined by the Strategic Executive: Urban Planning and Property Management.

7 That Erf 3736, Wanaheda be rezoned to 'special' with a bulk of 1.0 for specific defined purposes of a restaurant, conference and accommodation facilities, while Erf 3735 be rezoned 'special' only for purposes of parking.

8 That the applicant conduct an Environmental Impact Assessment (EIA) as per the Environmental Management Act, 2007 (Act 7 of 2007), in consultation with the Strategic Executive: Economic Development and Environment.

9 That the applicant submit an Environmental Management Clearance Certificate from the Ministry of Environment and Tourism in compliance with the Environmental Management Act, 2007 (Act 7 of 2007).

10 That the applicant consult the Strategic Executive: Urban Planning and Property Management during the planning stages of the development regarding access, parking, public transport provisions and circulation for subsequent amendments.

11 That Erf 3735, Katutura be notarially linked with Erf R/3736, Katutura, while parking for Erf R/3736, Katutura is provided for on Erf 3735, Katutura.

12 That parking be provided for as follows:

12.1 Restaurant: One (1) parking bay per three (3) seats, plus a loading zone;

12.2 Conferencing: One (1) parking bay per four (4) seats for a seating capacity of up to sixty (60), and one (1) parking bay per six (6) seats thereafter;

12.3 Accommodation facilities: 0.66 parking bays per leasable room; and

12.4 Office: Four (4) parking bays per 100 m^2.

13 That surface stormwater run-off be accommodated according to clause 35 of the Town Planning Scheme (see Info 35 of the Town Planning Scheme) stating:

13.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:

- The flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or

- The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.

13.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.

13.3 That prior approval be obtained from the Strategic Executive: Infrastructure, Water and Technical Services if the accommodation of the stormwater on the erf is contemplated.

13.4 That engineering drawings on how the stormwater would be accommodated to the satisfaction of the Strategic Executive: Infrastructure, Water and Technical Services be submitted for approval simultaneously with the building plans.

13.5 That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted, prior to the approval thereof.

13.6 That no building plans be approved until the stormwater conditions are met.

14 That access be to the satisfaction of the Strategic Executive: Urban Planning and Property Management.

15 That Erf 3735, Katutura obtain no access from Caesar Street.

16 That no access be allowed less than 15 metre of the intersecting kerb lines of the intersections of Caesar Street with Betsaida Street, and Betsaida Street with Arimathea Street.

17 That the proposed sale of the land be advertised in accordance with section 63(2) of the Local Authorities Act, 1992 (Act 23 of 1992).

RESOLUTION 227/08/2013

Department of Economic D 778 ment and Environment
59
80 Independence Avenue
WINDHOEK, NAMIBIA
Tel: (+264) 61 290 2111 • Fax: (+264) 61 290 2171 • www.cityofwindhoek.org.na

Enq : ZD Steenkamp
E-mail : zus@windhoekcc.org.na
Date : 4 September 2013

Tel: 290 2689
Fax: 290 2546

Mr. Shaun Awaseb
Managing Director
Wadadee Group CC
P O Box 9808
Eros
WINDHOEK

Dear Mr. Awaseb,

RE: WADADEE COLLECTION: WADADEE RESTAURANT, MUSEUM AND CONFERENCE CENTRE

The above subject bears reference.

This serves to inform you that your application was tabled before Council on the 28 August 2013, where Council resolved (as per resolution 227/08/2013) as follows:

1 *"That the application by Wadadee Group CC not be considered as a special project, but that Erf 3735 (± 587.03 m² in extent) and Erf 3736 (± 7 024 m² in extent), Katutura be sold to the applicant, by way of private treaty, in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992), read with section 63, due to the merit of the application.*

2 *That the applicant as per proposal, construct a public park on a portion of Erf 88, Wanaheda, to be subdivided in consultation with the Strategic Executives: Urban Planning and Property Management; and Economic Development and Environment.*

3 *That the applicant consult the Strategic Executive: Economic Development and Environment, in respect of the design of the park.*

4 *That the management of the park be taken over by the Strategic Executive: Economic Development and Environment, once constructed.*

5 *That the Urban Arterial Account (UAA) contribution for a 'special' zoning, having a bulk of 1.0, be N$97.32/m² of final extent.*

5.1 *That the encroaching areas of Erven 3687 and 3688 onto Erf R/3736 be either rectified or subdivided prior to the sale, and the value be included in the final sales price.*

6 *That Erven 3735 and R/3736, after the finalisation of the town planning and cadastral procedures, be sold to Wadadee Group CC at a total price of N$2 785 600.00 (VAT exclusive), as determined by the Strategic Executive: Urban Planning and Property Management.*

7 *That Erf 3736, Wanaheda be rezoned to 'special' with a bulk of 1.0 for specific defined purposes of a restaurant, conference and accommodation facilities, while Erf 3735 be rezoned 'special' only for purposes of parking.*

8 *That the applicant conduct an Environmental Impact Assessment (EIA) as per the Environmental Management Act, 2007 (Act 7 of 2007), in consultation with the Strategic Executive: Economic Development and Environment.*

9 *That the applicant submit an Environmental Management Clearance Certificate from the Ministry of Environment and Tourism in compliance with the Environmental Management Act, 2007 (Act 7 of 2007).*

10 *That the applicant consult the Strategic Executive: Urban Planning and Property Management during the planning stages of the development regarding access, parking, public transport provisions and circulation for subsequent amendments.*

11 *That Erf 3735, Katutura be notarially linked with Erf R/3736, Katutura, while parking for Erf R/3736, Katutura is provided for on Erf 3735, Katutura.*

12 *That parking be provided for as follows:*

12.1 *Restaurant: One (1) parking bay per three (3) seats, plus a loading zone;*

12.2 *Conferencing: One (1) parking bay per four (4) seats for a seating capacity of up to sixty (60), and one (1) parking bay per six (6) seats thereafter;*

12.3 *Accommodation facilities: 0.66 parking bays per leasable room; and*

12.4 *Office: Four (4) parking bays per 100 m².*

13 *That surface stormwater run-off be accommodated according to clause 35 of the Town Planning Scheme (see Info 35 of the Town Planning Scheme) stating:*

13.1 *That no stormwater drainage, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:*

- *The flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or*

- *The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.*

13.2 *That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.*

13.3 *That prior approval be obtained from the Strategic Executive: Infrastructure, Water and Technical Services if the accommodation of the stormwater on the erf is contemplated.*

13.4 *That engineering drawings on how the stormwater would be accommodated to the satisfaction of the Strategic Executive: Infrastructure, Water and Technical Services be submitted for approval simultaneously with the building plans.*

13.5 *That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted, prior to the approval thereof.*

13.6 *That no building plans be approved until the stormwater conditions are met.*

14 *That access be to the satisfaction of the Strategic Executive: Urban Planning and Property Management.*

15 *That Erf 3735, Katutura obtain no access from Caesar Street.*

16 *That no access be allowed less than 15 metre of the intersecting kerb lines of the intersections of Caesar Street with Betsaida Street, and Betsaida Street with Arimathea Street.*

17 *That the proposed sale of the land be advertised in accordance with section 63(2) of the Local Authorities Act, 1992 (Act 23 of 1992)."*

Kindly take cognizance of the provisions of the Council Resolution for your further implementation. It should be noted that as per Resolution 17 above, Council will furthermore proceed with the advertisement of the proposed sale in accordance with section 63(2) of the Local Authorities Act, 1992 (Act 23 of 1992).

Council would like to congratulate you and wish you success in respect of the implementation of the project. However, should you require any further clarification on the above, please contact either Ms. Z Steenkamp, Manager: Economic Development at Tel: 290 2284.

Yours faithfully,

UL KARIMBUE - MUPAINE
STRATEGIC EXECUTIVE: ECONOMIC DEVELOPMENT & ENVIRONMENT

Copies:
Mr. L Narib: Strategic Executive: Urban Planning and Property Management
Mr. P du Pisani: Strategic Executive: Infrastructure, Water and Technical Services

Republic of Namibia

Ministry of Urban and Rural Development

Tel: (+264 61) 2975111
enquiries@mrlgh.gov.na
Website: www.mrlgh.gov.na

Luther Street

Private Bag 13289
Windhoek, Namibia

Enquiries: F.S.Andreas
Tel: (+264+61)2975288
Fax: (+264+61) 2975305

Our Ref: 14/17/3/W3/20
Your Ref:

Date: 24 June 2015

The Chief Executive Officer
City of Windhoek
P.O. Box 59
WINDHOEK

Attention: Ms. Alida Rupping

SUBJECT: APPROVAL FOR THE SALE OF ERF 3735 AND R/3736, KATUTURA BY WAY OF PRIVATE TREATY NOTICE: 42/2014.

Your letter dated 15 October 2015 has references,

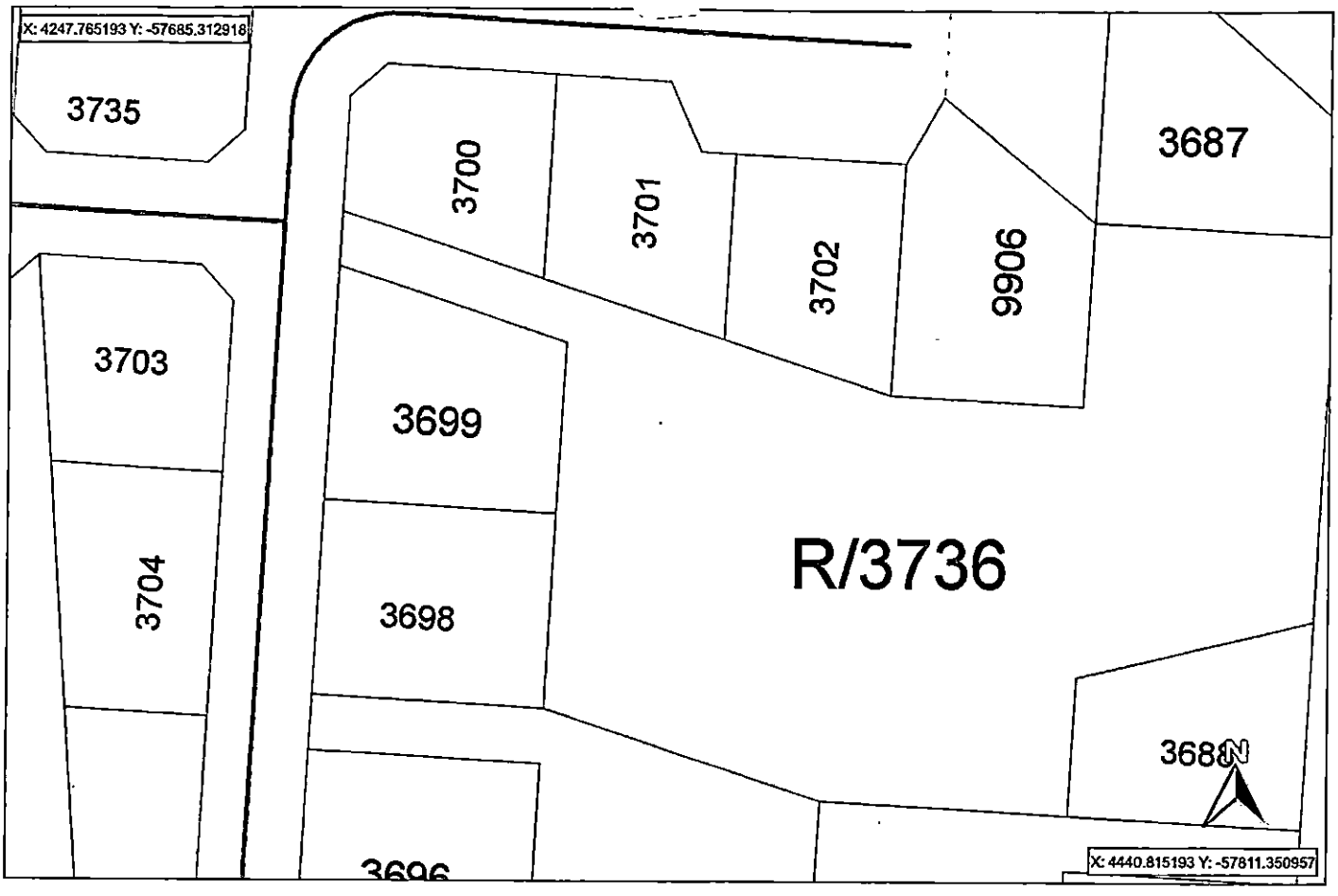
Approval has been granted in terms of 63(3)(b)(i) (ii) and Section 63 (c), of the Local Authorities Act, 1992 (Act 23 of 1992) as amended, to City of Windhoek to sell Erf 3735, Wanaheda and R/ 3736, Wanaheda in Katutura to the Wadadee Group CC at a total price of N$ 2 785 600.00 by way of private treaty, with the zoning of "special" for specific defined purposes of a restaurant, conference and accommodation facilities, while Erf 3735, Wanaheda be rezoned "special" only for the purposes of parking and subject to the conditions of the Council Resolution No: 227/08/2013.

Yours Sincerely,

Nghidinua Daniel
PERMANENT SECRETARY

2015 -10- 2

7/3/2023
Scale: 1 : 650



The materials available at this web site are for informational purposes only and do not constitute a legal document.

From: Kazombiaze (U)
Sent: Thursday, March 08, 2018 14:52
To: Bezuidenhout (C)
Cc: Simpson (S); Shapopi (E)
Subject: RE: Construction of a public park on Erf 88 Wanaheda

As informed all has been finalized the park is open for public please proceed.

Thanks.

From: Bezuidenhout (C)
Sent: Thursday, March 08, 2018 12:40
To: Kazombiaze (U)
Cc: Simpson (S); Shapopi (E)
Subject: RE: Construction of a public park on Erf 88 Wanaheda

Good morning Mr Kazombiaze,

Referring to our previous telephonic conversation this morning in which you ask to give you the names of the people who will attend the handover ceremony. It seems that no one of properties will be able to attend the handover ceremony . Mr Shapopi kindly ask that you can just notify us in writing once the handover is done from your side for us to continue to finalize the process.

Regard

From: Kazombiaze (U)
Sent: Tuesday, February 27, 2018 11:47 AM
To: Bezuidenhout (C)
Cc: Simpson (S); Shapopi (E)
Subject: RE: Construction of a public park on Erf 88 Wanaheda

Will do,

Will also invite your manager to attend.

Regards,

From: Bezuidenhout (C)
Sent: Tuesday, February 27, 2018 11:15
To: Kazombiaze (U)
Cc: Simpson (S); Shapopi (E)
Subject: RE: Construction of a public park on Erf 88 Wanaheda

Thank you sir for the feedback. Once the machines are installed the hand over can took place which is next week. I'm so glad that we are at the final stage of these project. Kindly keep me updated on the handover.
Regards

From: Kazombiaze (U)
Sent: Tuesday, February 27, 2018 11:07 AM
To: Bezuidenhout (C)
Subject: RE: Construction of a public park on Erf 88 Wanaheda

Good day, Colleague/

As telephonically discussed we are in the process on commissioning this park working program and invite community for this hand over.

Regards,.

From: Bezuidenhout (C)
Sent: Tuesday, February 27, 2018 10:04
To: Kazombiaze (U)
Subject: RE: Construction of a public park on Erf 88 Wanaheda

Good day Sir,

Hope you are doing fine. Any good news regarding the park. Are we done now.

Regards

From: Kazombiaze (U)
Sent: Tuesday, February 13, 2018 2:41 PM
To: Bezuidenhout (C)
Subject: RE: Construction of a public park on Erf 88 Wanaheda

By the end of February 2018.

Thanks.

From: Bezuidenhout (C)
Sent: Tuesday, February 13, 2018 14:36
To: Kazombiaze (U)
Subject: RE: Construction of a public park on Erf 88 Wanaheda

Good day Sir,

I need the dates for the report. Last weeks SE meeting they ask us that they want some specific dates. More or less how long will it take for the park to be completed.

Regards

From: Kazombiaze (U)
Sent: Tuesday, February 13, 2018 2:26 PM
To: Bezuidenhout (C)
Cc: Simpson (S); Shapopi (E)
Subject: RE: Construction of a public park on Erf 88 Wanaheda

Good day,

All is in order I have requested my SE to visit this park prior to final installation of the machines. Please colleagues this will be done soon as we want to open the park for public formally.

Regards,

From: Bezuidenhout (C)
Sent: Tuesday, February 13, 2018 09:52
To: Kazombiaze (U)

Department of Urban Planning and
Property Management
✉ 59
80 Independence Avenue
WINDHOEK, NAMIBIA
Tel: (+264) 61 290 2073 • Fax: (+264) 61 290 2060 • www.cityofwindhoek.org.na

786

ENQ:	Mr. E. T. Shapopi	**PHONE:**	+264 61 – 290 3354
E-MAIL:	eli@windhoekcc.org.na	**FAX:**	+264 61 – 290 2493
DATE:	28 March 2017	**OUR REF:**	L/3688/KAT L/3736/KAT

Mr. A Pack
P O Box 569
WINDHOEK

Dear Mr. Pack

ENCROACHMNET ONTO ERF RE/3736 KATUTURA

The above subject matter bears reference.

The City wish to inform you that a part of the boundary wall constructed on Erf 3688 Katutura is encroaching onto Erf Re/3736 Katutura.

The City Council per Resolution 227/08/2013, **attached hereto for ease of reference**, approved the sale of Erf Re/3736 Katutura to another organization. There is however an encroachment on the subject property by the boundary wall of your property, being Erf 3688 Katutura. This encroachment is impeding the process of finalizing the sale of Erf Re/3736 Katutura.

In terms of Council Resolution 227/08/2013, the City Council also approved that the encroaching area of Erf 3688 Katutura onto Erf 3736 Katutura be rectified or removed.

It is therefore against this background that the City requests you to indicate whether you will remove the encroachment or you wish to purchase the encroached portion for consolidation with Erf 3688 Katutura.

Kindly indicate your position to the City within 30 days from the receipt of this letter.

Yours sincerely

.....
Mr. Elly Shipiki
Manager: Property Management Division

Mr. Claudius Katuamba
P O Box 22175
Windhoek

L/R/3736 & 3688/Kat

28 October 2016

The Chief Executive Officer
City of Windhoek
P O Box 59
Windhoek
Dept. Of Property Management

Attention: Mr. Elia Shapopi

Dear Sir,

APPLICATION TO PURCHASE A PORTION OF ERF R/3736 KATUTURA

An application for the purchase of a portion of Erf R/3736 Katutura was submitted and a resolution taken for consolidation with Erf 3688 Katutura.

After the City of Windhoek approved the sale of Erf R/3736 Katutura, it was indicated in Council Resolution No. 227/08/2013 par. 5.1 that the encroached area be dealt with.

I have encroached onto the R/3738 Katutura and no longer will go onwith the purchase of Portion A of R/3736 Katutura for consolidation with Erf 3688 Katutura.

I hereby indicate to the City of Windhoek that i will demolish the wall and shift my boundary back to its original position under the supervision of the prospective purchaser, Mr. Sean Awaseb of Wadadee Group.

Your understanding is appreciated.

Yours sincerely,

.....

MR C. KATUAMBA

MR. ELLY SHIPIKI

MANAGER: PROPERTY MANAGEMENT DIVISION

DEPARTMENT OF URBAN PLANNING AND PROPERTY MANAGEMENT

CITY OF WINDHOEK

DATE: 12. APRIL 2017

EMAIL: eli@windhoekcc.org.na

ATTENTION: MR. E. SHIPIKI

Dear Sir

RE: ENCROACHMENT ONTO ERF RE/3736 KATUTURA: REF: L3688/KAT/L/3736/KAT

I refer to the above matter and your letter dated **28th March 2017**, for which we thank you.

This letter serves to confirm the following:

a. That, I will rectify the encroachment onto Erf Re/3736 Katutura;

b. That, your office indicate in writing, as per the City's Regulations, the time frame in which such rectification should occur;;

c. That you accept my humble request to do the aforesaid on or before **28th July 2017.**

Kindly take note of the following corrections:

1. I am Mrs. A. Pack and not Mr. A. Pack as indicated in your communications;
2. My Postal address is correctly stated as P. O. Box 569, in GOBABIS and not WINDHOEK, as indicated in your letter.

I trust the above is in order.

Yours sincerely

MRS. A. PACK

OWNER: ERF 3688, KATUTURA

P.O. Box 22543, Windhoek
1012 Virgo Street, Doradopark
Tel: +264 61 225062 | Fax: +264 61 213158/088614935
Cell: +264 81 2505559 / 081 57 88154 | Email: rkhiba@gmail.com
TOWN AND REGIONAL PLANNERS AND ENVIRONMENTAL CONSULTANTS

Ref: Progress/3735&3637Kat

20 July 2018

TO WHOM IT MAY CONCERN

RE: PROGRESS REPORT ON ERF 3735 AND 3736 KATUTURA

Messrs. Wadadee Group applied to the City of Windhoek for the purchase of Erven 3735 and R/3736 Katutura and it was approved as per Council Resolution No. 227/08/2013.

The Managing Director Mr. Shaun Awaseb approached Ritta Khiba Planning Consultant to assist in the finalisation of conditions set out in Council Resolution No. 227/08/2013.

A letter dated 4 September 2013 regarding the approval for this application made by Wadadee Group cc was submitted to our office in October 2013. This application had a number of conditions that needed to be finalized and they are:

- Construction of a public park on a portion of Erf 88 Wanaheda;
- That Erf 3736, Wanaheda be rezoned to special with a bulk of 1.0
- That an EIA be conducted;

There were two more conditions that were not clear as to whose responsibility it is and how they should be approached as the resolution did not provide the supporting statements for it to be effected. These conditions are:

'That the encroaching areas of Erven 3687 and 3688 onto Erf R/3736 be either rectified or subdivided prior to the sale and the value be included in the final sales price'

That Erven 3735 and R/3736 after the finalisation of the town planning and cadastral procedures be sold to Wadadee Group cc ....'

It should further be noted that the Council Resolution No. 227/08/2013 did not make mention when the conditions must be finalized before a Deed of Sale is effected nor has it make mention on whether the price will increase should the conditions not be met within a specific time frame.

As a result the processes that were the responsibility of the applicant (Wadadee Group cc) were carried out within a reasonable time and is described below:

This office started with the processes indicated in the letter. These processes entailed:

1. **Consultation with the neighbours for the Closure and Rezoning to construct the facilities as applied for:**

Public Consultation with the neighbors affected and adjacent to Erven 3735 and 3736 Katutura commenced immediately. The neigbours were served with notices informing them on the closure of Erf R/3736 Katutura as a public open space for the construction of a Restaurant, Museum and Conference facilities. The process started on 08 of October 2013 and had lasted for 28 days.

During consultations, objections were received and these were all submitted to the City of Windhoek in a letter dated 20 November 2013 to inform them on the public participation process and its results.

2. *Environmental Impact Assessment – Public Participation Process*

Further than that, the EIA consultation process was also conducted and approximately 250 affected and interested parties were served with notices to inform them about the proposed changes in the area and for them to register their concerns and objections. This process ended on 20th December 2013. The Environmental Impact Assessment report was submitted to MET. It was approved on 7th April 2014.

3. **General Summary on issues regarding the sale to Wadadee Group cc**

After the above two conditions were met and also during the consultation with the City of Windhoek's Property Management Department a number of enquiries were made regarding the progress of the project.

~~In the meantime Ms. Rupping who initialy was dealing with the application in an email dated 25~~ February 2014 informed this office that the Property Management Division will have to go back to Council between April and May 2014 for the notice for the sale and lease of the erven applied for.

In the meantime the City of Windhoek's Property Division was served with a progress letter. This letter dated 03 September 2014 was submitted to the City of Windhoek summarising the completion of the conditions that needed public consultations to inform the City of Windhoek. Since there was no indication provided in the resolution on how to deal with the encroachment, it was brought under the attention of the Property Management Department in a letter submitted but no reply was received from that however Ms. Rupping telephonically indicated that the City of Windhoek will revert back and until such time we should wait for them to map out the way forward for the encroachment. As a result no Townships Board application could be submitted without the approval by Council to do so.

A letter addressed to the Property Department informing them on what transpired from the public participation process dated 20 November was submitted. In this letter a number of issues were highlighted that had to be attended to before the Deed of Sale is signed between Messrs. Wadadee and City of Windhoek.

This had to do with encroachment onto R/3736 Katutura that Wadadee Group cc applied for and that a Portion of the same erf be sold to one of the adjacent erf owners. If this process was not finalised and or the encroachment was not addressed, the sale of R/3736 Katutura could not be effected. No response was received from the City of Windhoek in this regard.

4. **Notice for the sale and lease of various Erven**

The notice for the sale and lease of various erven by private treaty in terms of Section 63 (2)-(3) of the Local Authorities Act, Act 23 of 1992 was placed by City of Windhoek in the Republickein newspaper dated 22 April 2014 which included the sale of Erven 3735 and 3736 Katutura. See the proof thereof.

The Property Department of the City of Windhoek in its letter to Wadadee Group cc informed them that the advertisement processes were done and that objections were received and will be

submitted to Council for Council to make recommendations to be submitted to the Minister of Urban and Rural Development. It was also indicated in this letter that the City of Windhoek will revert back once the Minister has taken a decision on the matter.

After the above a letter dated 29 June 2015 was emailed on 8 July 2015 to our office. In this letter it was indicated that the Minister has approved the sale of both erven. It is in this letter that the City of Windhoek further indicated that it will now proceed to draft the ***Deed of Sale*** while the rezoning is still undergoing. The rezoning was not meant to hold up the process as this is to be included in an amendment scheme to be prepared by the City of Windhoek's Department of Urban Planning.

Mr. Wadadee has not been served with the Deed of Sale since than even though several attempts were made until Ms. Rupping resigned.

5. Issuing of Deed of Sale

This office kept on requesting the issuing of the Deed of Sale even though all the issues were not addressed of which those outstanding ones needed the attention of the Property Management Department. After reaching a deadlock this office decided to initiate a new approach how to deal with the encroachment and a meeting was requested to discuss the way forward and an email correspondence was send out to the Property Management Department as a reminder on the encroachment and the issuing of the Deed of Sale in an email dated 1032016.

In an another email dated 251016 the Property Department was informed that this office will take up the responsibility of consultation to check whether the adjacent owners who encroached onto Erf R/3736 Katutura are still interested in purchasing the portions they applied for and how they are going to deal with the encroachment. The reason why this was initiated was to assist the City of Windhoek to get to the issuing of the Deed of Sale.

The adjacent owners indicated that they are not interested and will rather demolish the walls build to deal with the encroachment. This was done in writing and the letters were obtained from the owners in an attempt to assist the City of Windhoek to accelerate the process of issuing the Deed of Sale which in the first place was not the responsibility of the applicant. . Please see proof thereof that was submitted to the City of Windhoek.

6. Construction of the Public Park

On 130217, a meeting was requested to deal with the construction of the park with the Department of Economic Development. The construction of the public park consultation commenced in 2017 where the City of Windhoek had to indicate the exact location of where the park should be demarcated and builds. The finalization of the construction of the park was in 2017.

7. Amendment Scheme

The first attempt to include the rezoning in an amendment scheme was not successful in July 2015 with the one Ms. Moongela was compiling. It was shifted to Ms. Hilma who now could include it in September 2016. However Ms. Hilma removed the item as she wanted the proof of the advertisements which this office could not provide at that moment. The third attempt was now made this year 2018 with Mr. De Klerk who felt that the conditions included in the Council Resolution No. 227/08/2013 must be reviewed. As a result it was removed again and he that it will not be included in the amendment scheme he is compiling.

8. **Letter of Payment of Erven 3735 and R/3736 Katutura**

A first letter demanding payment was issued on to Wadadee Group with the different amount as indicated in the Council Resolution No. 227/08/2013. The amount is escalated from what was N$ 2785 600 (vat exclusive).

There is no understanding how the new amount was determined and or whether the delays Wadadee Group experienced with the manner in which the conditions were drafted and the outstanding decisions and processes on the R/3736 Katutura were taken into account in the determination of the new price.

It was not possible for Ritta Khiba Planning Consultants to finalise this processes within 18 months which is the time frame allocated to such applications. The challenges faced were not addressed within appropriate time frames and the manner of response from the City of Windhoek was minimal and as a result it is requested that a review on the price hike be made to give a fair and just amount to Wadadee Group who at all times tried to get all the processes finalized within a short time.

I trust that you will find the information provided sufficient.

Yours sincerely

RITTA KHIBA

PRINCIPAL MEMBER

REPUBLIC OF NAMIBIA

MINISTRY OF ENVIRONMENT AND TOURISM

Tel: +264 61 2842701
Fax: +264 61 240339
Enquiry: Ms. Saima Angula

Capital Centre, 6th Floor
Private Bag 13306
Windhoek

7th April 2014

OFFICE OF THE ENVIRONMENTAL COMMISSIONER

Managing Director
Wadadee Collection
P.O. Box 9808
Eros
Windhoek
Namibia

Dear Sir or Madam

SUBJECT: ENVIRONMENTAL CLEARANCE FOR THE ENVIRONMENTAL SCOPING REPORT AND ENVIRONMENTAL MANAGEMENT PLAN FOR THE PROPOSED CONSTRUCTION OF A BED AND BREAKFAST IN KATUTURA LUXURY HILL , KHOMAS REGION, NAMIBIA

The Environmental Impact Assessment submitted is sufficient as it made provisions of the environmental management concerning the proposed activities. From this perspective regular environmental monitoring and evaluations on environmental performance should be conducted. Targets for improvements should be established and monitored from time to time.

This Ministry reserves the right to attach further legislative and regulatory conditions during the operational phase of the project. From this perspective, I issue this clearance with the following condition: all key stakeholders must be properly consulted and written consent obtained prior to any development activities.

On the basis of the above, this letter serves as an environmental clearance for the project to commence. However, this clearance letter does not in any way hold the Ministry of Environment and Tourism accountable for misleading information, nor any adverse effects that may arise from these project activities. Instead, full accountability rests with the proponent and his/ her consultants.

Yours sincerely,

MINISTRY OF ENVIRONMENT AND TOURISM P/Bag 13306 Windhoek, Namibia 2014-04-09 Office of the Environmental Commissioner

Teofilus Nghitila
ENVIRONMENTAL COMMISSIONER

All official correspondence must be addressed to the Permanent Secretary

Department of Housing, Prop[illegible] Management
& Human Settlement
794
✉ 59
80 Independence Avenue
WINDHOEK, NAMIBIA
Tel: (+264) 61 290 2170 › www.cityofwindhoek.org.na
City of Windhoek

ENQ:	Mr. E. T. Shapopi	**PHONE:**	+264 61- 290 3354
DATE:	12 July 2018	**OUR REF:**	L/3735&3736/KAT

Wadadee Group Cc
P O Box 9808
EROS

Dear Mr. Awaseb

RE: FINAL NOTICE OF DEMAND OF PAYMENT: ERVEN 3735 AND 3736 KATUTURA

Previous communications regarding the above subject matter bear's reference.

In terms of Resolution 227/08/2013 Council allocated Erven 3735 and 3736 Katutura to Wadadee Group Cc. In terms of the abovementioned resolution and in terms of Council's general policies and procedures, Council provides a timeframe within which sale transactions must be finalised. Furthermore, kindly be informed that Council's policies and procedures makes provision for the cancellation of the allocation of outstanding sale transaction should the sale thereof not be finalised within the timeframe provided for. Several engagements and efforts were made to finalise this transaction, which efforts proved futile.

Given the above, the City wishes to inform you that Wadadee Group Cc failed to comply with the conditions of the above Council Resolution and Council's general policies and procedures. **However, with this letter, the City herewith gives you the FINAL NOTICE to pay the full purchase price of Erven 3735 and 3736 Katutura, together with 15 % VAT, where applicable, and provide the City with proof of payment thereof, for the payment of the full purchase price ON OR BEFORE 31 AUGUST 2018.** Failure to comply with this notice will lead to the automatic cancellation and withdrawal of the allocation of Erven 3735 and 3736 Katutura to Wadadee Group Cc and no further negotiations or extensions of time shall be entertained or accommodated beyond 31 August 2018.

Trusting that you will find the above in order.

Yours faithfully

...Simpson...
Mrs. S. Simpson
MANAGER: PROPERTY MANAGEMENT DIVISION

Department of Housing, Property Management
& Human Settlement
☒ 59
80 Independence Avenue
WINDHOEK, NAMIBIA
Tel: (+264) 61 290 2170 • www.cityofwindhoek.org.na

ENQ:	Mr. E. T. Shapopi	PHONE:	+264 61 - 290 3354
DATE:	19 September 2018		
EMAIL:	Elia.Shapopi@windhoekcc.org.na	OUR REF:	L/3735/KAT L/3736/KAT

Wadadee Group Cc
P O Box 9808
EROS

Dear Mr. Awaseb

RE: FINAL NOTICE OF DEMAND OF PAYMENT: ERVEN 3735 AND 3736 KATUTURA

Previous communications regarding the above subject matter bear's reference.

The City, in its letter dated 12 July 2018, gave you final notice for the payment of the full purchase price of Erven 3735 and 3736 Katutura before 31 August 2018, failure which will result in an automatic cancellation of the allocation.

Kindly be advised that Council at its meeting held on 05 September 2018 resolved be Resolution 254/09/2018, which reads as follows:

"1 *That it be noted that Council per various Resolutions approved various sales which sale transactions have not yet been finalised.*

2 *That it be noted that Council per Resolutions, amongst others, 176/06/2018, 177/06/2018 and 178/06/2018, attached as pages 92, 93 and 94 respectively to the agenda, resolved that all applicants with outstanding land sale transactions be informed to honour their payments by the end of August 2018.*

3 *That it be noted that Council per Resolutions, amongst others, 176/06/2018, 177/06/2018 and 178/06/2018, resolved that all outstanding land sale transactions be submitted to Management Committee/Council during the month of August 2018.*

4 *That it be noted that in compliance with Council Resolutions 176/06/2018, 177/06/2018 and 178/06/2018, the Strategic Executive: Housing, Property Management and Human Settlement issued Final Notice letters dated 12, 23 and 24 July 2018, attached as pages 95 – 134 to the agenda, to various prospective purchasers who failed to finalise the sale transactions within the given timeframes.*

4.1 *That a final extension of thirty (30) days be granted to all the purchasers/applicants with the following conditions:*

4.1.1 *That the purchaser/applicant submit a signed Deed of Sale within the prescribed period of time (thirty (30) days).*

4.1.2 *That the purchaser/applicant effect payment of the full purchase price within the prescribed period of time (thirty (30) days).*

4.1.3 *That failure to comply with the conditions mentioned under paragraphs 4.1.1 and 4.1.2 above, will result in an automatic cancellation of the sales transaction.*

5 *That approval be granted to the Strategic Executive: Housing, Property Management and Human Settlement to sell the various cancelled properties on open tender to the general public.*

6 *That it be noted that there are properties that were being sold as 10 metre portions but can be investigated for possible sale as standalone erven.*

6.1 *That it be noted that such erven need to undergo further town planning processes prior to them ready for sale.*

7 *That it be noted that the sale of the properties as per the list is subject to ~~Ministerial approval in terms of section 30(1)(t) of the Local Authorities Act,~~ 1992 (Act 23 of 1992) as amended.*

8 *That the sale of the properties as per the list be advertised in terms of section 63(2) of the Local Authorities Act, 1992 (Act 23 of 1992) as amended.*

9 *That proper administrative process as outlined by Article 18 of the Namibian Constitution be adhered to and that the Strategic Executive: Housing, Property Management and Human Settlement arrange a workshop for all Councillors, in conjunction with the Office of the Chief Executive Officer (Manager: Mayoral and Council Affairs), to discuss all land related policies.*

10 *That the resolution be implemented prior to confirmation of the minutes."*

Given the above, the City wishes to emphasise the importance of adherence to the terms and conditions of this reallocation as explicitly resolved in terms of Paragraph 4.1 (4.1.1-4.1.3). In term of these paragraphs, you have 30 calendar days from the date of this letter ending 19 October 2018 to finalise the sale transaction of Erven 3735 & 3736 Katutura . Kindly take further note that the finalisation of the sale transaction in this regard includes the payment of the full purchase price together with 15% VAT, where applicable. An amount of N$3,000.00 a deposit for Rates & Taxes is also payable, which amount will be credited toward the Rates & Taxes account once created.

The total purchase price is thus payable through Electronic Fund Transfer (EFT) against the signing of the agreement, or through a submission of a Financial Approval Letter/Bank Guarantee against the signing of the Deed of Sale agreement.

The City of Windhoek's banking details are as follows:

Bank Name:	**First National Bank**
Account no:	**62012146115**
Branch name:	**Windhoek Corporate Suite**
Branch code:	**281872**
Reference:	**Erven 3735 and 3736 Katutura**

Kindly submit proof of payment or the Financial Approval Letter/Guarantee, should you opt to pay through a financial institution, to the City upon which, the City can arrange for the signing of the Deed of Sale agreement. Kindly take note that should you opt to pay through a submission of a Bank Guarantee, there is an interest charged on the purchase price at a rate of 15% per annum from the date of sale.

Trusting that you find the above in order.

Yours sincerely

.....

Mrs. S. Simpson
MANAGER: PROPERTY MANAGEMENT DIVISION

the village 36 promenaden road tel: +26461309841 fax2email: +2641 798 8 p o box 1148 . windhoek . namibia | Tjombe-Elago Incorporated

Your ref: L/3735/KAT // L/3736/KAT Our ref: WADADEE/0001

Windhoek, Wednesday, 10 October 2018

CITY OF WINDHOEK
PROPERTY MANAGEMENT DIVISION
23 -10- 2018
DEPARTMENT OF HOUSING
PROPERTY MANAGEMENT AND
HUMAN SETTLEMENT

URGENT

BY HAND

THE CHIEF EXECUTIVE OFFICER
COUNCIL OF THE CITY OF WINDHOEK
WINDHOEK
NAMIBIA

1. We are acting on behalf of Wadadee Group CC.

2. Our instructions are that our client made an application to purchase immovable property, to wit: Erven 3735 and R/3736, Katutura from the Council of the City of Windhoek, and that the Council ultimately approved the sale of the said immovable property by way of a private treaty in terms of section 30(1)(t) of the Local Authorities Act of 1992 in the Council's Resolution 227/08/2013, with several further conditions. We attach hereto for your ease of reference a copy of a letter dated 4 September 2013, which contained Resolution 227/08/2013.

3. Our further instructions are that most of the conditions set out Resolution 227/08/2013 were complied with by our client. Our client spent in excess of N$1 million to comply with the conditions. An explanation and history of the matter are set out in detail in a letter of Ritta Khiba Planning Consultants, who were enlisted by our client to assist with the project. We enclose a copy of that letter dated 20 July 2018 hereto. As you will notice, the delays associated with the finalization or completion for the outstanding items are attributed to the Council.

4. Of noteworthy, our client and the Council have not entered into a written deed of sale in pursuance of the Resolution 227/08/2013.

However, on 20 June 2018, our client received a letter stating that once our client submits proof pf payment or financial approval, the Council will arrange for the signing of the Deed of Sale. A copy of the aforesaid letter is attached hereto. The letter further stated that the purchase amount to be in the amount of N$5,123,950.00, which was contrary to the Resolution 227/08/2013, which offered the amount of N$2,785,600 (VAT exclusive).

6. A further letter dated 12 July 2018 was received by our client which demanded that the full purchase price be paid by no later than 31 August 2018, stating that the sale would be cancelled should payment not be received as demanded. We also enclose a copy thereof undercover hereof for your ease of reference.

7. As you know, in terms of section 31A(a) of the Local Authorities Act, any contract to be entered into by the Council pursuant to a resolution of the Council, must, on behalf of the Council, be co-signed by the Chief Executive Officer and the Chairperson of the Management Committee

or any staff member so authorised by the Council. Further and in terms of section 1(1) of the Formalities in respect of Contracts of Sale of Land Act of 1969, the sale of land will only be effective once the agreement is reduced to writing and signed by the parties thereto or by their agents acting on their written authority.

8. Our client has requested the written deed containing the contract for a considerable time, and was only provided with same on 25 July 2018 and after making numerous inquiries for same. When our client presented the written contract for signature, he was requested to provide a guarantee from a financial institution before the contract is signed. This requirement was not part of the offer and acceptance between the Council and our client in terms of Resolution 227/08/2013.

9. On 19 September 2018, our client received a further letter – after making inquiries regarding the payment period – wherein it was set out that in terms of a Council Resolution 254/08/2018 transactions which are not finalized by 31 August 2018, be cancelled. We also attach a copy of this letter.

10. As a matter of logic and commerce, financial institutions wishing to finance our client's project, will only provide guarantees once there is a written agreement – duly signed by both parties – in respect of the purchase of the immovable property, which property will then serve a security for the bond loan. Further, the written contract, drafted by your staff members and provided to our client, provides in clause 2.2.2 that the guarantee is only to be provided within 60 days of the date of sale. The date of sale is considered to be the date on which the contract is signed by both parties (or at least the date on which the last person signed), as unambiguously provided in clause 4.1 of the unsigned agreement.

11. Accordingly, the recent Council's Resolution 254/09/2018 cannot be applicable to our client as the conditions set out in the earlier resolution (Resolution 227/08/2013) which requires the Council's action, have not yet been complied with by the Council, including a written deed of sale duly signed by all parties. In any event, should it be applicable, our client was not afforded an opportunity to make representations before his rights and interests, which accrued to him pursuant to the original resolution of 227/08/2013, were apparently violated or threatened to be violated, which is not unfair, but a violation of his constitutional rights under article 18 of the Namibian Constitution. Should you rely on Resolution 254/09/2018, we have further instructions to approach the High Court of Namibia, on an urgent basis should it be necessary, to seek an appropriate order, including an interdict in respect of the threatened cancelation of the agreement and an order declaring that Resolution 254/09/2018 not to be applicable to our client, with legal costs.

12. At this stage, we advised our client to proceed on the basis of the original Resolution 227/08/2013, which remains thus applicable and enforceable. Our client will thus seek you to sign the agreement in the form and shape as required by section 31A of the Local Authorities Act, which agreement must contain the provisions of Resolution 227/08/2013 insofar as applicable. We are instructed to demand that the written agreement be signed within 60 days from date hereof, failing which our client will take further legal action.

13. Please, consider the contents of this letter as a written notice in terms of section 2(1)(a) of the Limitation of Legal Proceedings (Provincial and Local Authorities) Act 94 of 1970, insofar as that may be required, for any legal action our client may pursue against the Council arising from the issues raised herein.

Yours faithfully

Norman Tjombe

NORMAN TJOMBE
TJOMBE-ELAGO INC.

MEMORANDUM

TO: Corporate Legal
Mr. B. Ngairorue

DATE: 2 November 2018

FROM: SE: Housing, Property Management & Human Settlement
Mr. G. Esterhuizen

~~**REF:** Signing of DOS~~

SUBJECT: DEMAND LETTERS: SIGNING OF DEED OF SALE AFTER DUE DATE.

References is made to the subject matter and the following Council Resolutions such as CR 176/06/2018, CR 177/06/2018, CR 178/06/2018 and CR 254/09/2018 regarding Erven 1990 to 1997, Reminder of Erf 1989 (POS) and Erf 108 R Hochlandpark, Windhoek; Erf 10812 (A portion of Erf 2461); Erf 261, 260 Kleine Kuppe; Erven 3735 and R/3736 Katutura.

Take note that the clients were given a timeframe within which sale transactions must be finalised. The time frame of finalising the sales transaction is not an indefinite period thus Council makes provisions of cancellations should the clients fail to perform.

Nevertheless, clients have failed to comply with Council's general policies and procedures of finalising the sales transactions. The finalisation of the Deed of Sale includes payments of the total purchase price payable through Electronic Fund Transfer (EFT) against the signing of the agreement, or through a submission of a Financial Approval Letter indicating the intention to finance the purchasing of the property or Bank Guarantee against the signing of the Deed of Sale agreement. This process was clearly explained to the clients and several attempts were made for the clients to finalise the transaction to no avail.

As a result, Council as per Council Resolution 254/09/2018 resolved that all applicants with outstanding land transactions be given 30 days extension on condition that signed Deed of Sales are submitted within the prescribed period of 30 days and effect the full purchase price within the prescribed period. Failure to comply will result in **automatic cancellation** of the sale transaction.

Please find attached demand letters from lawyers, requesting to finalise the sale after the due date.

Further, please take note that, signing the Deed of Sale after the prescribed period has lapsed will be contrary to the Council Resolution. Therefore the Department of Housing, Property Management & Human Settlement cannot disregard the Council Resolution by signing these Deed of Sale.

We herewith request that you draft an appropriate response to the demand letters as we anticipate that this may result in a legal issue.

Trusting that you will find the above in order.

GEORGE ESTERHUIZEN
STRATEGIC EXECUTIVE: HOUSING, PROPERTY MANAGEMENT & HUMAN SETTLEMENT

MEMORANDUM

To : Mr. B Ngairorue
Corporate Legal

Date: 07 March 2019

From : Mrs. S Simpson
Manager: Property Management

FOLLOW-UP: DEMAND LETTERS: SIGNING OF DEED OF SALE AFTER DUE DATE

Reference is made to our memorandum dated 2 November 2018.

Kindly provide us with a response as a matter of extreme urgency.

Regards

S. Simpson
MANAGER: PROPERTY MANAGEMENT

P.O. Box 22543, Windhoek
1012 Virgo Street, Doradopark
Tel: +264 61 225062 | Fax: +264 61 213158/088614935
Cell: +264 81 2505559 / 081 57 88154 | Email: rkhiba@gmail.com
TOWN AND REGIONAL PLANNERS AND ENVIRONMENTAL CONSULTANTS

RITTA KHIBA Planning Consultants

Ref: L/3735&3637Kat

25 March 2019

The Chief Executive Officer
P O Box 59
Windhoek
Department of Urban Planning and Property Management

Attention: Ms. Simpson

Dear Madam,

This letter is written after a meeting held on 19 March 2019 regarding the requirements set out in a letter by the Financiers (Development Bank of Namibia) as part of the requirements to finance the sale of Erven 3735 and R/3736 Katutura.

Messrs. Wadadee Group applied to the City of Windhoek for the purchase of Erven 3735 and R/3736 Katutura and it was approved as per Council Resolution No. 227/08/2013. The Managing Director Mr. Shaun Awaseb approached Ritta Khiba, Planning Consultant to assist in the finalisation of conditions set out in Council Resolution No. 227/08/2013, however some of the conditions set out in the Council resolution were not the responsibility of the applicant even though the applicant finalized all of them to expedite the finalization and the issuing of the Deed of Sale.

The commencements of the finalization of the conditions were carried out as from October 2013 and during this time the following conditions were finalized:

- Construction of a public park on a portion of Erf 88 Wanaheda;
- That Erf 3736, Wanaheda be rezoned to special with a bulk of 1.0
- That an EIA be conducted;

There were two conditions listed in Council's resolution that were not clear as to whose responsibility it is and how they should be approached as the resolution did not provide the supporting statements for it to be effected. These conditions are:

1. ***'That the encroaching areas of Erven 3687 and 3688 onto Erf R/3736 be either rectified or subdivided prior to the sale and the value be included in the final sales price'***
2. ***That Erven 3735 and R/3736 after the finalisation of the town planning and cadastral procedures be sold to Wadadee Group cc ....'***

It should further be noted that the Council Resolution No. 227/08/2013 did not make mention of when the conditions must be finalized before a Deed of Sale is effected nor has it made mention of whether the price will increase should the conditions not be met within a specific time frame.

As a result the conditions that were the responsibility of the applicant (Wadadee Group cc) to comply with were carried out within a reasonable time and is described below:

This office started with the processes indicated in the letter. These processes entailed:

1. **Consultation with the neighbours for the Closure and Rezoning to construct the facilities as applied for:**

Public consultations were held with the affected neighbours and adjacent to Erven 3735 and 3736 Katutura. The neighbours were served with notices informing them on the closure of Erf R/3736 Katutura as a public open space for the construction of a Restaurant, Museum and Conference facilities. The process started on 08 of October 2013 and had lasted for 28 days.

During consultations, objections were received and these were all submitted to the City of Windhoek in a letter dated 20 November 2013 informing them on the public participation process and its results.

2. **Environmental Impact Assessment – Public Participation Process**

The EIA consultation process was also conducted and approximately 250 affected and interested parties were served with notices to inform them about the proposed changes in the area and for them to register their concerns and objections. This process ended on 20th December 2013. The Environmental impact Assessment report was submitted to MET. It was approved on 7th April 2014.

3. **General Summary on issues regarding the sale to Wadadee Group cc**

After the above two conditions were met and also during the consultation with the City of Windhoek's Property Management Department a number of enquiries were made regarding the progress of the project.

Ms. Rupping who initially was dealing with the application in an email dated 25 February 2014 informed this office that the Property Management Division will have to go back to Council between April and May 2014 for the notice for the sale and lease of the erven applied for.

In the meantime the City of Windhoek's Property Division was served with a progress letter. This letter dated 03 September 2014 was submitted to the City of Windhoek summarising the compliance of the conditions that needed public consultations. Since there was no indication provided in the

resolution on how to deal with the encroachment, the concern was raised and brought under the attention of the Property Management Department in a letter submitted to them but no official reply was received. However Ms. Rupping telephonically indicated that the City of Windhoek will revert back and that this office should wait for the Property Management Department to map out the way forward for the encroachment. As a result no Townships Board application could be submitted without the approval by Council to do so.

A letter addressed to the Property Department informing them on what transpired from the public participation process dated 03 September 2014 was submitted. In this letter a number of issues were highlighted that had to be attended to before the Deed of Sale is signed between Messrs. Wadadee and City of Windhoek.

The issues alluded to above, has to do with the encroachment onto R/3736 Katutura that Wadadee Group cc applied for and that a Portion of the same erf be sold to one of the adjacent erf owners. If this process is not finalised and or the encroachment not addressed, the sale of R/3736 Katutura cannot be effected. No response was received from the City of Windhoek in this regard.

4. Notice for the sale and lease of various Erven

The notice for the sale and lease of various erven by private treaty in terms of Section 63 (2)-(3) of the Local Authorities Act, Act 23 of 1992 was placed by City of Windhoek in the Republikein newspaper dated 22 April 2014 which included the sale of Erven 3735 and 3736 Katutura. See the proof thereof.

In a letter dated 29 June 2015 the Property Department of the City of Windhoek addressed to Wadadee Group cc informed them that the advertisement processes were done and that objections were received and will be submitted to Council for Council to make recommendations to be submitted to the Minister of Urban and Rural Development. It was also indicated in this letter that the City of Windhoek will revert back once the Minister has taken a decision on the matter.

After the above, in an email received by our office, send by City of Windhoek dated 8 July 2018, was a letter attached dated 29 June 2015 wherein it was indicated that the Minister has approved the sale of both erven. In the same letter City of Windhoek further indicated that it will now proceed to draft the ***Deed of Sale*** while the rezoning is still ongoing. The rezoning was not meant to hold-up the process as this is to be included in an amendment scheme to be prepared by the City of Windhoek's Department of Urban Planning.

Mr. Wadadee has not been served with the Deed of Sale since .even though several attempts were made until Ms. Rupping resigned.

5. Issuing of Deed of Sale

This office kept on requesting for the issuance of the Deed of Sale even though all the concerns were not addressed of which the outstanding ones needed the attention of the Property Management Department. After reaching a deadlock this office decided to initiate a new approach on how to deal with the encroachment and a meeting was requested to discuss the way forward. Hence an email correspondence dated 10 March 2016 was send to the Property Management Department as a reminder to address the encroachment and the issuing of the Deed of Sale.

In an email dated 25 October 2016, this office informed the Property Department that it will take up the responsibility to consult with the adjacent owners to check whether they have encroached onto Erf R/3736 Katutura and if they are still interested in purchasing the portions they applied for and how they are going to deal with the encroachment. The reason why this was initiated was to assist the City of Windhoek to get to the issuing of the Deed of Sale.

The adjacent owners indicated that they are not interested and will rather demolish the walls to resolve the encroachment. This was done in writing and the letters were obtained from the owners in an attempt to assist the City of Windhoek to accelerate the process of issuing the Deed of Sale which in the first place was not the responsibility of the applicant. Please see proof thereof that was submitted to the City of Windhoek.

6. Construction of the Public Park

On 13 February 2017, a meeting was requested to deal with the construction of the park with the Department of Economic Development. The consultations to construction a public park commenced in 2017. The City of Windhoek had to indicate the exact location of where the park should be demarcated and build. The finalization of the construction of the park was in March 2018.

7. Amendment Scheme

In July 2015, Ms Moongela of Urban Planning compiled a first attempt to include the rezoning in an amendment scheme which was unsuccessful. It was re-assigned to Ms. Hamata who included it in the agenda of September 2016. However Ms. Hamata removed the item as she wanted proof of the advertisements which this office could not provide at that time. The third attempt was now made in 2018 for inclusion in Amendment Scheme 98 with Mr. De Klerk but he felt that it will not be wise to include that in an amendment scheme as the zoning is not appropriate as per the provision

of Council Resolution No. 227/08/2013 and that the conditions be rather reviewed. Another attempt was again made which resulted in the item being included in the amendment scheme 99 being compiled by Ms. Kwenani Ruth of Urban Planning.

8. **Consent to use the erf for the purposes applied for while the rezoning is in process**

It is further important to mention that the Council Resolution did not make provision for consent to use both erven while the rezoning is being processed and approve all related activities to the zoning of 'special' applied for inclusive of the submission of building plans as part of the requirements of the financiers before the amendment scheme is proclaimed. It is therefore requested that Council grant consent for such to allow the erf to be used for the zoning applied for while the rezoning is being processed and the approval of the building plans prior to the proclamation of the amendment scheme.

Attached to this letter are supporting documents from Wadadee Cares and a letter from DBN for as well as documents being referred to in this letter your perusal.

Yours sincerely,

I trust that you will find the information provided sufficient.

Khiba

RITTA KHIBA
PRINCIPAL MEMBER

DEED OF SALE
MEMORANDUM OF AGREEMENT
entered into by and between

THE MUNICIPAL COUNCIL OF WINDHOEK

herein represented by **ROBERT NANDAA KAHIMISE** in his capacity as the Chief Executive Officer, acting in terms of section 27(5) of Act 23 of 1992 9Act No. 23 of 1992) and **MOSES SHIIKWA** in his capacity as the chairperson of the Management Committee, both acting in terms of section 31A (a) of the Local Authorities Act, 1992 and by virtue of the powers granted in terms of section 31(1)(t)(iii) read with section 63(2) of the Local Authorities act, 1992.

(Hereinafter referred to as the **"SELLER"**)

AND

WADADEE GROUP CC
(Registration No. CC/2006/0759

Physical Address:	**Erf 3690** **Arimathea Street** **Windhoek**
Postal Address:	**PO Box 9808,** **EROS,** **WINDHOEK**
Contact Details:	+264 81 127 2964
E-mail Address:	info@wadadee.com

(Hereinafter in this Agreement referred to as the **"PURCHASER"**)

WHEREAS –

The PURCHASER is desirous of purchasing the PROPERTIES described in clause 1 from the SELLER, and

The SELLER is willing to sell the PROPERTIES to the PURCHASER upon the terms and conditions as is hereinafter set out.

NOW THEREFORE the parties hereto agree as follows:

Received By:
Date :
Time :

TJOMBE-ELAGO LAW FIRM INCORPORATED
Acknowledgement of receipt without prejudice
Time: 10h15
Date: 15/3/20
Signature:
Name: Romley

[Municipal Council Minutes: 2019-10-24]

9.1.4 **FNS.7 [HPH] RESUBMISSION - REQUEST FOR REINSTATEMENT OF THE SALE OF ERVEN 3735 AND 3736, KATUTURA TO WADADEE GROUP CC (L/R/3736/Kat)**

On proposal by Councillor Ms AK Ashilelo, it was

RESOLVED

1 That the appeal from the Wadadee Group CC, be noted.

2 That the reinstatement of Erven 3735 and 3736, Katutura, be approved.

3 That the Wadadee Group CC be informed that the sale of Erven 3735 and 3736, Katutura is reinstated at the initial purchase price of N$2 785 600.00 (15 % VAT exclusive).

4 That given the efforts and investment made by the Wadadee Group CC and finalisation of the other conditions of Council Resolution 227/08/2013, attached as pages 37 - 39 to the agenda, an extension of sixty (60) calendar days be given, from the date of being informed of this Council Resolution, to provide the City of Windhoek with a valid Bank Guarantee or make a cash payment towards the sale of Erven 3735 and 3736, Katutura.

5 That the letters from the owners of Erven 3687 and 3688, Katutura be noted and that the owners will remove their structures encroaching onto Erven 3736, Katutura.

6 That the owners of Erven 3687 and 3688, Katutura be requested to rectify the encroachments onto Erf 3736, Katutura within sixty (60) calendar days of being informed of this Council Resolution.

6.1 That should the owners of Erven 3687 and 3688, Katutura fail to comply with paragraph 5 above, the Chief Executive Officer (Corporate Legal Adviser) institute legal actions against the owners of Erven 3687 and 3688, Katutura to rectify their encroachments.

7 That should the Wadadee Group CC fail to finalise the sale within the given sixty (60) calendar days from the date of being informed of this Council Resolution, no further extension be granted for this transaction.

8 That the Wadadee Group CC be informed of this Council Resolution, in writing.

9 That the resolution be implemented prior to confirmation of the minutes.

RESOLUTION 247/10/2019

Department of Housing, Property Management & Human Settlement
☒ 59
80 Independence Avenue
WINDHOEK, NAMIBIA
Tel: (+264) 61 290 2170 • www.cityofwindhoek.org.na

ENQ:	Alfred Uaendere	PHONE:	+264 61-290 3352
E-AIL:	uae@windhoekcc.org.na		
DATE:	13 December 2019	OUR REF:	L/3736/ KAT

Ritta Khiba Planning Consultants
PO Box: 22543
WINDHOEK

Dear Mrs R Khiba

REQUEST FOR REINSTATEMENT OF THE SALE OF ERVEN 3735 AND 3736, KATUTURA TO WADADEE

Reference is made to previous correspondence regarding the above subject matter.

City Council considered the above application at its monthly meeting held on 24 October 2019 and resolved as per Resolution **247/10/2019** as follows:

1. *That the appeal from the Wadadee Group CC, be noted.*

2 *That the reinstatement of Erven 3735 and 3736, Katutura, be approved.*

3 *That the Wadadee Group CC be informed that the sale of Erven 3735 and 3736, Katutura is reinstated at the initial purchase price of N$2 785 600.00 (15 % VAT exclusive).*

4. *That given the efforts and investment made by the Wadadee Group CC and finalisation of the other conditions of Council Resolution 227/08/2013, attached as pages 37 - 39 to the agenda, an extension of sixty (60) calendar days be given, from the date of being informed of this Council Resolution, to provide the City of Windhoek with a valid Bank Guarantee or make a cash payment towards the sale of Erven 3735 and 3736, Katutura.*

5 *That the letters from the owners of Erven 3687 and 3688, Katutura be noted and that the owners will remove their structures encroaching onto Erven 3736, Katutura.*

6 *That the owners of Erven 3687 and 3688, Katutura be requested to rectify the encroachments onto Erf 3736, Katutura within sixty (60) calendar days of being informed of this Council Resolution.*

6.1 *That should the owners of Erven 3687 and 3688, Katutura fail to comply with paragraph 5 above, the Chief Executive Officer (Corporate Legal Adviser) institute legal actions against the owners of Erven 3687 and 3688, Katutura to rectify their encroachments.*

7 *That should the Wadadee Group CC fail to finalise the sale within the given sixty (60) calendar days from the date of being informed of this Council Resolution, no further extension be granted for this transaction.*

8 *That the Wadadee Group CC be informed of this Council Resolution, in writing.*

9 *That the resolution be implemented prior to confirmation of the minutes."*

Given the above, kindly indicate in writing within seven (7) days from the date of this letter acceptance of the above mentioned Council Resolution.

Trusting that you find the above in order.

Yours faithfully

Mrs. S. Simpson
MANAGER: PROPERTY MANAGEMENT DIVISION

the village 36 promenaden road tel: +26461308841 fax2email: +264 813 678 p o box 1148 . windhoek . namibia | Tjombe-Elago Incorporated

Your ref: **L/3736/KAT** Our ref: **WAD1/0001**

Windhoek, Friday, 20 December 2019

PER EMAIL: **uae@windhoekcc.org.na**

THE CHIEF EXECUTIVE OFFICER
COUNCIL OF THE CITY OF WINDHOEK
WINDHOEK
NAMIBIA

URGENT

Dear Sir

Re: WADADEE GROUP CC / ERVEN 3735 AND R/3736, KATUTURA, WINDHOEK

We refer to your letter dated 13 December 2019, which our client received on only 18 December 2019 from Riita Khiba Planning Consultants, to whom the letter had been addressed.

We note that our client is required to indicate within seven days of the date of your aforementioned letter the acceptance of the Council Resolution. As you would know, this is in the middle of the festive season, and our client's financiers (i.e. the Development Bank of Namibia) would not be able to attend to anything pertaining to our client's project until probably mid-January 2020. In light of that, our client is concerned that it will not meet the deadline of 60 days to furnish the Council with a bank guarantee or a cash payment towards the purchase of the Erven.

As we have pointed out in our letter of October 2018, in terms of section 31A(a) of the Local Authorities Act, any contract to be entered into by the Council pursuant to a resolution of the Council, must, on behalf of the Council, be co-signed by the Chief Executive Officer and the Chairperson of the Management Committee or any staff member so authorised by the Council. Further and in terms of section 1(1) of the Formalities in respect of Contracts of Sale of Land Act of 1969, the sale of land will only be effective once the agreement is reduced to writing and signed by the parties thereto or by their agents acting on their written authority. Thus, it is contemplated that there must be a written agreement, in full compliance with section 31A(a) of the Local Authorities Act and section 1(1) of the Formalities in respect of Contracts of Sale of Land Act before effect can be given to the Council Resolution.

That notwithstanding, our client is amenable to the substantive of the Council Resolution, and propose that any outstanding issues be dealt with in early 2020, and in the interim, we would appreciate it if you could forward a draft written agreement to us for further input.

Yours faithfully

Norman Tjombe

NORMAN TJOMBE
TJOMBE-ELAGO INC.

OFFICE OF THE CHIEF EXECUTIVE OFFICER

✉ 59
80 Independence Avenue
WINDHOEK, NAMIBIA

Tel: (+264) 61 290 2615 **Fax: (+264) 61 290 2344** **www.cityofwindhoek.org.na**

Enquiries: Mr. E. T. Shapopi
Email: Elia.Shapopi@windhoekcc.org.na
Tel nr: 061-2902 2170

Date: 3 February 2020
Ref: L/3736 Kat

Tjombe-Elago Incorporated
PO Box: 1148
WINDHOEK

Dear Mr Tjombe'

RE: WADADEE GROUP CC/ ERVEN 3735 AND R/3736, KATUTURA, WINDHOEK

Reference is made to your letter dated 20 December 2019 regarding the above subject matter which letter is herewith acknowledged;

The Municipal Council of Windhoek, in a letter dated 13 December 2019, addressed to Ritta Khiba Planning Consultants informed Wadadee Group CC of Council Resolution 247/10/2019, **attached** hereto for ease of reference. In the same letter Wadadee Group Cc was requested to accept such resolution within a period of seven (7) days. In your letter to the Council you narrated how difficult it was for your client to get the necessary funding for the project due to the festive season. However, your client still did not accept nor rejected the conditions of the said Council Resolution within the requested period of seven (7) days.

Given the above, the Municipal Council of Windhoek would like to request that your client, Wadadee Group CC, to indicate acceptance of **Council Resolution 247/10/2019** and its conditions within **five (5) days** from date of receipt of this letter. Failure to adhere to this request would lead to the cancellation of the transaction and no further extension will be granted.

Trusting that you find the above in order.

Yours faithfully

RN Kahimise
CHIEF EXECUTIVE OFFICER

03 FEB 2020

TJOMBE-ELAGO LAW FIRM INCORPORATED
Acknowledgement of receipt without prejudice
Time: 08h38
Date: 05/02/20
Signature:
Name: Remilery

BROCKERHOFF
& ASSOCIATES
LEGAL PRACTITIONERS

No 13 Strauss Street, Windhoek West. P.O Box 51074, Windhoek North, Windhoek.
Tel: +264 61 250 439 Fax: +264 61 250 438

DATE: 05 JULY 2021

THE CHIEF EXECUTIVE OFFICER
COUNCIL OF THE CITY OF WINDHOEK
INDEPENDENCE AVENUE
WINDHOEK
NAMIBIA

15 JUL 2021
462/07/2021

Dear Sir/Madam,

RE: WADADEE GROUP CC /ERVEN 3735 AND R/3736, KATUTURA: PAYMENT PROPOSAL

The above subject matter bears reference.

1. We herein act on behalf of Wadadee Group CC hereinafter referred to as our "client".

2. We hold instructions that our client tendered an application to purchase immovable property to wit: Erven 3735 and R/3736, Katutura from the Council of the City of Windhoek. The purchase price as per the Resolution 227/08/2013 was for an amount of N$ 2,785,600.

07 JUL 2021

Received
Kaulu Shiuute

3. In the interim from the history of the matter an impasse was reached between our client and the City of Windhoek as far as the implementation of the sales agreement between the parties as the City of Windhoek to date has not signed the sale agreement.

4. It is our instructions that our client has raised N$ 2,000,000.00 in an attempt to make part payment towards the City of Windhoek which will serve as a down payment towards the above stated purchase price.

5. We further propose that subsequent to the initial payment of N$ 2,000,000.00 from our client, City of Windhoek would then proceed to sign the sales agreement which will enable our client to raise the balance of N$ 785.600 from a financial institution.

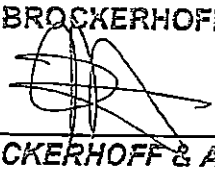
6. We hold instructions to the effect that our client in an attempt to fulfil his obligation under the said award under Resolution 227/08/2013 spent in excess of N$ 1,000,000.00 to date.

7. Our client is desirous to continue and implement the envisaged project as set out in his application for the above properties.

8. To this end as set out above please advise on the City of Windhoek stance as regard the above proposal.

Yours faithfully,

T.P. BROCKERHOFF



BROCKERHOFF & ASSOCIATES

OFFICE OF THE CHIEF EXEC TIVE OFFICER
818
✉ 59
80 Independence Avenue
WINDHOEK, NAMIBIA

Tel: (+264) 61 290 2615 Fax: (+264) 61 290 2344 www.cityofwindhoek.org.na

Enquiries: Mr E Shapopi Tel nr: 061-290 3354
Email: elia.shapopi@windhoekcc.org.na Ref: L/3736/KAT

Brockerhoff and Associates
PO Box 51074
WINDHOEK

RECEIVED
2021-09-17
Brockerhoff and Associates
Legal Practitioners

Dear Sir/ Madam

RE: WADADEE GROUP CC/ ERVEN 3735 AND R/3736, KATUTURA: PAYMENT PROPOSAL.

Reference is made to your letter dated 05 July 2021 regarding the above subject matter; kindly accept the City's apologies for this rather late response.

Your letter is for a proposal for the Municipal Council of Windhoek to agree on a part payment of N$2,000,000.00 towards the initial purchase price being N$2,785,600.00.

The City would like to draw your attention to clause 7 of Council Resolution 247/10/2019 **(attached)** which reads as follow:

> *"7 That should the Wadadee Group CC fail to finalise the sale within the given sixty (60) calendar days from the date of being informed of this Council Resolution, no further extension be granted for this transaction."*

The City further would like to inform you that with the City's letter dated 03rd February 2020 **(attached)**, the Deed of sale **(attached)** was send to Tjombe- Elago Incorporated the then representatives of Wadadee Group CC to inform them of the said Council Resolution and to which the City received no reply from Wadadee Group CC or their representatives, the latter clearly states:

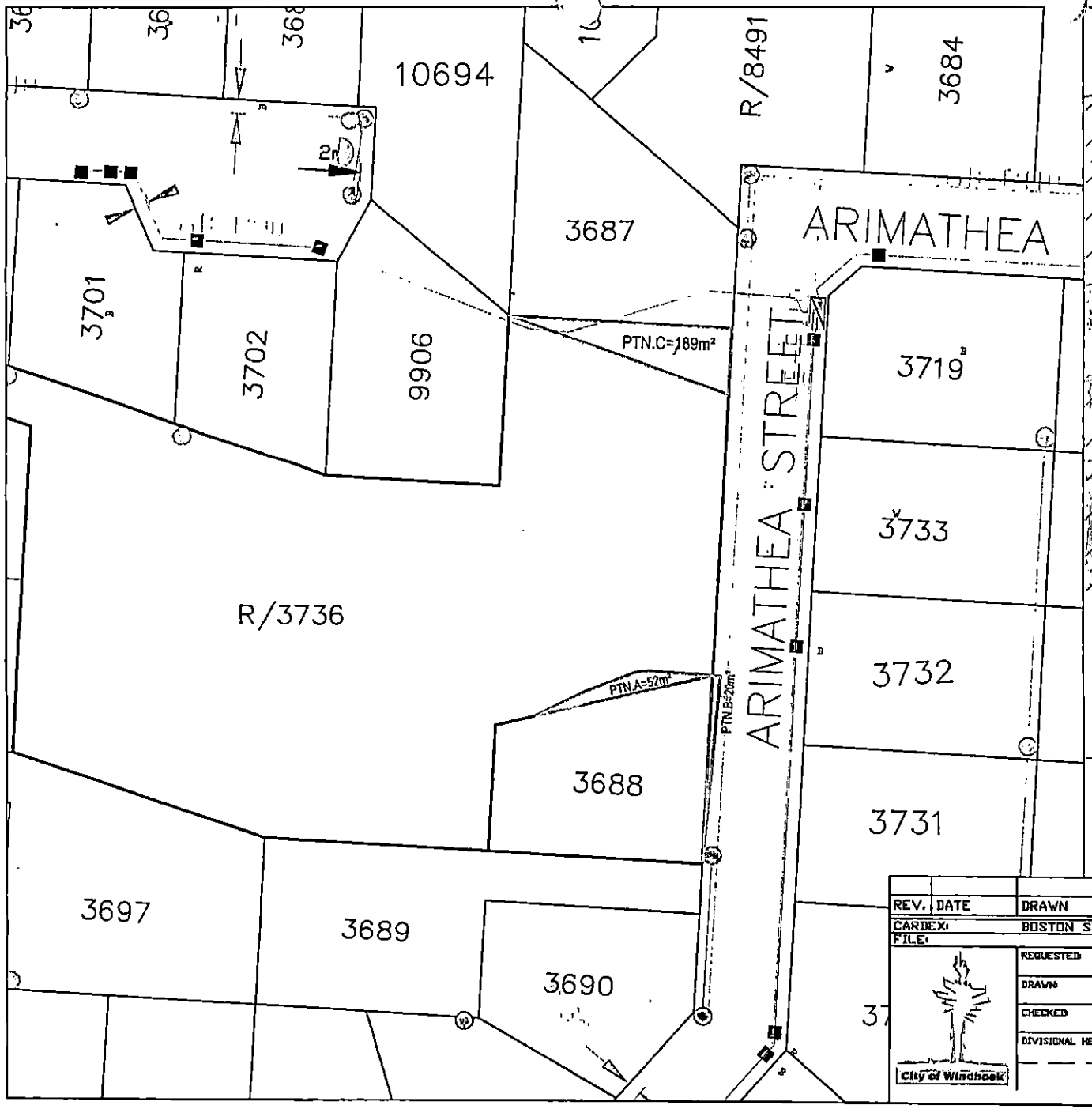
> *"Given the above, the Municipal Council of Windhoek would like to request that your client, Wadadee Group CC, to indicate acceptance of Council Resolution 247/10/2019 and its conditions within five (5) days from date of receipt of this letter. Failure to adhere to this request would lead to the cancellation of the transaction and no further extension will be granted."*

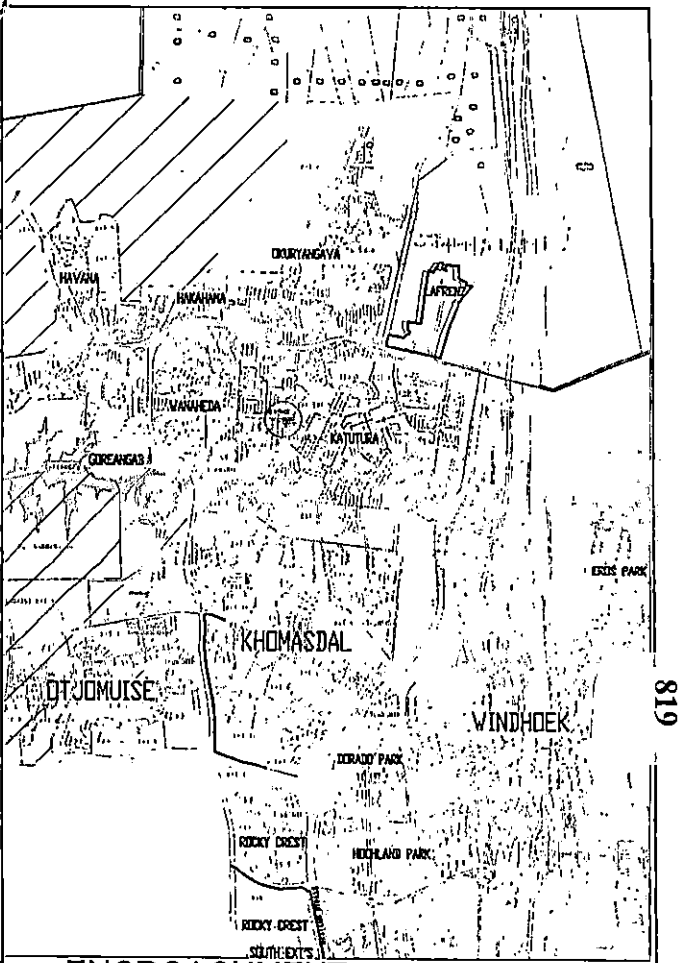
The City has made several efforts in accommodating your client's various requests, yet your client failed to finalise the transaction. Given the above the Municipal Council of Windhoek regrets to inform you that your request will not be entertained as this transaction is cancelled.

Trusting that you find the above in order.

Yours faithfully

MG Mayumbelo
ACTING CHIEF EXECUTIVE OFFICER





ENCROACHMENT :

PORTION A = 52m²
PORTION B = 20m²
PORTION C = 189m²

REV.	DATE	DRAWN	CHECKED	NETWORK:O:/Groups/Geomatics/RRR/KAT/3688
				REVISIONS
CARDEX:		BOSTON STREET		REF. DWG:
FILE:				ENCROACHMENT OF ERVEN 3688 AND 3687 OVER THE REMAINDER OF ERF 3736 & STREET, KATUTURA
		REQUESTED	DATE	
		DRAWN	DATE	
		CHECKED	DATE	
		DIVISIONAL HEAD		SCALE: Not to Scale
				SHEET

City of Windhoek

VALUATION CERTIFICATE

Date of valuation: 28/08/2019

Erf No.: 3735 and 3736 **Suburb:** KATUTURA **Street name:** Arimathea

Erf size: 118,971 m² **Zoning:** Undetermined ,POS **Density:** N/A

Required portion size: Whole erf

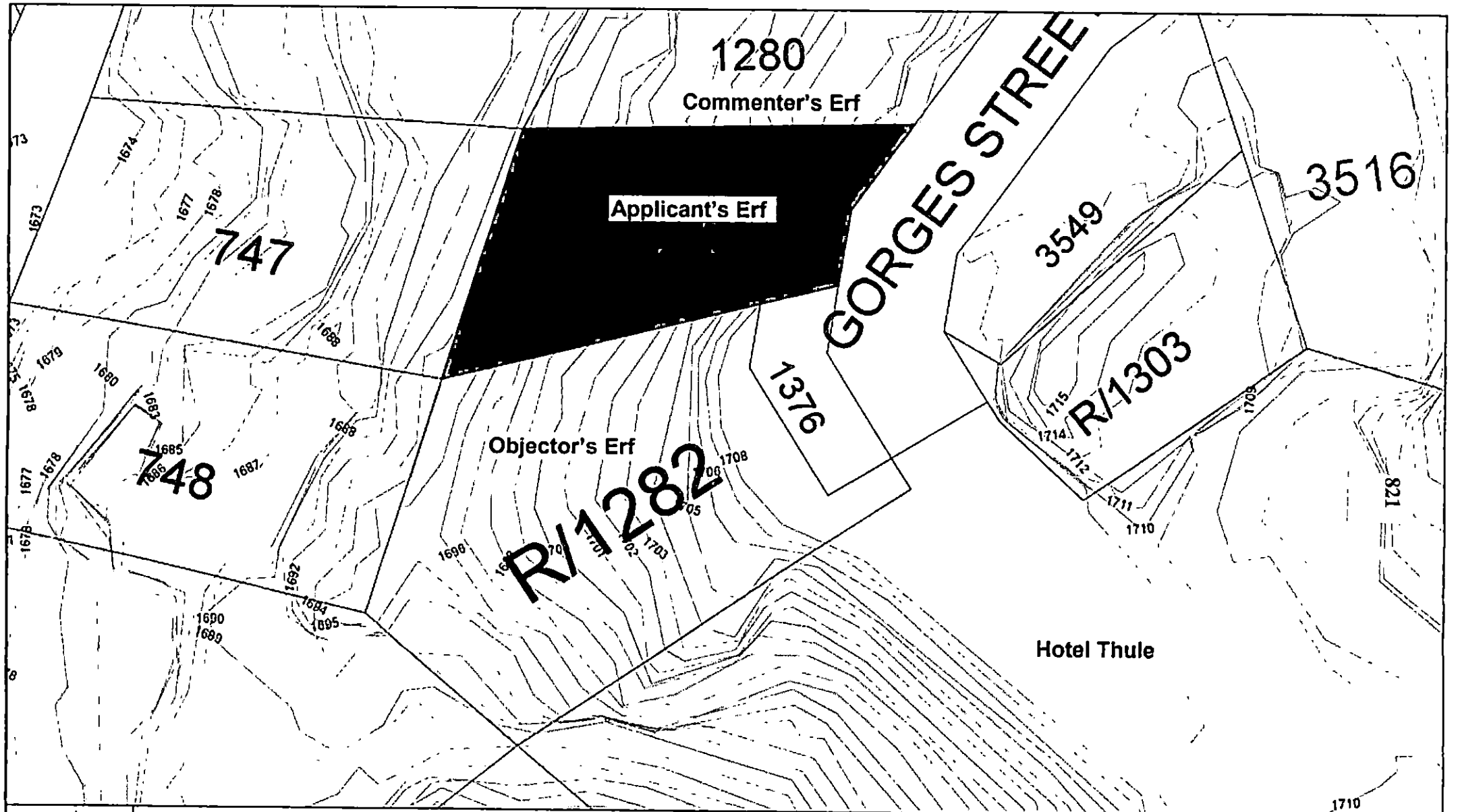
Current use of the portion under consideration: vacant

Acquisition purpose: To be sold

Current vacant land going price/ m²		N$600
Size of the portion required	Erf 3735 Erf 3736	587 m², 7024 m²
Estimated market value		N$ 353 000 N$ 4 215 000

A portion from erf 7345 Katutura which is being leased out to Laurelton-Reign Diamonds (PTY) LTD was valued at N$ 1,405,900 or at N$ 260/m² as per Council Resolution number 35/02/2009. The aforementioned price is escalated from 2009 to 2018 to what could be a market related price as of today. After escalation, a price of N$ 600/m² was as achieved. Consequently, the portion required should be valued at N$600/m².

Valued by: Kaulikufwa Hendjala 28/08/2019
Manager: Valuation Services



TOPOGRAPHY: ERF 1281 KLEIN WINDHOEK

NOTES

Compiled by:

Date: 15/6/2023

N

1:703

While due care has been taken by the Publisher in compiling this map, no responsibility will be accepted by the City of Windhoek for errors or omissions. The Publisher, excludes all warrenties, and disclaims any responsibility to any person for loss or damage suffered from any use of this map.

[Municipal Council Minutes: 2019-09-26]

10.3.4 FNS.3 [UTP] BUILDING LINE RELAXATION DISPUTE ON ERF 3274, WINDHOEK – OBJECTION FROM ADJACENT NEIGHBOUR ERF 3275, WINDHOEK (L/3274/W)

On proposal by Councillor M Shiikwa, it was

RESOLVED

1 That the Building Permit application for Building Plan 3884/2015 requesting for the relaxation of the rear 3 and 5 metre building lines on Erf 3274, Windhoek be granted.

2 That the applicant and Objectors be informed of Council's decision, in writing, and be given the opportunity to appeal against Council's decision to the Ministry of Urban and Rural Development within twenty eight (28) days from the date of notification thereof.

3 That any notice of an intention to appeal this Council Resolution be submitted to Council within twenty eight (28) days from the date of notification thereof, in terms of clause 51(3) of the Windhoek Town Panning Scheme.

4 That it be noted that paragraph 3 of Council Resolution 287/08/2007 is herewith amended to read as follows:

3 That any building permit application for the relaxation of building lines where objections have been received be presented to Council for a final determination in the matter.

5 That the resolution be implemented prior to confirmation of the minutes to allow for prompt feedback to the applicant.

RESOLUTION 233/09/2019

CJG/PAC/249991

NOTARIAL DEED OF ENCROACHMENT

NO. K 62 / 2023 S

LA GORGE INVESTMENTS TWO CLOSE CORPORATION

IN FAVOUR OF

DAWID STEFANUS FOURIE

Registered This.....
2023 -02- 28
Deeds Office Windhoek
JK. Malumana
REGISTRAR OF DEEDS

Protocol No. 123

FOR INFORMATION ONLY

NOTARIAL DEED OF ENCROACHMENT

K 62 / 2023

KNOW ALL MEN WHOM IT MAY CONCERN:

THAT on the **24th** day of **JANUARY 2023**

before me

CHRISTIAAN JOHAN GOUWS

Notary Public by lawful authority duly admitted and sworn, residing and practising at WINDHOEK, NAMIBIA, and in the presence of the subscribing witnesses, personally came and appeared

PENELOPE ANN CAREW

in her capacity as duly authorised agent of:

D.N.

1. **LA GORGE INVESTMENTS TWO CLOSE CORPORATION**
(Registration Number CC/2000/1351)
Represented by JOHANNES KAWELAKANA ASINO
Being duly authorized thereto

(hereinafter called the "Servient Tenement")

of

CERTAIN	Erf No. 1281, KLEIN WINDHOEK
SITUATE	In the Municipality of Windhoek Registration Division "K", Khomas Region
MEASURING	1388 (One Three Eight Eight) Square Metres
HELD	By virtue of Deed of Transfer No. T 5296/2000

(hereinafter called the "Servient Tenement")

by virtue of a Power of Attorney granted to her at WINDHOEK on 23rd JANUARY 2023

and

2. **DAWID STEFANUS FOURIE**
Identity Number 491229 0017
Unmarried

(Hereinafter called the "Dominant Tenement")

of

CERTAIN	Erf No. 1280, KLEIN WINDHOEK
SITUATE	In the Municipality of Windhoek Registration Division "K", Khomas Region
MEASURING	1412 (One four One Two) Square Metres
HELD	By virtue of Deed of Transfer No. T 584/1991

(hereinafter called the "Dominant Tenement")

by virtue of a Power of Attorney granted to her at WINDHOEK on 23rd JANUARY 2023

and which Powers of Attorney have this day been exhibited to me, and now remain filed in my Protocol;

(The owner of the Dominant Tenement and the owner of the Servient Tenement (herein after referred to as the Parties)

FOR INFORMATION ONLY

AND THE APPEARER DECLARED THAT:

WHEREAS the Parties have established recently that the common boundary wall between the Dominant Tenement and the Servient Tenement was not built on the boundary between the Dominant Tenement and Servient Tenement due to the mountainous geographic area more than 30 (thirty years ago; and

WHEREAS the Parties were unaware of the fact that the Common boundary wall encroached upon the Servient Tenement; and

WHEREAS the owner of the Dominant Tenement has resolved not to apply to the High Court of Namibia to obtain a Court Order to acquire the Servitude Area hereinafter referred to, the Servitude Area by acquisitive prescription in terms of the Prescription Act 1969, Act No. 68 of 1969; and

WHEREAS the parties have agreed to resolve the issue of the encroachment upon the Servient Tenement by the registration of a Servitude of Encroachment.

FOR INFORMATION ONLY

NOW THEREFORE IT IS AGREED AS FOLLOWS:

1. The Dominant Tenement shall have the right to encroach upon the Servient Tenement by the Figure A B C on the Diagram No. A 355/2022 annexed hereto.

2. The owner of the Dominant Tenement shall be obliged to make a once off payment of N$100,00 to the owner of the Servient Tenement as compensation for the encroached area.

3. This agreement is binding on the owner and its successors in title and will be registered against the title Deed of the property.

4. The legal costs for the preparation of the this agreement and the registration thereof, shall be paid by the Owner of the Servient Tenement.

5. The owner of the Servient Tenement agrees not to plead interruption of prescription in the event of the owner of the Dominant Tenement in future resolves to apply to the High Court of Namibia to acquire the Servitude Area by way of acquisitive acquisition as set out in the Prescriptive Act No. 68 of 1969, and acknowledges that the owner of the Dominent Tenement has become entitled to the ownership of the Servitude and by way of acquisitive acquisition as set out in.

6. The rights granted pursuant to this Agreement may be exercised as from the date of registration of the Notarial Deed contemplated herein.

FOR INFORMATION ONLY

THUS DONE AND EXECUTED at WINDHOEK aforesaid on the day, month and year first aforewritten, in the presence of the subscribing witnesses.

AS WITNESSES:

1. _____

2. Jiaseb _____ _____

QUOD ATTESTOR

NOTARY PUBLIC

CHRISTIAAN JOHAN GOUWS NOTARY PUBLIC REPUBLIC OF NAMIBIA

SERVITUDE DIAGRAM

Approved 08 828 No.A355/2022

for Surveyor-General

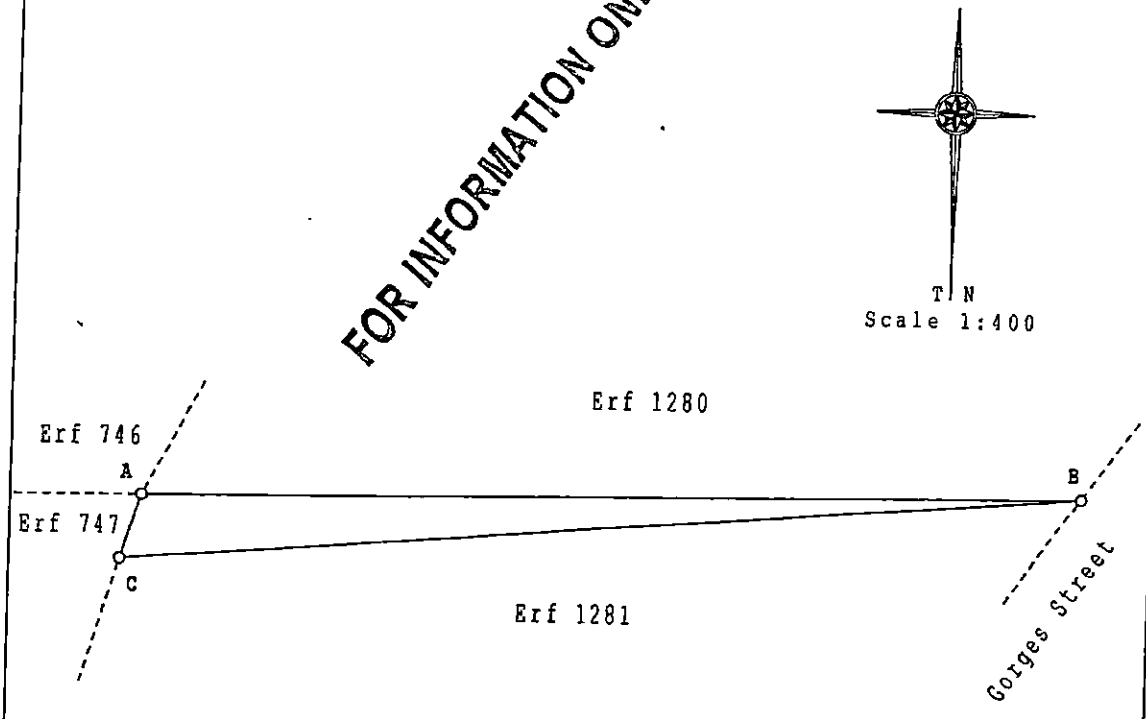
SIDES METRES		ANGLES OF DIRECTION	CO-ORDINATES Y System:22/17		X	DESIGN.
			Constants:0,00		0,00	
A B	52,89	268 56 10	A	-10 067,07	+61 028,89	LB3587
B C	54,19	85 10 10	B	-10 119,95	+61 027,91	1281b
C A	3,75	197 23 20	C	-10 065,95	+61 032,48	SVT1
			⊕	-9 589,85	+61 014,00	TSM108
			⊕	-10 100,03	+61 061,87	TSM248

Description of Beacons

A,B.....16mm round iron peg

C.....Fence post with tube

FOR INFORMATION ONLY

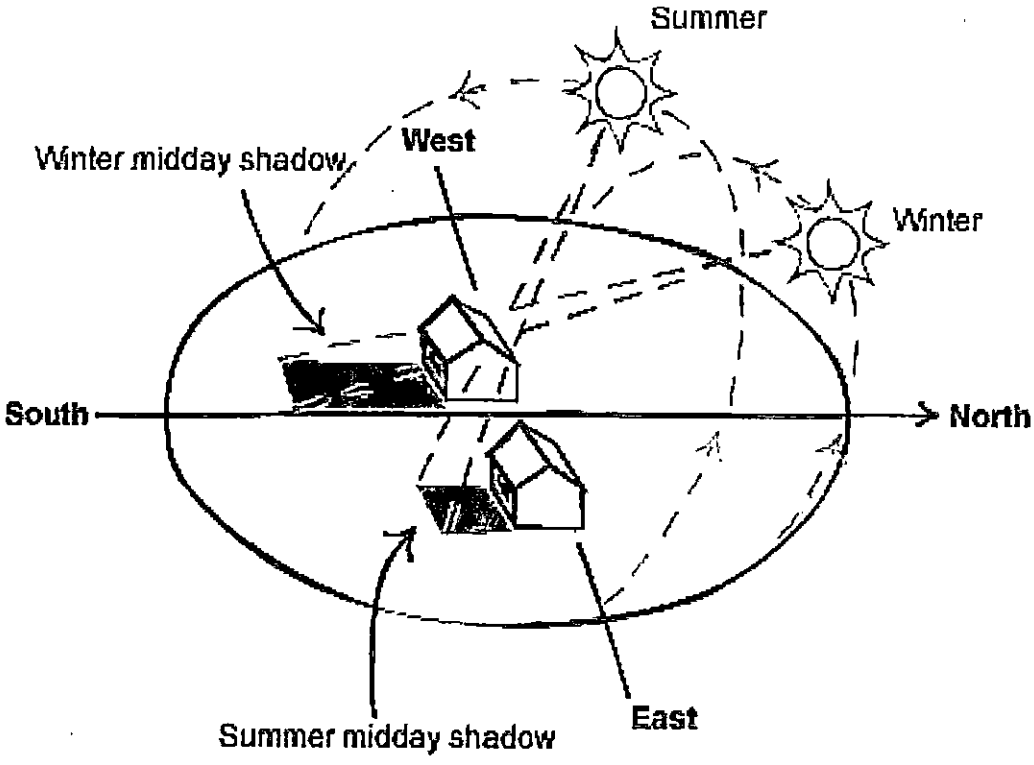


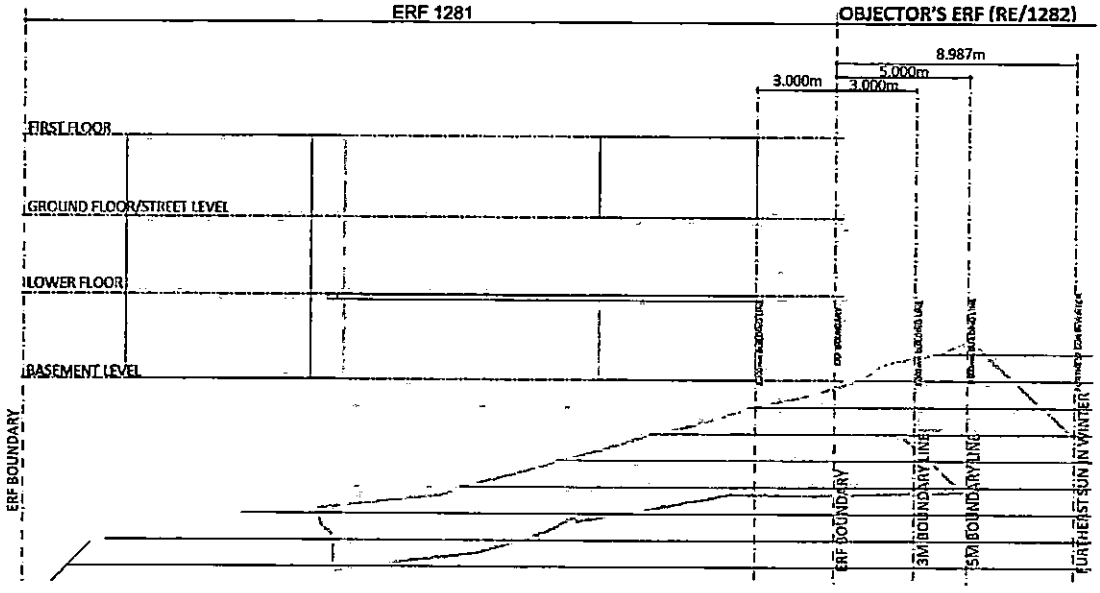
The figure A B C
represents 94 square meters of land being
servitude area A over Erf 1281, Klein Windhoek

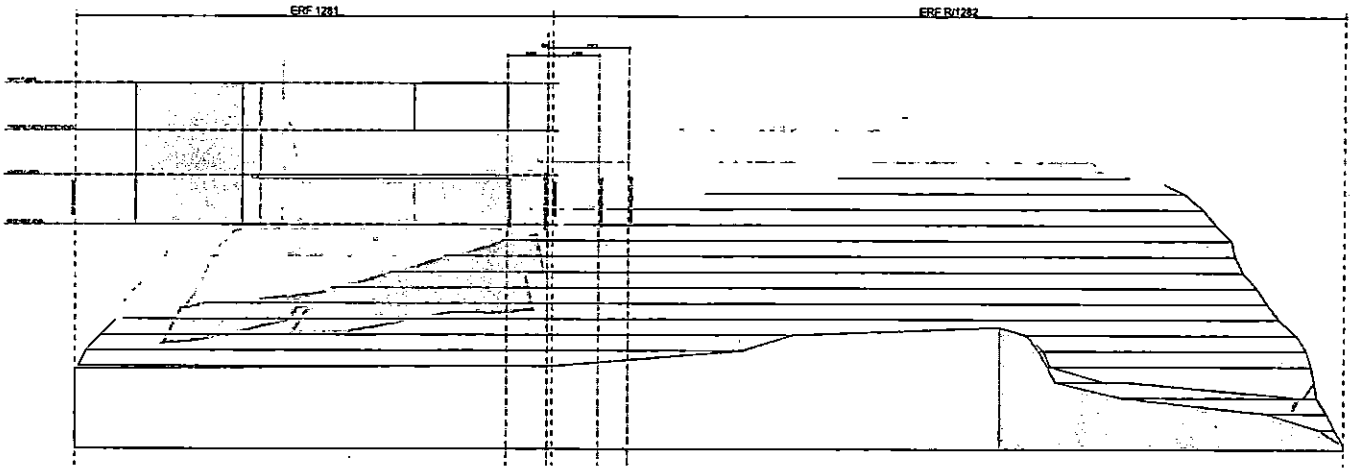
Situate in the Municipal Area of Windhoek
Registration Division K
Khomas Region
Republic of Namibia
Surveyed in May 2022 by me

H.L. Strydom
Land Surveyor

This diagram is annexed to K 62 /2023 S No dated Registrar of Deeds 2023-02-28	The original diagram is General Plan S.G.No.A457/58 Transfer Dated:	S.R No.: E109/2022 Gen. Plan No. Noting Plan: MG-5AA/Z4 File No.:


Summer
Winter
West
Winter midday shadow
South
North
East
Summer midday shadow


ERF 1281
OBJECTOR'S ERF (RE/1282)
8.987m
5.000m
3.000m
3.000m
FIRST FLOOR
GROUND FLOOR/STREET LEVEL
LOWER FLOOR
BASEMENT LEVEL
ERF BOUNDARY
ERF BOUNDARY
3M BOUNDARY LINE
5M BOUNDARY LINE
FURTHEST SUN IN WINTER



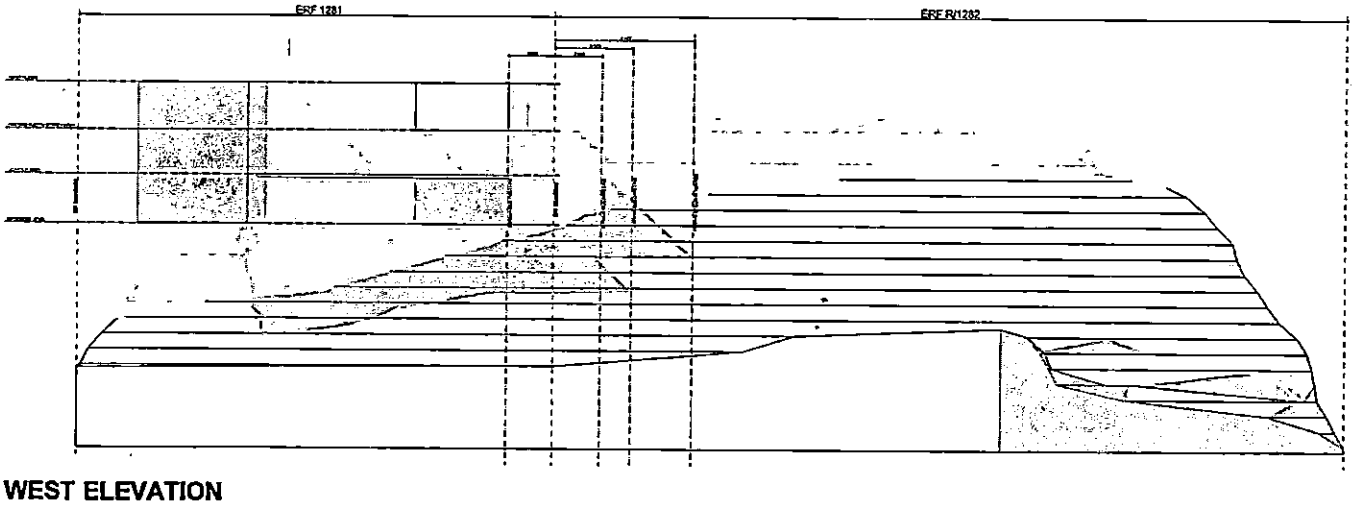
WEST ELEVATION
SUN STUDY IN SUMMER, 12:00 PM

MAS
Vernon Mwaza Architects Studio Inc

PROJECT TITLE:

SUN STUDY FOR ERF 1281 - MR JK ASINO

DATE	REVISION
22/08/2023	M2



WEST ELEVATION
SUN STUDY IN WINTER, 12:00 PM

MAS
Vernon Mwarzi Architects Studio Inc

PROJECT TITLE:

SUN STUDY FOR ERF 1281 - MR JK ASINO

DATE	REVISION
22/06/2023	M2

APPLICATION: FOR THE REZONING OF ERF 2104 KHOMASDAL, NO. 141 HOFSANGER STREET, TO CHANGE FROM GENERAL RESIDENTIAL WITH A DENSITY OF 1:150M² TO 'GENERAL RESIDENTIAL WITH A DENSITY OF 1:100M². THE MANDATORY DOCUMENTS LISTED BELOW ARE ATTACHED TO SUPPORT THIS APPLICATION.

	Application by Consultant or Owner of the Erf / Portion/ Farm including the prescribed URP Board Form(s).	**YES**
1.	**A) Locality and Detailed Sketch Plan (Illustrating the whole boundary of the Local Authority area under which the application is made)** **B) Existing Zoning Plan** **C) Intended Zoning Plan** **D) Service Plan** **E) Parking Layout**	**YES**
2.	**Conditions to be registered**	**YES**
3.	**Special Power of Attorney** including Revenue Stamps with relevant initials	**YES**
4.	**Closure Certificate and Environmental Clearance Certificate** (*if applicable*)	**N/A**
5.	**Previous URP Board approvals (Townships Board or NAMPAB)** (*if applicable*)	**N/A**
7.	**Roads Authority approval together with the sketch plan indicating the access point (s)** (*if applicable*)	**N/A**
8.	**A) Copy of Founding Statement (CC 1/2)** (*if registered in the name of Close Corporation*)	**N/A**
	E) Copy of Company Resolution (*if registered in the name of a Company*)	**N/A**
9.	**Copy of Title Deed or Certificate of Registered Title**	**N/A**
10.	**Conditions of Establishment** attached to all copies (*if applicable*)	**N/A**
11.	**Copy of Approved Erf diagram at time of application**	**NO**
12.	**Proof of Payment of City of Windhoek Submission Fee**	**YES**
13.	**Credit Clearance Certificate**	**YES**
14.	**Deed of Transfer**	**YES**
15.	**Government Gazette Public Notification**	**YES**
16.	**Copy of Newspaper Adverts**	**YES**
17.	**Copy of neighbours comments delivery sheet**	**YES**

OFFICE OF THE CHIEF EXECUTIVE CITY OF WINDHOEK
20 SEP 2022
RECEIVED
Manager: Contracts
P.O. Box 59

P.O. Box 22543, Windhoek
1012 Virgo Street, Doradopark
Tel: +264 61 225062 | Fax: 088614935
Cell: +264 81 2505559 / +264 81 57 88154 | Email: info@rkpc.com.na / rkhiba@gmail.com
TOWN, REGIONAL PLANNERS & ENVIRONMENTAL CONSULTANTS

RITTA KHIBA Planning Consultants

Ref: L/2104/ Khd **28 September 2022**

The Chief Executive Officer
City of Windhoek
P O Box 59
Windhoek

OFFICE OF THE CHIEF EXECUTIVE OFFICER CITY OF WINDHOEK 28 SEP 2022 RECEIVED Manager: CCTM&CC P.O. Box 59 • WINDHOEK

Department of Urban and Transportation Planning

Attention: Mr. H. Rust

Dear Sir,

APPLICATION FOR THE REZONING OF ERF 2104 KHOMASDAL, NO. 141 HOFSANGER STREET, TO CHANGE FROM GENERAL RESIDENTIAL WITH A DENSITY OF 1:150M² TO 'GENERAL RESIDENTIAL WITH A DENSITY OF 1:100M².

INTRODUCTION

Messrs. Katunohange Nixon Karipipityo, the owner of Erf 2104 Khomasdal, No. 141 Hofsanger Street, which is held by Deed of Transfer No. T. 971/2007, has appointed Ritta Khiba Planning Consultants CC to apply for the rezoning of Erf 2104 Khomasdal, No. 141 Hofsanger Street.

1. APPLICATION

In terms of the Windhoek Town Planning Scheme Clause 9(3) "No person shall use or cause or allow to be used any building or portion thereof for a use other than that for which it has been erected unless such building has been altered for any such proposed new use and any necessary consent of the Council has been obtained therefor" and Clause 9(5) "On application

by the owner, Council may consent to the changes in land use rights for erven as shown in Table B (II)".

- Pursuant to the Windhoek Town Planning Scheme, Rezoning of Erf 2104 Khomasdal, No. 141 Hofsanger Street 'from general residential with a density of 1:150m² to 'geneneral residential with a density of 1:100m² is hereby submitted.

ERF/ SITE INFORMATION

2.1 Location

Erf 2104 Khomasdal is located in Hofsanger Street.

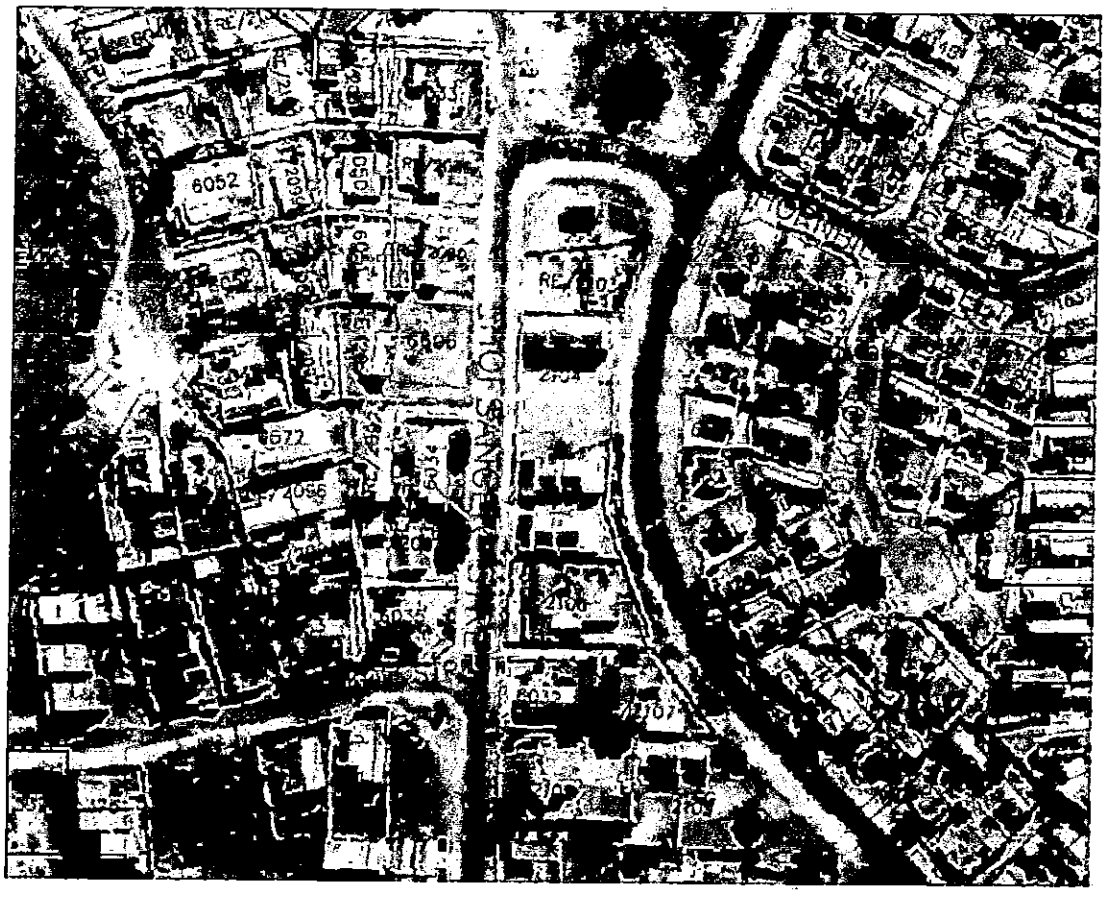


Figure 1: Locality of Erf 2104 Khomasdal, No. 141 Hofsanger Street. Source: AutoCad (2022)

2.2 Topography

The topography of the erf is relatively flat.

2.3 Current Zoning

According to the Windhoek Zoning Scheme, the current zoning of the erf is 'General Residential with a density of 1:150m².

2.4 Erf Size

The subject erf measures 979m² in extent.

2.5 Existing land use of Property

The subject property has existing buildings on it, all of which are used for residential dwelling purposes.

2.6 Access

Erf 2104 Khomasdal, No. 141 gains access from Visarend Street.

2.7 Existing Infrastructure

The Erf 2104 Khomasdal, No. 141 Hofsanger Street is fully serviced and is connected to the municipal reticulation system of the City of Windhoek.

2.8 Exisiting Title Deed Conditions

" 1. The erf shall be used or occupied only for purposes which are in accordance with, and the use or occupation of the erf shall at all time be subject to, the provisions of the Windhoek Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended.

2. No tree known as Prosopis SSP shall be planted or permitted to grow on the erf.

3. The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the municipal value of the erf. "

3. DEVELOPMENT PROPOSAL

3.1 Intended development

The owner of Erf 2104 Khomasdal, No. 141 Hofsanger Street intends to rezone from general residential with a density of 1:150m² to 'general residential with a density of 1:100m² to further develop three additional units on the erf for investment purposes.

3.2 Future access and parking provision

Erf 2104 Khomasdal, No. 141 Hofsanger Street will continue gaining access from the existing street network, which has enough capacity to accommodate the activities conducted from the subject property as well as the surroundings. The number of vehicles for which parking will be provided for on-site is in accordance to the requirements of the Windhoek Town Planning Scheme.

3.3 Future Infrastructure

The existing services are expected to be adequate to accommodate the proposed development. Any additional sewer, water or electricity requirements or cost arising from the submission of this application will be borne by the applicant. All other storm water conditions, if any, will be met in accordance. The erf is not affected by any services and is easy to develop should the Municipality of Windhoek approved.

4. MOTIVATION

The erf's primary land use is currently 'general residential', with a density of 1:150m². This density of 1:150m² does not allow for the subject property's maximum developable potential, making it insufficient to support the activities planned for Erf 2104 Khomasdal, No. 141 Hofsanger Street. The additional units to be built on the erf are expected to be three (3). As a result, a rezoning is being sought to change and increase the developable building density to that of 1:100m², allowing for the construction of an additional three units on the erf.

4.1 Need and Desirability

Erf 2104 Khomasdal, No. 141 Hofsanger Street, is in a predominantly residential and general residential land use area. The owner intends to redevelop the underdeveloped land and is requesting a rezoning to a higher density to make the property more efficient. The goal is to build more flats. Naturally, there will be blending in with the existing structures on site as well

as the zoning of the neighboring owners, with no negative impact on the character of the surroundings. The proposed change in use will benefit the neighborhood by complementing its neighbors and the larger community.

Erf 2105 Khomasdal (the adjacent neighbor to Erf 2104 Khomasdal), has a density of 1:250m² and is zoned as general residential. The zoning of Erf 2105 Khomasdal is compatible with the existing land uses of the subject property, despite the fact that its density differs from that of Erf 2104 Khomasdal, No. 141 Hofsanger Street.

Overall, when comparing the subject property to the wider neigbourhood; Wisptert street in the northwestern direction as well as Kakelaar street in the south of the subject property is characterized by general residential erven.

4.2 Windhoek Town Planning Scheme

As previously stated, the general residential zoning with a density of 1:150 m² is incompatible with the proposed development on the subject property. Windhoek is facing an increased demand and pressure on residential land uses.

The re-development and rezoning to higher densities in appropriate residential areas to accommodate higher population densities and intensified land use activities are predominantly prevalent in Khomasdal, Otjomuise and Rocky Crest. Areas such as where Erf 2104 Khomasdal is situated are no exception.

5. PUBLIC PARTICIPATION

An official notice for publication of the intended rezoning of Erf 2104 Khomasdal, No. 141 Hofsanger Street from general residential with a density of 1:150m² to general residential with a density of 1:100m² was published in the Government Gazette on 15 September 2022, placed at the Customer Care Notice Board of the City of Windhoek on the 16 September 2022, and then advertised once per week for two weeks in a row in the newspapers Republikein and SUN on September 16th and 23rd, 2022.

Figure 2 depicts the notices as they appeared in Windhoek and Erf 2104 Khomasdal, No.141 Hofsanger street. See details below.

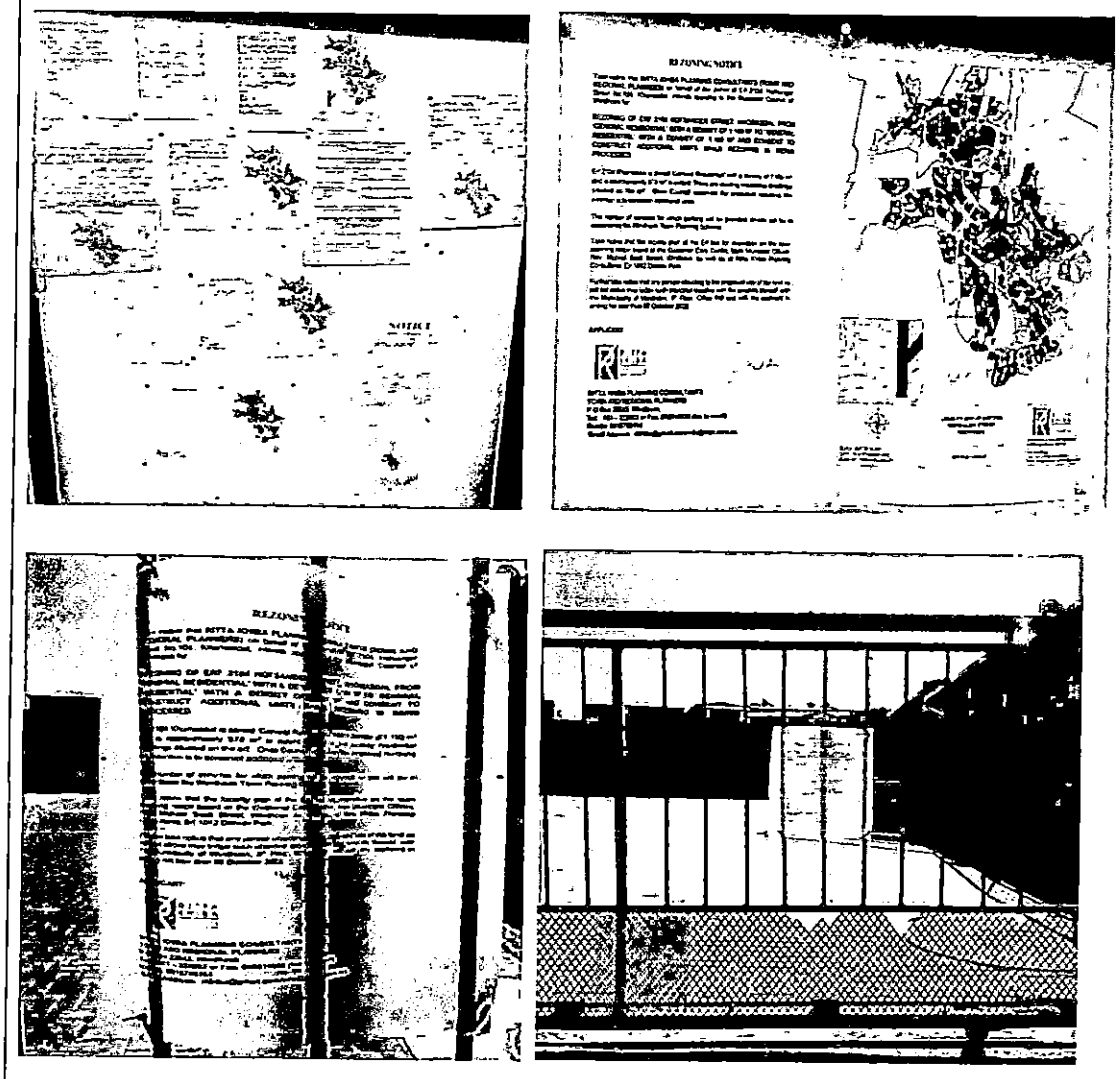


Figure 2: Notice as depicted at the Customer Care Notice board at City of Windhoek and on the subject property

In addition, 15 neighbour comment sheets were distributed. 9 comment sheets were delivered in person, while the remaining 6 were mailed via registered mail. The neighbors who received notices are depicted in Figure 3. At the time of this application, the 14-day notice period had not yet expired, so no status report from neighbors' comments could be provided.

Property Description	Street Name	Notification for intended rezoning sent	Date issued	Comments received
Erf 6066	Hofsanger	Yes	19/09/2022	Not due
Erf 6044	Hofsanger	Yes	19/09/2022	Not due
RE/2103	Hofsanger	Yes	19/09/2022	Not due
Erf 2105	Hofsanger	Yes	19/09/2022	Not due
Erf 2106	Hofsanger	Yes	19/09/2022	Not due
Erf 6185	Visarend	Yes	19/09/2022	Not due
Erf 6184	Visarend	Yes	19/09/2022	Not due
Erf 6183	Visarend	Yes	19/09/2022	Not due
Erf 6182	Visarend	Yes	19/09/2022	Not due
Erf 6034	Hofsanger	Yes	28/09/2022	Not due
Erf 6044	Hofsanger	Yes	28/09/2022	Not due
RE/2103	Visarend	Yes	28/09/2022	Not due
RE/2092	Hofsanger	Yes	28/09/2022	Not due
Erf 6051	Hofsanger	Yes	28/09/2022	Not due
RE/2090	Hofsanger	Yes	28/09/2022	Not due

Figure 3: Adjacent neigbours to Erf 2104 Khomasdal, No. 141 Hofsanger street.

Once the neighbor comments are received, the outcome will be reported as required by the City of Windhoek. This will be submitted as part of the full and complete application after October 12, 2022, once the public participation process is completed.

6. TRAFFIC IMPACTS

Erf 2104 Khomasdal, No. 141 Hofsanger Street is in one of the busiest neighbourhoods of Khomasdal. Having a residential building is complementing the surrounds because it will have a positive impact on the environment especially because it is characterized by residential buildings overall. Residents will enter the subject property from Visarend Street. On-site parking will be provided. Also, despite the fact that Erf 2104 Khomasdal, No. 141 Hofsanger Street is in a busy area, there is plenty of parking on site. The intended zoning and all its ancillary are allocated by taking into account the existing network-linkages to be generated as a result of the rezoning to 'general residential with a density of 1:100m².

7. STANDARD CONDITIONS

The standard conditions registered against Erf 2104 Khomasdal should be retained.

8. APPLICATION

The owner of Erf 2104 Khomasdal, No. 141 Hofsanger Street intends to rezone from general residential with a density of 1:100m². The rezoning will allow for the construction of an additional three units on the erf.

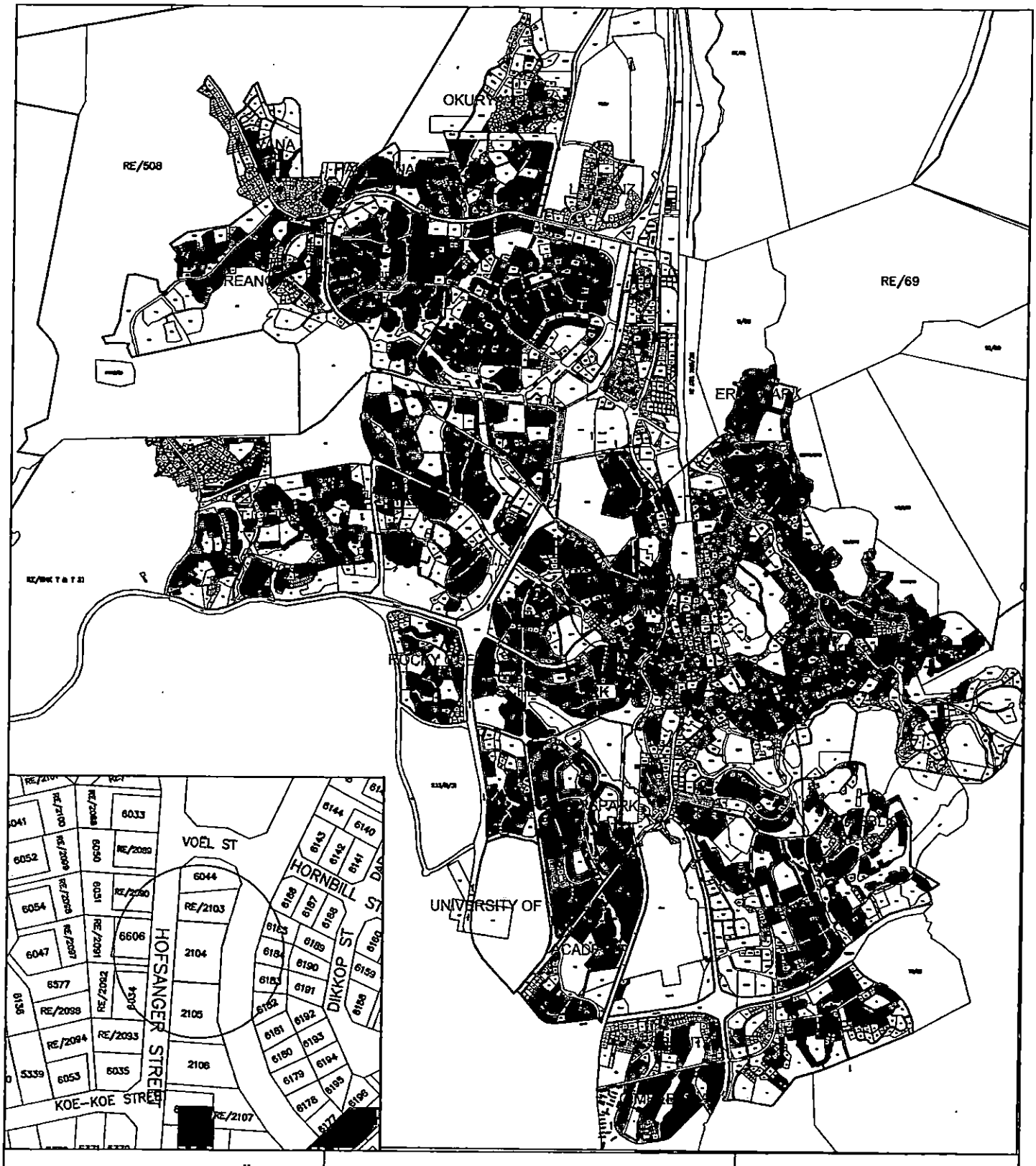
It is against this background that application is made for:

- **The rezoning of Erf 2104 Khomasdal, No. 141 Hofsanger Street 'from general residential with a density of 1:150m² to general residential with a density of 1:100m².**

We hope that you will consider this application favorably, and if you require any additional information, please contact us at one of the numbers listed above.

Yours faithfully,

RITTA KHIBA
PRINCIPAL MEMBER



N
W E
S

SCALE: NOT TO SCALE
DATE: 14 SEPTEMBER 2022
PLAN NO: 2104/LOC-1

LOCALITY MAP OF ERF 2104
HOFSANGER STREET,
KHOMASDAL

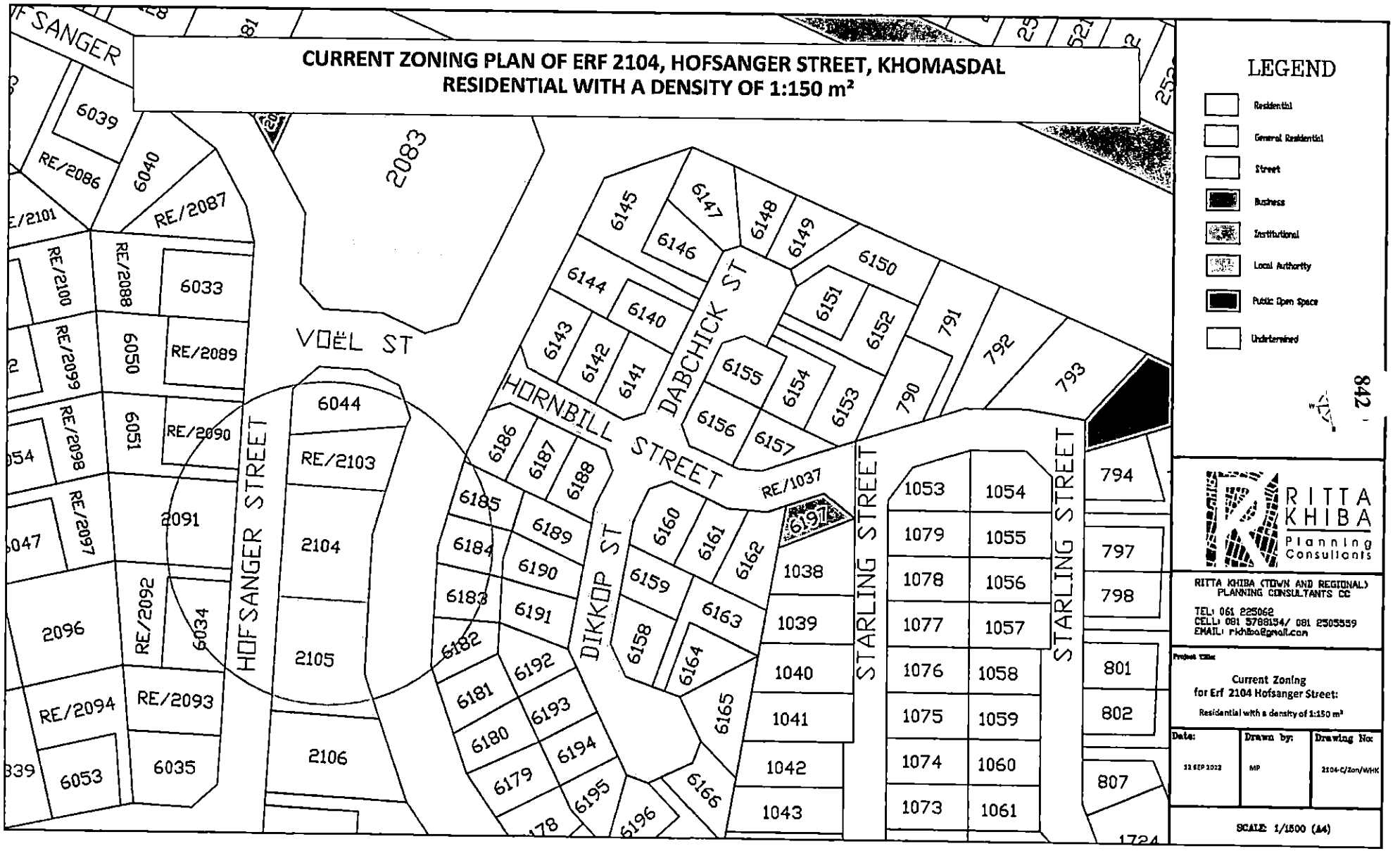
ERF 2104= ± 979 m²

RITTA KHIBA
Planning Consultants

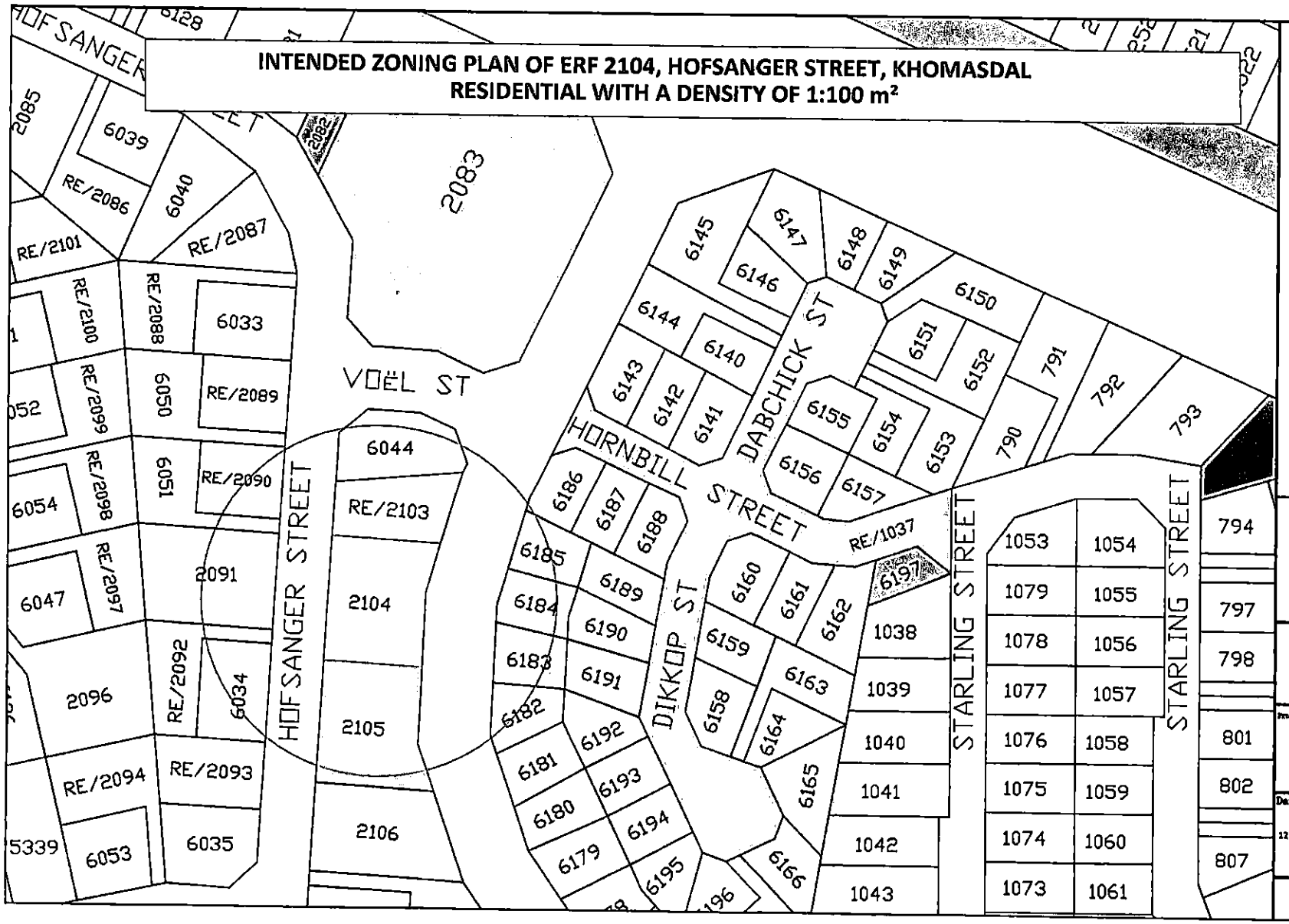
RITTA KHIBA (TOWN AND REGIONAL)
PLANNING CONSULTANTS CC

TEL: 061 225062
CELL: 081 5788154/ 081 2505559
EMAIL: rkhiba@gmail.com/info@rkpc.com.na

CURRENT ZONING PLAN OF ERF 2104, HOFSANGER STREET, KHOMASDAL
RESIDENTIAL WITH A DENSITY OF 1:150 m²



INTENDED ZONING PLAN OF ERF 2104, HOFSANGER STREET, KHOMASDAL
RESIDENTIAL WITH A DENSITY OF 1:100 m²



LEGEND

- Residential
- General Residential
- Street
- Business
- Institutional
- Local Authority
- Public Open Space
- Undetermined

843

RITTA KHIBA Planning Consultants

RITTA KHIBA (TOWN AND REGIONAL) PLANNING CONSULTANTS CC

TEL: 061 225052
CELL: 081 5788154/ 081 2505559
EMAIL: rkhiba@gmail.com

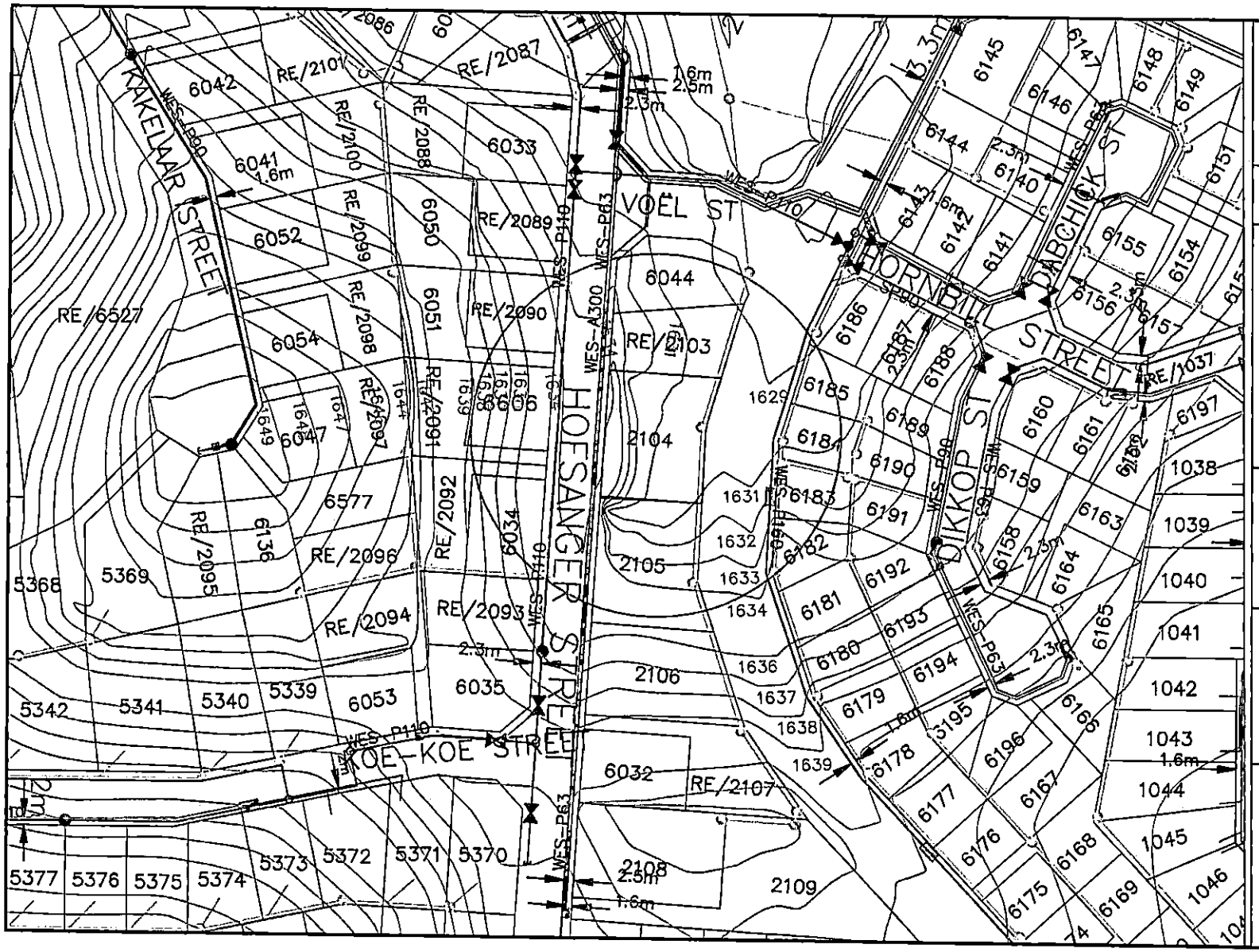
Project Title:

Intended Zoning for Erf 2104 Hofsanger Street:

Residential with a density of 1:100 m²

Date:	Drawn by:	Drawing No:
12 Sep 2022	MP	2104/1/ZON -1

SCALE: 1/1500



LOCALITY MAP OF ERF 2104
HOFSANGER STREET,
KHOMASDAL

SERVICES & CONTOURS

LEGEND

- Water
- Sewer
- Electricity
- Contours

RITTA KHIBA
Planning Consultants

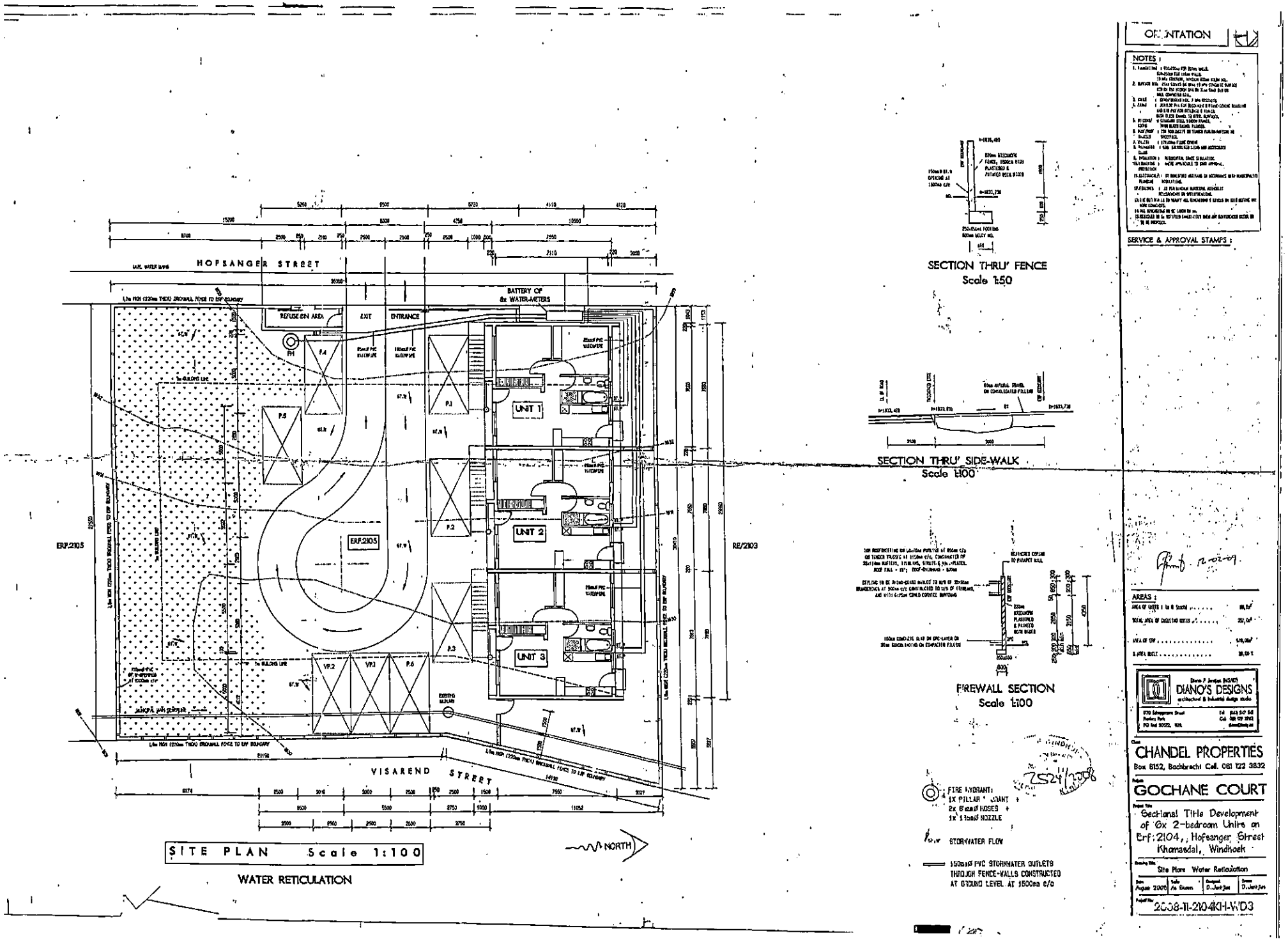
RITTA KHIBA (TOWN AND REGIONAL)
PLANNING CONSULTANTS CC

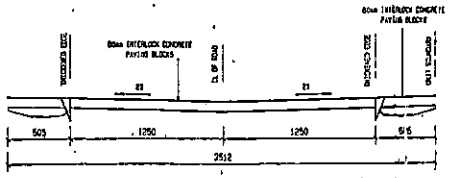
P.O.BOX 22543 TEL: 061 225062
WINDHOEK CELL: 081 5788154/
NAMIBIA 081 2505559
EMAIL: rkhiba@gmail.com

Scale 1:1500 (A4)

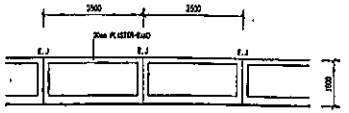
Date: 12 SEPTEMBER 2022

Plan No: 2104/KHO/LOC-2

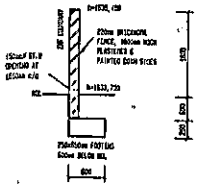

HOFSANGER STREET
VISAREND STREET
BATTERY OF 6x WATER-METERS
REFUSE-BIN AREA
EXIT
ENTRANCE
UNIT 1
UNIT 2
UNIT 3
ERF.2105
RE/2103
SITE PLAN Scale 1:100
WATER RETICULATION
NORTH
SECTION THRU' FENCE
Scale 1:50
SECTION THRU' SIDE-WALK
Scale 1:100
FIREWALL SECTION
Scale 1:100
FIRE HYDRANT:
1X PILLAR + HANT +
2x 8mmØ HOSES +
1x 15mmØ NOZZLE
STORMWATER FLOW
150mmØ PVC STORMWATER OUTLETS THROUGH FENCE-WALLS CONSTRUCTED AT GROUND LEVEL AT 1500mm c/c
ORIENTATION
NOTES :
SERVICE & APPROVAL STAMPS :
AREAS :
DIANO'S DESIGNS
CHANDEL PROPERTIES
Box 6152, Bachbrecht Cell. 081 122 3832
GOCHANE COURT
Sectional Title Development of 6x 2-bedroom Units on Erf: 2104, Hofsanger Street Khomasdal, Windhoek
Site Plan Water Reticulation
August 2008
2008-11-2104KH-WD3
7524/2008



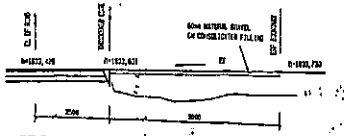
SECTION THRU' INTERNAL ROAD Scale 1:20



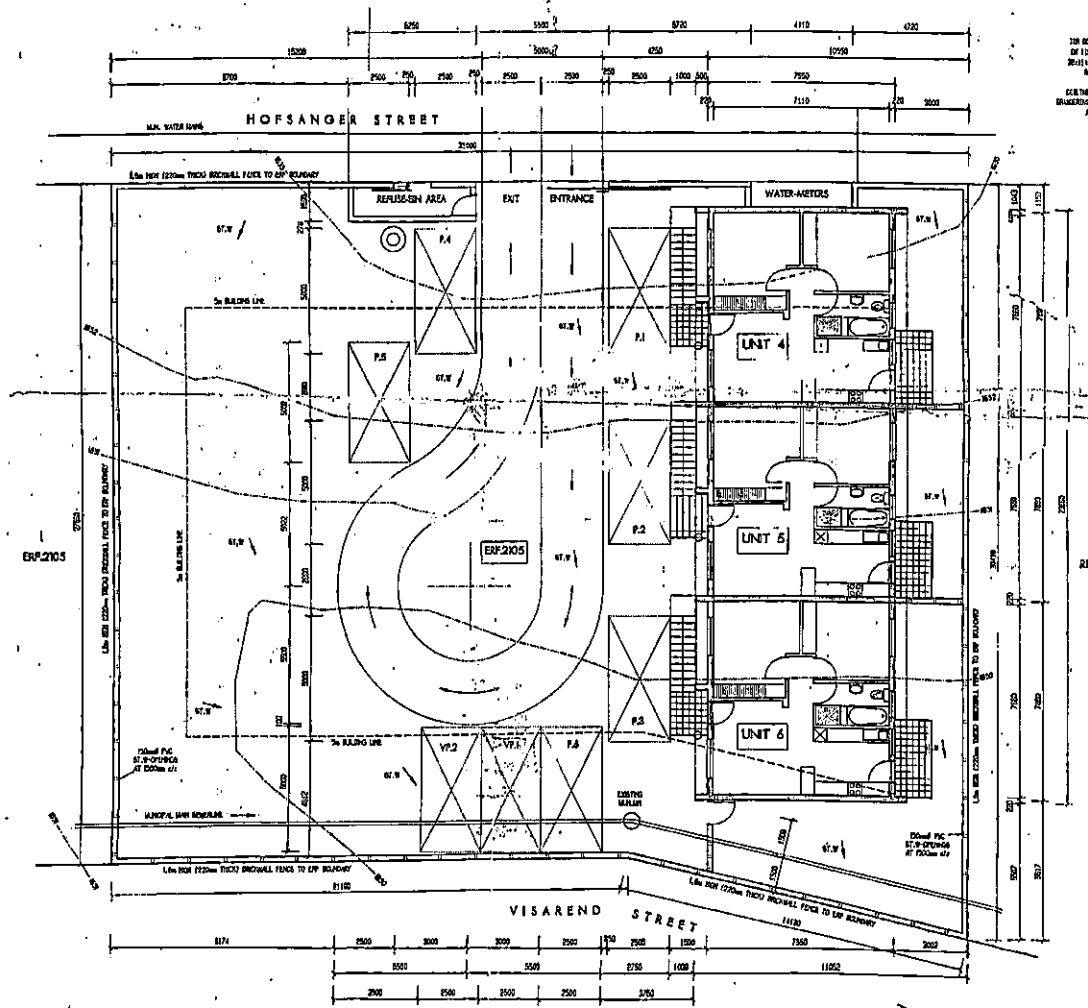
SIDE FENCE: PARTIAL FRONT ELEVATION
Scale 1:100



SECTION THRU' FENCE
Scale 1:50

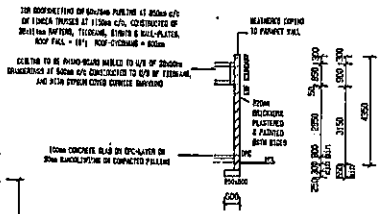


SECTION THRU' SIDE-WALK
Scale 1:100



GENERAL SITE PLAN Scale 1:100

FIRST FLOOR LAYOUT

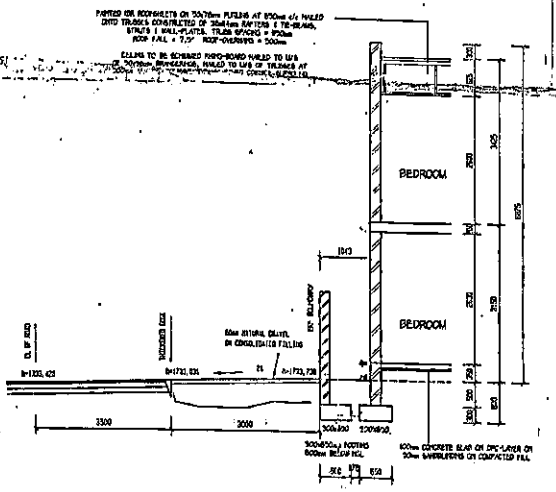


FIREWALL SECTION
Scale 1:100

FIRE HYDRANT:
1K PILLAR HYDRANT +
2x 65mmØ HOSES +
1x 16mmØ NOZZLE

STORMWATER FLOW

150mmØ PVC STORMWATER OUTLETS THROUGH FENCE-WALLS CONSTRUCTED AT GROUND LEVEL AT 1500mm c/c



BUILDING LINE RELAXATION SECTION
Scale 1:50

ORIENTATION

NOTES :

SERVICE & APPROVAL STAMPS :

CITY OF WINDHOEK
Dept Planning Urbanisation & Environment
2008 -10- 1
8/1524

Density: for 1:100 & 1:150 — same
1:150 → 1:100

AREAS :

DIANO'S DESIGNS
architectural & industrial design studio

CHANDEL PROPERTIES
Box 8152, Bachbrecht Cell 081 122 3832

GOCHANÉ COURT

Sectional Title Development of 6x 2-bedroom Units on Erf.2104, Hofsanger Street Khomasdal, Windhoek

General Site Plan First Floor Layout

August 2008 | As Shown | D.Janejan | D.Janejan

2008-11-2104KH-WD2

846

CONDITIONS TO BE REGISTERED

IN FAVOUR OF THE LOCAL AUTHORITY

"

1. The erf shall be used or occupied only for purposes which are in accordance with, and the use or occupation of the erf shall at all time be subject to, the provisions of the Windhoek Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended.

2. No tree known as Prosopis SSP shall be planted or permitted to grow on the erf.

3. The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the municipal value of the erf."

848

POWER OF ATTORNEY

NAMIBIA REVENUE N$5

I, the undersigned **Katunohange Nixon Karipipityo** in my capacity as the **owner** of **Erf 2104 Khomasdal, No. 141 Hofsanger Street,** – do hereby constitute, nominate and appoint,

Ritta Khiba Planning Consultants CC
1012 Virgo Street
P.O. Box 22543
Windhoek

with power of substitution, to be my lawful Attorney and Agent in my name, place and stead, to submit the necessary application to the Windhoek Municipal Council, Ministry of Urban & Rural Development and the Urban and Regional Planning Advisory Board (URPB) for the:

REZONING OF ERF 2104 KHOMASDAL, NO.141 HOFSANGER STREET FROM GENERAL RESIDENTIAL WITH A DENSITY OF 1:150M² TO 'GENERAL RESIDENTIAL WITH A DENSITY OF 1:100M²

And generally for effecting the purpose aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectively, all intends and purpose, as I might or could do if personally present and acting herein-hereby ratifying, allowing and confirming and promising and agreeing to ratifying, allow and confirm and whatsoever my said agent shall lawfully do, or cause to be done, virtue of these presents.

Signed at WINDHOEK on this 14 day of SEPTEMBER 2022 in the presence of the undersigned witnesses.

SUBSCRIBER

AS WITNESSES

1. _____

2. _____

REPUBLIC OF NAMIBIA
NATIONAL IDENTITY CARD

NO: 750706 0048 6

SURNAME
KATUNOHANGE
FIRST NAME(S)
NIXON KARIPITITYO

23 MAY 2022

DATE OF BIRTH
1975-07-06
PLACE/COUNTRY OF BIRTH
TSUMEB
GENDER
MALE
HEIGHT/m
1,68
DATE OF ISSUE
1998-06-22
APPL.-NO.
N10722

CITIZENSHIP
CITIZEN
EYE COLOUR
BROWN

75070600486

FNB

NOTIFICATION OF PAYMENT

To Whom It May Concern:

First National Bank Namibia hereby confirms that the following payment instruction has been received:

Date Actioned	: 2022/09/27
Time Actioned	: 08:17:32
Trace ID	: NAM0CMCS7SKB

Payer Details

Payment From	: Mrs Ritta Khiba - Business Cheque Account
Cur/Amount	: NAD4,025.00

Payee Details

Recipient/Account No	: . . 146115
Name	: City Of Windhoek
Bank	: First National Bank
BIC Code	: FIRNNANX
Reference	: 2104 Khomasdal
Reason for payment	: CREDITOR PAYMENT

END OF NOTIFICATION

To authenticate this Payment Notification, please visit the First National Bank of Namibia Limited website at fnbnamibia.com.na, select the "Verify Payments" link and follow the on-screen instructions.

Our customer (the payer) has requested First National Bank of Namibia Limited to send this notification of payment to you. Should you have any queries regarding the contents of this notice, please contact the payer. First National Bank of Namibia Limited does not guarantee or warrant the accuracy and integrity of the information and data transmitted electronically and we accept no liability whatsoever for any loss, expense, claim or damage, whether direct, indirect or consequential, arising from the transmission of the information and data.

Board of Directors: II Zaamwani-Kamwi (Chairperson), J Coetzee, OLP Capelao, C Dempsey** (Chief Executive), P Grüttemeyer, CLR Haikali, JH Hausiku, IN Nashandi, E Tjipuka **South African with Namibian Permanent Residence
Company Secretary: N Makemba

First National Bank of Namibia Limited, Reg. No. 2002/0180.

DEBT MANAGEMENT CREDIT CHECK FORM

Surname KATUNOHANGE First name(s) NIXON K

Erf/stand no 2104 Township KHOMASDAL

If company or registered under cc

Namibian I. D / Passport no. 7507060048 6

Postal/Private Bag address Box 62540 Township of address

Physical Residential or Business address

Tel no 225062 (H) — Cell 081 5788154

DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments:

proceed

Acc. Technician Credit Control paulus

Signature Acc. Tech Credit Control Pdjembela

CITY OF WINDHOEK 15 SEP 2022 CREDIT CONTROL

Date stamp

LAND SALES

Comments:

Proceed

Acc. Technician Land Sales Pp Helga

Signature Acc. Technician Land Sales

CITY OF WINDHOEK 2022 -09- 15 Sales Finance Department

Date stamp

ACCOUNTANT LAND SALES:

DEPT OF MAIN PAGES

ORIGINAL
STAMPED

852

DUTY N$ 900-00

FEES

Prepared by me:

CONVEYANCER
VAN DEN BERG L T

TRANSFERRED TO

No. Remainder

Registrar

NO ERROR

8000000092235

DEED OF TRANSFER

T 971 / 2007

Be it hereby made known :

THAT **LIANA THERESA VAN DEN BERG**

FOR INFORMATION ONLY

appeared before me Registrar of Deeds at Windhoek, she the said Appearer, being duly authorised thereto by a Power of Attorney granted to her by

GEORGE ALBERTUS PIETERS
BORN ON 1 JUNE 1967
UNMARRIED

dated the **16TH** day of **FEBRUARY 2007**, and signed at **WINDHOEK**

And the said Appearer declared that his Principal truly and lawfully sold the within mentioned property on **16 FEBRUARY 2007**

and that she in her capacity aforesaid did, by these presents, cede and transfer, in full and free property, to and on behalf of

GOTWYN ERNST AWASEB
BORN ON 15 SEPTEMBER 1980
UNMARRIED

His Heirs, Executors, Administrators or Assigns,

CERTAIN	**Erf No. 2104 KHOMASDAL**
SITUATE	**in the Municipality of WINDHOEK**
	Registration Division "K" **Khomas Region**
MEASURING	**979 (Nine Seven Nine) Square Metres**
FIRST TRANSFERRED	**by Deed of Transfer No T 4682/2006 with General Plan No. A 972/88 relating Thereto and held by Deed of Transfer No. T 4683/2006**
SUBJECT	**to the following conditions imposed in terms of Government Notice No AG 46/1989 as created in Deed of Transfer No T 4682/2006, namely:**

IN FAVOUR OF THE LOCAL AUTHORITY

FOR INFORMATION ONLY

1. The erf shall be used or occupied only for purposes wich are in accordance with, and the use or occupation of the erf shall at all times besubject to the provisions of the Windhoek Town Planning Scheme prepared and approved in terms of the town Planning Ordinance, 1954 (Ordinance 18 of 1954).
2. No tree known as Prosopis SSP shall be planted or permitted to grow on the erf.
3. The building value of the main building, excluding the outbuildings, shall be at least four times the prevailing municipal valuation of the erf.

WHEREFORE the Appearer, renouncing all the Right and Title which the said Transferors heretofore had to the premises, did, in consequence also acknowledge the said Transferors to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these Presents, the said Transferee

His Heirs, Executors, Administrators or Assigns or now is and henceforth shall be entitled thereto, conformably to local custom, The State, however, reserving its rights, and finally acknowledge that the purchase price is N$100 000-00.

Signed at WINDHOEK, on 07 MAR 2007, together with the appearer, and confirmed with my seal of office

SIGNATURE OF APPEARER

In my Presence,

REGISTRAR OF DEEDS

FOR INFORMATION ONLY

Transfer Duty Receipt No. 108100709 for the amount of N$NIL issued by the Receiver of Revenue at WINDHOEK on 23 February 2007

(checked)1 ..... 2 .....

I, the undersigned, LIANA THERESA VAN DEN BERG, Conveyancer, do hereby certify in terms of Section 78 of the Local Authority Act, Act No 23/1992, that all rates, fees or charges and moneys due to the local authority council in respect of any service, amenity or facility supplied to such property in terms of this Act, inclusive of any availability charge and minimum charge provided for in section 30 (1)(u) has been paid up to and include the date of registration hereof.

CONVEYANCER

GOVERNMENT GAZETTE

OF THE

REPUBLIC OF NAMIBIA

N$20.00 WINDHOEK - 15 September 2022 No. 7904

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Proclamation

by the

PRESIDENT OF THE REPUBLIC OF NAMIBIA

No. 26 2022

ANNOUNCEMENT OF APPOINTMENT OF ACTING JUDGE OF HIGH COURT: NAMIBIAN CONSTITUTION

In terms of Sub-Article (8) of Atticle 32 of the Namibian Constitution, I announce that I have, under Sub-Article (4)(a)(aa) of that Article read with Article 82(3) of that Constitution on the recommendation of the Judicial Service Commission, appointed the person whose name appear in Column 1 of the Table as Acting Judge of the High Court of Namibia for the period indicated directly opposite her name in Column 2.

Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Municipality of Gobabis and with the applicant in writing not later than **6 October 2022**.

Applicant: Ritta Khiba Planning Consultants
Town and Regional Planners
P.O. Box 22543, Windhoek
Tel: 061-225062 or Fax: 088614935 (fax to email)
Mobile: 081-578 8154
Emails: rkhiba@gmail.com/info@rkpc.com.na

No. 506 2022

REZONING OF ERF 2104, HOFSANGER STREET, KHOMASDAL

Take notice that **Ritta Khiba Planning Consultants** (Town and Regional Planners) on behalf of the owner of Erf 2104, Hofsanger Street No. 104, Khomasdal, intends applying to the Municipal Council of Windhoek for:

- **Rezoning of Erf 2104, Hofsanger Street, Khomasdal from 'General Residential' with a density of 1:150m² to 'General Residential' with a density of 1:100m² and consent to construct additional units while.**

Erf 2104, Khomasdal is zoned 'General Residential' with a density of 1:150m² and is approximately 979m² in extent. There is an existing residential dwellings on the erf. Once Council approves the proposed rezoning the intention is to construct additional units.

The number of vehicles for which parking will be provided on-site will be in accordance the Windhoek Town Planning Scheme.

Take notice that the locality plan of the Erf lies for inspection on the town planning notice board at the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek as well as at Ritta Khiba Planning Consultants, Erf 1012, Dorado Park.

Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Municipality of Windhoek, 5th Floor, Office 516 and with the applicant in writing not later than **6 October 2022**.

Applicant: Ritta Khiba Planning Consultants
Town and Regional Planners
P.O. Box 22543, Windhoek
Tel: 061-225062 or Fax: 088614935 (fax to email)
Mobile: 081-578 8154
Email: rkhiba@gmail.com/info@rkpc.com.na

No. 507 2022

REZONING OF ERVEN 1957 AND 1517, JACONS STREET, HOCHLAND PARK

Take notice that **Ritta Khiba Planning Consultants** (Town and Regional Planners) on behalf of the owner of Erven 1957 and 1517, Jacona Street, Hochland Park, intends applying to the Municipal Council of Windhoek for:

035 Regskennisgewings Legal Notices

CONSENT FOR MORE THAN 1 DWELLING (TWO IN TOTAL) ON ERF 1593, NO. 5 MOCKE STREET, (A PORTION OF ERF 119) KLEIN WINDHOEK Take notice that DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owner of Erf 1593, Klein Windhoek, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:
* Consent for more than 1 dwelling (two in total) on Erf 1593 (a Portion of Erf No. 119), No. 5 Mocke Street, Klein Windhoek; Erf 1593, No. 5 Mocke Street, Klein Windhoek, is 2568 m² in extent and zoned 'residential' with a density of 1 dwelling per 900 m². There is an existing dwelling house with a supplementary dwelling and outbuildings on the erf. The main dwelling and supplementary dwelling are currently being used for residential purposes. The current main dwelling is 237,7 m² in extent and the supplementary dwelling is 99,9m² in extent. The owner intends to add an additional floorspace of 29,1m² to the supplementary dwelling plus a garage with a floor area of 56,8 m². The proposed additions means that the new 'supplementary dwelling' will not comply with the stipulations of the Scheme as its floor area will be ±185,5m² which exceeds the floor area of 100m² as permitted under the Windhoek Town Planning Scheme. To be able to accommodate these extensions Council's consent for an additional dwelling on Erf 1593, Klein Windhoek must be obtained. Access to the erf will remain from Mocke Street.
Sufficient parking can be provided for on-site as per the City of Windhoek requirements.
Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.
Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner, Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 29 September 2022).
Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email: planner1@dutoitplan.co
DM0202200405242

IN THE High Court of Namibia Main Division - Windhoek
Case Number: HC-MD-CIV-ACT-DEL-2017/01568
In the matter between:
HENRY MUPOTSA, Execution Creditor and
TUJAKULA CC, 1st Execution Debtor
PETRA TANA-ROSE ILLING, 2nd Execution Debtor
NOTICE OF SALE IN EXECUTION
IN THE EXECUTION of a judgment granted by The Honourable High Court for the district of Windhoek on the 22nd day of July 2019 in the above mentioned case, the following movable property listed hereinunder will be sold on the 29th of September 2022 at 10h00 at Aucor Prosperita, Erf 49 at the corner of Michelle Mclean and Platinum Street, Windhoek, Republic of Namibia by the Messenger of Court for the District of Windhoek:
1x SPORTAGE KIA REG NO. RAIN NA
CONDITIONS OF SALE: "Voetstoots" cash to the highest bidder.
DATED at WINDHOEK on this 13th day of SEPTEMBER 2022.
METCALFE BEUKES ATTORNEYS
For the Execution Creditor
No.13 Liszt Street
Windhoek
(REF: MUP2/0001/RA/ga)
DM0202200405466

REZONING OF THE REMAINDER OF ERF 327, NO. 7 LOTZ STREET, KLEIN WINDHOEK FROM 'RESIDENTIAL' 1:900m² TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:700m² DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owner of the Remainder of Erf 327, Klein Windhoek, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:
* Rezoning of Erf/Re 327, No. 7 Lotz Street, Klein Windhoek from 'residential' with a density of 1 dwelling per 900m² to 'general residential' with a density of 1 dwelling per 700m².
* Consent to use the erf in accordance with the new zoning and density while the rezoning is formally being completed as it 1 density category higher.
Erf/Re327, No. 7 Lotz Street, Klein Windhoek, is 2 323m² in extent and zoned 'residential' with a density of 1 dwelling per 900m². There is an existing residential and outbuildings on the erf which are used for residential purposes, while the western part of the erf is undeveloped and vacant. It is the intention of the owner to construct two additional dwellings on the vacant part to rent to interested parties. Access to the main dwelling is from Lotz Street, while the new dwellings would obtain access from Woermann Street. With the intended density of 1 dwelling per 700m², a total of 3 dwellings could be constructed. It is not expected that two additional, well-designed dwellings would be detrimental to the character of the neighbourhood.
All parking can be provided for on-site as per the City of Windhoek requirements.
Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.
Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14days of the last publication of this notice (final date for objections is 29 September 2022).
Should you require additional information you are welcome to contact our office.
Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email: planner1@dutoitplan.com
DM0202200405243

IN THE Magistrate's Court for the District of Windhoek
Held at Windhoek
Case No: 537 of 2022
In the matter between:
BODY CORPORATE OF LAFRENZ INDUSTRIAL PARK, Plaintiff and
MOTH CENTRE INVESTMENTS THIRTY FOUR CC, Defendant
In pursuance of a judgement in the Court of the Magistrate for the District of Windhoek and a writ of execution issued on 16 March 2022 the following goods, stored at Erf 49,on the corner of Michelle McLean & Platinum Street, Windhoek, will be sold in execution cash to the highest bidder, online at https://aucor.auction start at 10h00 on 28 September 2022 and ends on 3 October 2022.
1x Table, 5x chairs, 2x lounge suite chairs, 1x lounge suite chairs, 1x lounge suite, 1x television, 1x television unit, 1x fridge, 6x chairs.
Dated at Windhoek on 3 August 2022.
VAN DER MERWE GREEFF ANDIMA INC. (REG. NO: 98/070
LEGAL PRACITIONERS FOR PLAINTIFF
28 CHURCH STREET
WINDHOEK
RE NO:TA/cd/b52071
DM0202200405422

IN THE High Court of Namibia
Case No: HC-MD-CIV-ACT-OTH-2021/03407
In the matter between:
JOSEPH ANTONIO, Plaintiff and
PAULUS HENOK DUMENI, Defendant
NOTICE OF SALE IN EXECUTION
In execution of a judgement against the above Defendant granted by the above Honourable Court on the 16 October 2021, the following will be sold by public auction on the 29 September 2022 at 12h00 at Advanced Refrigeration, Main Road, Oshakati, by the Deputy Sheriff, Oshakati :
1x Toyota Hilux Extra Cab with registration number N 51155 SH
1x Ford Ranger Double Cab with registration number N 2212 SH
TERMS OF SALE: Voetstoots and cash to the highest bidder
Dated at Windhoek on this 12th day of September 2022.
DR WEDER KAUTA & HOVEKA INC
E SHIGWEDHA (MS)
WKH House
Jan Jonker Road
WINDHOEK
REF: MAT68851/ES
DM0202200405425

ESTATE OF THE LATE LEOON VAN SCHALKWYK BLAAUW
Id No: 360512 0016 9
a Resident & Pensioner of Henties Bay, Namibia.
ESTATE NO: E1390 / 2022
Notice is hereby given that the First & Final Liquidation and Distribution Account in the above estate will lie for inspection at the offices of the Master of the High Court Windhoek and the Magistrates Office of Swakopmund for a period of 21 days as from 16 September 2022.
F M OEHL – TRUST CC
P.O. Box 90290
Tel: 223680
Klein-Windhoek
DM0202200405426

ESTATE OF THE LATE AGE LEUENAAR
Id No: 420929 0028 5
a Resident & Pensioner of Swakopmund, Namibia.
ESTATE NO: E1531 / 2022
Notice is hereby given that the First & Final Liquidation and Distribution Account in the above estate will lie for inspection at the offices of the Master of the High Court Windhoek and the Magistrates Office of Swakopmund for a period of 21 days as from 16 September 2022.
F M OEHL – TRUST CC
P.O. Box 90290
Tel: 223680
Klein-Windhoek
DM0202200405427

ESTATE OF THE LATE JACOB DIRK VAN DYK
Id No: 370211 0013 2
a Resident & Pensioner of Henties Bay, Namibia.
ESTATE NO: E1081 / 2022
Notice is hereby given that the First & Final Liquidation and Distribution Account in the above estate will lie for inspection at the offices of the Master of the High Court Windhoek and the Magistrates Office of Swakopmund for a period of 21 days as from 16 September 2022.
F M OEHL – TRUST CC
P.O. Box 90290
Tel: 223680
Klein-Windhoek
DM0202200405428

Market Watch
Om te adverteer skakel:
Mokandvertenties
t: 061-297 2055

858

ESTATE OF THE LATE ALICE LOUISE ELISABETH MOEHRING
Id No: 290122 0009 1
a Widowed pensioner and resident of WINDHOEK, in the Republic of Namibia.
ESTATE NO: E1555/2022
Debtors and Creditors in the above estate are hereby called upon to file their claims with and to pay their debts to the undersigned within 30 days as from 16 SEPTEMBER 2022.
F M OEHL – TRUST CC
P.O. Box 90290
Tel: 223680
Klein-Windhoek
DM0202200405429

ESTATE OF THE LATE MAGRIETHA JOHANNA BLAAUW
Id No: 380504 1001 3
a Widowed pensioner and resident of HENTIES BAY, in the Republic of Namibia.
ESTATE NO: E2039/2022
Debtors and Creditors in the above estate are hereby called upon to file their claims with and to pay their debts to the undersigned within 30 days as from 16 SEPTEMBER 2022.
F M OEHL – TRUST CC
P.O. Box 90290
Tel: 223680
Klein-Windhoek
DM0202200405430

ESTATE OF THE LATE PETRUS PATRICK DU PLESSIS
Id No: 650126 0016 9
married and resident of Okahandja district in the Republic of Namibia.
ESTATE NO: E388/2022
Notice is hereby given that the Liquidation and Distribution Account in the above estate will lie for inspection at the offices of the Master of the High Court in Windhoek for a period of 21 days as from 16 September 2022.
F M OEHL – TRUST CC
P.O. Box 90290
Tel: 223680
Klein-Windhoek
DM0202200405431

NOTICE
EXECUTORS AND TRUSTEES NAMIBIA
Estate of the late:
GREY O'NEIL KARAMBUA
I.D: 720406 0077 9
SUPERVISOR OF WALVIS BAY
DATE OF DEATH: 24 SEPTEMBER 2021
SURVIVING SPOUSE:
YVONNE KARAMBUA
NUMBER: E 3683/2021
Notice is hereby served that the First and Final Liquidation and Distribution Account in the above estate is lying for inspection at the office of the Master of the High Court WINDHOEK and at the Magistrate's office at WALVIS BAY for a period of twenty-one days from date of publication of this notice.
BANK WINDHOEK LIMITED
TRUST DEPARTMENT
P. O. BOX 15, WINDHOEK
W. HENGERT
Bank Windhoek
DM0202200405441

- ROOI BLOU
- GROEN ORANJE
Die opwindende nuwe manier om jou klein-advertensie bo die ander te laat uitstaan, teen net N$5.00 meer word die opskrif in KLEUR gedruk!
Market Watch

REZONING NOTICE Take notice that RITTA KHIBA PLANNING CONSULTANTS (TOWN AND REGIONAL PLANNERS) on behalf of the owner of Erven 1957 and 1517, Jacona Street, Hochlandpark, intends applying to the Municipal Council of Windhoek for:
* REZONING OF ERVEN 1957 AND 1517, JACONA STREET, HOCHLANDPARK FROM'RESIDENTIAL' WITH DENSITIES OF 1:350 m² and 1:500 m² TO 'HOSPITALITY', FOR AN ACCOMMODATION ESTABLISHMENT TO ALLOW MORE THAN 10 ROOMS (HOTEL PENSION).
Erven 1957 and 1517, Hochlandpark are zoned 'Residential' with densities of 1:350 m² and 1:500 m². The Erven are approximately 1192 m² and 748 m² in extent respectively. There are existing buildings on both erven. Once Council approves the proposed rezoning the intention is to use the Erven for Hospitality purposes (Hotel Pension).
The number of vehicles for which parking will be provided on-site will be in accordance the Windhoek Town Planning Scheme.
Take notice that the locality plan of the Erf lies for inspection on the town planning notice board at the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek as well as at Ritta Khiba Planning Consultant, Erf 1012 Doradopark.
Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Municipality Council of Windhoek, 5th Floor, Office 516 and with the applicant in writing within not later than 06 October 2022.
APPLICANT:
RITTA KHIBA PLANNING CONSULTANTS
TOWN AND REGIONAL PLANNERS
P O Box 22543, Windhoek
Tel: 061 – 225062 or Fax: 088614935(fax to email)
Mobile: 0815788154 / Email Address: rkhiba@gmail.com
DM0202200405454

REZONING NOTICE Take notice that RITTA KHIBA PLANNING CONSULTANTS (TOWN AND REGIONAL PLANNERS) on behalf of the owner of Portion 169 (a portion of portion 125) of the Farm Gobabis Townlands No. 114, intends applying to the Municipal Council of Gobabis for:
* REZONING OF PORTION 169 (A PORTION OF PORTION 125) OF THE FARM GOBABIS-TOWNLANDS NO. 114 FROM 'UNDETERMINED' TO 'GENERAL RESIDENTIAL 2' WITH A DENSITYOF 1:100 m², SUBSEQUENT * SUBDIVISION OF PORTION 169 (A PORTION OF PORTION 125)OF THE FARM GOBABIS TOWNLANDS NO. 114 INTO PORTION A AND THE REMAINDER.
* SUBDIVISION OF THE NEWLY CREATED PORTION A INTO MORE THAN ELVEN ERVEN.
Portion 169 (a portion of portion 125) of the Farm Gobabis Townlands No. 114 is zoned 'Undetermined' and is approximately 31 671 Ha in extent. The erf is currently vacant. Once Council approves the proposed rezoning the intention is to construct residential buildings.
The number of vehicles for which parking will be provided on-site will be in accordance the Gobabis Town Planning Scheme.
Take notice that the locality plan of the Erf lies for inspection on the town planning notice board at the Municipal Offices, No. 35 Church Street, Gobabis as well as at Ritta Khiba Planning Consultants, Erf 1012 Dorado Park.
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TOWN AND REGIONAL PLANNERS
P O Box 22543, Windhoek
Tel: 061 – 225062 or Fax: 088614935(fax to email)
Mobile: 0815788154
Email Address: rkhiba@gmail.com/info@rkpc.com.na
DM0202200405455

REZONING NOTICE Take notice that RITTA KHIBA PLANNING CONSULTANTS (TOWN AND REGIONAL PLANNERS) on behalf of the owner of Erf 2104, Hofsanger Street No.104, Khomasdal, intends applying to the Municipal Council of Windhoek for:
REZONING OF ERF 2104 HOFSANGER STREET, KHOMASDAL FROM 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:150 M² TO ' GENERAL RESIDENTIAL' WITH A DENSITY OF 1:100 M² AND CONSENT TO CONSTRUCT ADDITIONAL UNITS WHILE REZONING IS BEING PROCESSED.
Erf 2104, Khomasdal is zoned 'General Residential' with a density of 1:150 m² and is approximately 979 m² in extent. There is are existing residential dwellings situated on the erf. Once Council approves the proposed rezoning the intention is to construct additional units.
The number of vehicles for which parking will be provided on-site will be in accordance the Windhoek Town Planning Scheme.
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Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Municipality of Windhoek, 5th Floor, Office 516 and with the applicant in writing not later than 06 October 2022.
APPLICANT:
RITTA KHIBA PLANNING CONSULTANTS
TOWN AND REGIONAL PLANNERS
P O Box 22543, Windhoek
Tel: 061 – 225062 or
Fax: 088614935 (fax to email)
Mobile: 0815788154
Email Address: rkhiba@gmail.com/info@rkpc.com.na
DM0202200405456

NOTICE
EXECUTORS AND TRUSTEES NAMIBIA
Estate of the late:
MALCOLM EDIENNE STRAUSS
I.D: 650421000450
SELF EMPLOYED OF WINDHOEK
DATE OF DEATH: 9 APRIL 2009
NUMBER: E 675/2009
Notice is hereby served that the First and Final Liquidation and Distribution Account in the above estate is lying for inspection at the office of the Master of the High Court Windhoek and at the Magistrate's office at WINDHOEK for a period of twenty-one days from date of publication of this notice.
BANK WINDHOEK LIMITED
TRUST DEPARTMENT
P. O. BOX 15, WINDHOEK
GLENDA TRUTER
Bank Windhoek
DM0202200405439

NOTICE
EXECUTORS AND TRUSTEES NAMIBIA
Estate of the late:
ELIZABETH ERIKA GOLDBECK
I.D: 361016 0011 4
PENSIONER OF OTJIWARONGO
NUMBER: E 1904/2022
Debtors and creditors in the above estate are requested to forward their claims and pay their debts to the undersigned within a period of 30 days from date of publication of this notice.
BANK WINDHOEK LIMITED
TRUST DEPARTMENT
P. O. BOX 15, WINDHOEK
M KAMBERIPA
Bank Windhoek
DM0202200405440

NOTICE
EXECUTORS AND TRUSTEES NAMIBIA
Estate of the late:
JOHANNA HENRIHETTA SIMON
I.D: 38081200142
PENSIONER OF MARIENTAL
NUMBER: E 1755/2022
Debtors and creditors in the above estate are requested to forward their claims and pay their debts to the undersigned within a period of 30 days from date of publication of this notice.
BANK WINDHOEK LIMITED
TRUST DEPARTMENT
P. O. BOX 15, WINDHOEK
GLENDA DU TOIT
Bank Windhoek
DM0202200405442

NOTICE
EXECUTORS AND TRUSTEES NAMIBIA
Estate of the late:
Carlos Henrique Fernandes De Gouveia
I.D: 5307215037080
PENSIONER OF WALVIS BAY
NUMBER: E1042/2022
Debtors and creditors in the above estate are requested to forward their claims and pay their debts to the undersigned within a period of 30 days from date of publication of this notice.
BANK WINDHOEK LIMITED
TRUST DEPARTMENT
P. O. BOX 15, WINDHOEK
SONYA FORTUIN
Bank Windhoek
DM0202200405443

NOTICE
EXECUTORS AND TRUSTEES NAMIBIA
Estate of the late:
TERCIA LOUW
I.D: 41071400258
PENSIONER OF OKAHANDJA
DATE OF DEATH: 25/12/2020
NUMBER: E861/2021
Notice is hereby served that the First and Final Liquidation and Distribution Account in the above estate is lying for inspection at the office of the Master of the High Court Windhoek and at the Magistrate's office at OKAHANDJA for a period of twenty-one days from date of publication of this notice.
BANK WINDHOEK LIMITED
TRUST DEPARTMENT
P. O. BOX 15, WINDHOEK
GLENDA DU TOIT
Bank Windhoek
DM0202200405444

NOTICE
EXECUTORS AND TRUSTEES NAMIBIA
Estate of the late
MARIONETTE FRANZ
I.D: 720129 1010 6
HOUSE WIFE OF WALVIS BAY
DATE OF DEATH: 19/04/2017
SURVIVING SPOUSE:
CECIL JOHANNES FRANZ
I.D: 690930 0053 5
NUMBER: 1583/2017
Notice is hereby served that the First and Final Liquidation and Distribution Account in the above estate is lying for inspection at the office of the Master of the High Court Windhoek and at the Magistrate's office at WALVIS BAY for a period of twenty-one days from date of publication of this notice.
BANK WINDHOEK LIMITED
TRUST DEPARTMENT
P. O. BOX 15, WINDHOEK
M KAMBERIPA
Bank Windhoek
DM0202200405445

AA
LOSING CONTROL?
ALCOHOLICS ANONYMOUS NAMIBIA
If you want to drink, that's your business. If you want to stop, that's ours.
WINDHOEK: 081-325 6144
SWAKOPMUND: 081 243 2649
E-MAIL:
alcoholicsanonymousna@gmail.com

028 Huise te koop Residential Prop. for Sale

OSONA VILLAGE DEVELOPMENT: Special offer. 3 Bedroom houses ready to move in selling at 2021 reduced prices. Next phase also available on plot and plan. (Modern 2 bedrooms and Modern 3 bedrooms double storeys) NB: We pay good referral commission to the public and Agents are also welcome. Contact Rachel on 081-8140941 or visit us at Osona Village every Saturday for viewing.
DM0202200404714

FURNISHED APARTMENT FOR SALE: Central Swakopmund. Well maintained, neat and cc registered on 3rd Floor - lift available. 2 Bedrooms 2 full bathrooms, beautiful kitchen, open plan with living area. Living area caters for lounge and dining room. Living area and main bedroom faces north. Balcony through sliders from living area. Outdoor BBQ on balcony and wind protected. Large garage for two cars with automated garage door and alarm. Just move in. Price - N$ 2 350 000, Call - 081 288 7375
DM0202200405483

ONGWEDIVA CBD: Commercial property on erf size 1532 m² has show room, kitchen and carport. N$2.782 million, excluding costs. ONGWEPARK: 2 Bedroom townhouse, 1½ bathrooms, open-plan kitchen, parking. N$749 000, excluding costs. Hilma 081-2902342 at Yellow Square Properties
DM0202200405489

FURNISHED APARTMENT for sale, Central Swakopmund. Well maintained, neat and CC registered on 3rd floor.- lift available. 2 Bedrooms 2 full bathrooms. Beautiful kitchen, open plan with living area. Living area caters for lounge and dining room. Living area and main bedroom faces north. Balcony through sliders from living area. Outdoor BBQ on balcony and wind protected. Large garage for two cars with automated garage door and Alarm. Just move in. Price - N$2 350 000, Call - 081 288 7375
DM0202200405531

LANGSTRAND
Executive house for sale by owner 630m²
Ideal for air b&b or similar.
5 beds on-suite, huge entertaining area – seat 20+, 5-6 car garages, storage etc.
Contact: 081-1411363

BARGAIN! OTJOMUISE (Mainstay Complex) Newly renovated 2 bedroom, ground floor unit courtyard, carport. N$580 000. Annelize 081-1285451
DM0202200405549

ON SHOW 24 September 2022 from 09h00 to 15h00 Only two ground floor units available for N$580,000 per unit. Don't miss this opportunity in Otjomuise Community Lifestyle Estate. Invest in your own 2 bedroom, 1 bathroom unit in this 24 hour security estate. With established tenants and a monthly rental income of ± N$4 700 per month or occupy yourself. Martha 081-1442546. YellowSquare Properties.
DM0202200405590

OKAHANDJA DORP: 4 Slaapkamer huis te koop. 4 Slaapkamers met ingeboude kaste, 2 badkamers, sitkamer/eetkamer, kombuis met ingeboude kaste en stoof, spens, waskamer, 1 Slaapkamer woonstel vir ekstra inkomste. Enkelmotorhuis, ekstra parkering vir nog voertuie. Lapa, gastetoilet, elektriese omheining, alarm. Baie groot tuin met vrugtebome en groente. Grootte:1 000 m². N$2,9 mil kostes uitgesluit.
Okahandja Dorp: 3 Slaapkamer huis te koop. 3 Slaapkamers met ingeboude kaste met lugversorger. 3 Badkamers, groot sitkamer/eetkamer met lugversorger, groot kombuis met ingeboude kaste en stoof, waskamer, TV-kamer, kantoor, enkelmotorhuis. Ekstra parkering vir 5 voertuie. Buitebraai, buitekantoor met lugversorger. 1 Slaapkamer woonstel met eie badkamer en oop-plan kombuis. Grootte: 1 015 m². N$1,9 mil kostes uitgesluit. Skakel vir Christa Mouton 085-3023872 / 081-3023872 vir besigtiging en fotos.
DM0202200405580

028 Huise te koop Residential Prop. for Sale

KLEINE KUPPE: Free standing house CC Registered.
2x Bedrooms with bic, 2x bath rooms.
Main bedroom has en-suite bath room). 1x Study, open plan kitchen with stove and bic (double volume height), 1x Storeroom, 1x garage, 2x Carports. Remote controlled entrance gate. Electric Fence and Alarm. Price: N$1 700 000 (below valuation). Contact: 081 2860269
DM0202200405644

029 Besighede Businesses

WELL ESTABLISHED CATERING business for sale in Prosperita. Continue business without any interruption. Fully equipped industrial kitchen. Good lease contract in place. Price N$1,025,000.00 excl. VAT. Call 081-2096795.
DM0202200405591

OKAHANDJA HOCHFELD-PAD: Besigheidsplot te koop. 3 Slaapkamer familiehuis, dubbelmotorhuis, EKSTRA: stoorkamers, waskamers, 7x gastekamers met eie badkamers, eetsaal, onthaal meer as 50 gaste, kombuis, buite- en binnebraai-areas, kampeerarea vir ±50, badkamers, swembad vir gaste. Wilde diere. Grootte: 31,617 hektaar. N$9,592,000.00 kostes uitgesluit. Skakel vir Christa Mouton: 085-3023872 / 081-3023872 vir besigtiging en fotos.
DM0202200405579

032 Veilings Auctions

agra

VRYDAG, 30 SEPTEMBER 2022

AGRA VEILINGSKRALE
GOBABIS
13:00
AANBOD:
± 30 Bulle
± 40 Stoet en kommersiele vroulike diere

NAVRAE
Paul Klein
081 128 6731
AGRA Windhoek
061 290 9226

034 Erwe te koop Erven for Sale

KARIBIB
Adjacent full business zoned erven for sale.
Total of 3208m²
In the heart of town.
Contact:
081-1411363

DESIGN YOUR OWN sanctuary with country living at its finest 1 000 m² and 2 000 m² plots. 35 km Outside Windhoek at extremely competitive prices. You snooze you loose. Contact the team 081-3851192.
DM0202200405355

035 Regskennisgewings Legal Notices

NOTICE OF FIRST AND FINAL LIQUIDATION AND DISTRIBUTION ACCOUNT NAME OF DECEASED: Maria Magdalena Barry
IDENTITY NUMBER: 5802210009 9
OCCUPATION: Pensioner
OF
LAST ADDRESS: Erf 32, Block B, Rehoboth, Namibia
SURVIVING SPOUSE: N.A.
ESTATE NO: 1886/2021
Notice is hereby given that the First and Final Liquidation and Distribution Account in the above Estate will lie for inspection at the Office of the Master of the High Court, Windhoek and the Magistrate's Court Rehoboth, for a period of 21 days from the publication thereof.
J. BRINK
DECEASED ESTATE & TRUST ADMINISTRATOR
P.O. Box 80438
Olympia
+264-81-347-1061
DM0202200405534

035 Regskennisgewings Legal Notices

NOTICE TO CREDITORS IN DECEASED ESTATES Estate Late: HENNING ASMUS SEELENBINDER
Identity Number: 40123000327
Estate Number: E 2005/2022
Last Address: LUDWIGSDORF, WINDHOEK
Date of Death: 2 JUNE 2022
All persons having claims against the abovementioned Estate are required to lodge their claims with the undersigned within 30 days after the date of publication hereof.
NAME & ADDRESS OF AGENT:
R.B. STRAUSS
C/O DR. WEDER, KAUTA & HOVEKA INCORPORATED
P.O. BOX 864, WINDHOEK
TEL: (061) 275550
FAX : (061) 220533
MAT 80689/RS/STRAUSS
FOR PUBLICATION: FRIDAY 23 SEPTEMBER 2022
DM0202200405495

IN THE High Court of Namibia
Case No : HC-MD-CIV-ACT-CON-2022/02596
In the matter between:
SOUTHERN MOTOR MECCA (PTY) LTD, Plaintiff and
DEBRA JEANELLE KOBERZIG, Defendant
NOTICE OF SALE IN EXECUTION
Pursuant to a Judgement of the above Honourable Court granted on 1 August 2022 the following goods will be sold in execution by public auction on 07 October 2022at 11h00 In Front of Magistrate's Court, Keetmanshoop, Republic of Namibia, namely:
1x NISSAN JUKE COLOUR RED REG NO. N2857K
TERMS: CASH to the highest bidder.
DATED at WINDHOEK this 08th day of September 2022.
FISHER, QUARMBY & PFEIFER
Legal Practitioners for Plaintiff
Corner Robert Mugabe Ave, & Thorer Street
(Entrance 43 Burg Street)
P O Box 37, WINDHOEK
(Ref.: FPC/sr/248178)
DM0202200405496

NOTICE TO CREDITORS IN DECEASED ESTATES Estate Late: MARIA CHRISTINA BRUSSEL
Identity Number: 41112700145
Estate Number: E 1952/2022
Last Address: KHOMASDAL, WINDHOEK
Date of Death: 5 DECEMBER 2020
All persons having claims against the above mentioned Estate are required to lodge their claims with the undersigned within 30 days after the date of publication hereof.
NAME & ADDRESS OF AGENT:
R.B. STRAUSS C/O DR. WEDER, KAUTA & HOVEKA INCORPORATED
P.O. BOX 864, WINDHOEK
TEL: (061) 275550
FAX : (061) 220533
MAT 81098/RS/STRAUSS
FOR PUBLICATION: FRIDAY 23 SEPTEMBER 2022
DM0202200405497

IN THE High Court Of Namibia (Northern Local Division – Oshakati)
Case No: HC-NLD-CIV-ACT-CON-2018/00267
In the matter between:
STANDARD BANK NAMIBIA LIMITED, Judgement Creditor and
MARTHIN LUCKY NAMUPOLO, Judgment Debtor
NOTICE OF SALE IN EXECUTION
In execution of a Court Order of the High Court of Namibia, given on the 7th of July 2022 in the above mentioned case, a judicial sale by public auction will be held on the 11th of October 2022 at 14H00 at Erf No. 3429, Extension No. 6, Ongwediva, of the following:
PROPERTY:
Certain: Erf No. 3429 Ongwediva, , Extension No.6
Situated: In the Town of Ongwediva, Registration Division "A", Oshana Region
Measuring: 607 (Six Zero Seven) square metres
Held By: Deed of Transfer No: T 6407/2004
CONDITIONS OF THE SALE:
1.The condition of sale shall be read out loud by the Deputy Sheriff
Dated at Ongwediva this 22nd day of August 2022.
ANGULACO. INCORPORATED
Legal Practitioner for Judgement Creditor/Plaintiff
Makalani Real Estate Complex
Maroela Street
ONGWEDIVA
Ref: DE8234
DM0202200405523

035 Regskennisgewings Notices

NOTICE 859 e of the
Late MA , OBER-
HOLZEF lumber:
300226 nsioner
and her use JAN DAVID OBERHOLZER married in community of property to each other of Oude Rust Retirement Centre, Windhoek
Estate No: 1600/17WHK
Notice is hereby given that the First and Final Liquidation and Distribution account in above Estate will lie for inspection at the Office of the Master of the High Court, Windhoek for a period of twenty-one days as from date of publication hereof.
M W G LIEBENBERG
c/o VAN HEERDEN, LIEBENBERG & KIE
authorized and regulated by the Law Society of Namibia
Agent of Executor
Skool Street
P O Box 13
MARIENTAL
DM0202200405513

REZONING NOTICE Take notice that RITTA KHIBA PLANNING CONSULTANTS (TOWN AND REGIONAL PLANNERS)on behalf of the owner of Erven 1957 and 1517, Jacona Street, Hochlandpark, intends applying to the Municipal Council of Windhoek for:
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Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Municipality Council of Windhoek, 5th Floor, Office 516 and with the applicant in writing within not later than 06 October 2022.
APPLICANT:
RITTA KHIBA PLANNING CONSULTANTS
TOWN AND REGIONAL PLANNERS
P O Box 22543, Windhoek
Tel: 061 – 225062 or Fax: 088614935(fax to email)
Mobile: 0815788154 / Email Address: rkhiba@gmail.com
DM0202200405454

pointBreak
Estate, Wills & Probate
LIQUIDATION AND DISTRIBUTION ACCOUNT IN THE DECEASED ESTATE LYING FOR INSPECTION
In the testate estate of the late Wilfred Nico Diergaardt
Estate No: E 67/2021
Date of death: 22 December 2020
Identity Number: 590715 0020 9
A Pensioner who was married in community of property to Magrita Dorothea Diergaardt, ID Number: 580527 0026 4 of Portion No. 2 of the Farm Verdruk No. 268, Windhoek.
NOTICE is hereby given that the Second and Final Liquidation and Distribution Account in the above estate will lie for inspection at the Office of the Master of the High Court, Windhoek for a period of twenty one (20) days as from the date of publication hereof.
POINTBREAK TRUST & ESTATES (PTY) LTD
P O Box 156, Windhoek, Tel: 378 600
A. Viljoen
Executrix

Market Watch
To advertise, call:
The Classifieds
t: 061-297 2055

035 Regskennisgewings Legal Notices

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* REZONING OF PORTION 169 (A PORTION OF PORTION 125) OF THE FARM GOBABIS-TOWNLANDS NO. 114 FROM 'UNDETERMINED' TO 'GENERAL RESIDENTIAL 2' WITH A DENSITY OF 1:100 m², SUBSEQUENT * SUBDIVISION OF PORTION 169 (A PORTION OF PORTION 125) OF THE FARM GOBABIS TOWNLANDS NO. 114 INTO PORTION A AND THE REMAINDER.
* SUBDIVISION OF THE NEWLY CREATED PORTION A INTO MORE THAN ELVEN ERVEN.
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RITTA KHIBA PLANNING CONSULTANTS
TOWN AND REGIONAL PLANNERS
P O Box 22543, Windhoek
Tel: 061 – 225062 or Fax: 088614935(fax to email)
Mobile: 0815788154
Email Address: rkhiba@gmail.com/info@rkpc.com.na
DM0202200405455

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RITTA KHIBA PLANNING CONSULTANTS
TOWN AND REGIONAL PLANNERS
P O Box 22543, Windhoek
Tel: 061 – 225062 or
Fax: 088614935 (fax to email)
Mobile: 0815788154
Email Address: rkhiba@gmail.com/info@rkpc.com.na
DM0202200405461

035 Regskennisgewings Legal Notices

ONGHA EXTENSION 2: ESTABLISHMENT OF THE TOWNSHIP, REGIONAL COUNCIL OF OHANGWENA Notice is hereby given in terms of Section 107(1) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), that application has been made for the establishment of the township Ongha Extension 2 situated on Portion 3 of the Farm Ongha Townlands No. 1309 and that the application is lying open for inspection at the Office of the Ministry of Urban and Rural Development: Division: Planning, 2nd Floor, Room No. 230, GRN Office Park in Windhoek, the Office of the Surveyor-General in Windhoek and at the Office of the Chief Regional Officer, Regional Council of Ohangwena.
Any person who wishes to object to the application or who desires to be heard in the matter, may give personal evidence or submit written evidence to the Urban and Regional Planning Board, Private Bag 13289, Windhoek: Provided that such written evidence shall reach the Secretary of the Urban and Regional Planning Board not later than 20 October2022 before 12:00.
L.D. UYEPA
CHAIRPERSON
URBAN AND REGIONAL PLANNING BOARD
DM0202200405182

ONGHA EXTENSION 6: ESTABLISHMENT OF THE TOWNSHIP, REGIONAL COUNCIL OF OHANGWENA Notice is hereby given in terms of Section 107(1) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), that application has been made for the establishment of the township Ongha Extension 6 situated on Portion 7 of the Farm Ongha Townlands No. 1309 and that the application is lying open for inspection at the Office of the Ministry of Urban and Rural Development: Division: Planning, 2nd Floor, Room No. 230, GRN Office Park in Windhoek, the Office of the Surveyor-General in Windhoek and at the Office of the Chief Regional Officer, Regional Council of Ohangwena.
Any person who wishes to object to the application or who desires to be heard in the matter, may give personal evidence or submit written evidence to the Urban and Regional Planning Board, Private Bag 13289, Windhoek: Provided that such written evidence shall reach the Secretary of the Urban and Regional Planning Board not later than 20 October 2022 before 12:00.
L.D. UYEPA
CHAIRPERSON
URBAN AND REGIONAL PLANNING BOARD
DM0202200405183

ONGHA EXTENTION 4: ESTABLISHMENT OF THE TOWNSHIP, REGIONAL COUNCIL OF OHANGWENA Notice is hereby given in terms of Section 107(1) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), that application has been made for the establishment of the township Ongha Extension 4 situated on Portion 5 of the Farm Ongha Townlands No. 1309 and that the application is lying open for inspection at the Office of the Ministry of Urban and Rural Development: Division: Planning, 2nd Floor, Room No. 230, GRN Office Park in Windhoek, the Office of the Surveyor-General in Windhoek and at the Office of the Chief Regional Officer, Regional Council of Ohangwena.
Any person who wishes to object to the application or who desires to be heard in the matter, may give personal evidence or submit written evidence to the Urban and Regional Planning Board, Private Bag 13289, Windhoek: Provided that such written evidence shall reach the Secretary of the Urban and Regional Planning Board not later than 20 October2022 before 12:00.
L.D. UYEPA
CHAIRPERSON
URBAN AND REGIONAL PLANNING BOARD
DM0202200405184

035 Regskennisgewings Legal Notices

ONGHA EXTENSION 3: ESTABLISHMENT OF THE TOWNSHIP, REGIONAL COUNCIL OF OHANGWENA Notice is hereby given in terms of Section 107(1) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), that application has been made for the establishment of the township Ongha Extension 3 situated on Portion 4 of the Farm Ongha Townlands No. 1309 and that the application is lying open for inspection at the Office of the Ministry of Urban and Rural Development: Division: Planning, 2nd Floor, Room No. 230, GRN Office Park in Windhoek, the Office of the Surveyor-General in Windhoek and at the Office of the Chief Regional Officer, Regional Council of Ohangwena.
Any person who wishes to object to the application or who desires to be heard in the matter, may give personal evidence or submit written evidence to the Urban and Regional Planning Board, Private Bag 13289, Windhoek: Provided that such written evidence shall reach the Secretary of the Urban and Regional Planning Board not later than 20 October 2022 before 12:00.
L.D. UYEPA
CHAIRPERSON
URBAN AND REGIONAL PLANNING BOARD
DM0202200405185

ONGHA EXTENSION 1: ESTABLISHMENT OF THE TOWNSHIP, REGIONAL COUNCIL OF OHANGWENA Notice is hereby given in terms of Section 107(1) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), that application has been made for the establishment of the township Ongha Extension 1 situated on Portion 2 of the Farm Ongha Townlands No. 1309 and that the application is lying open for inspection at the Office of the Ministry of Urban and Rural Development: Division: Planning, 2nd Floor, Room No. 230, GRN Office Park in Windhoek, the Office of the Surveyor-General in Windhoek and at the Office of the Chief Regional Officer, Regional Council of Ohangwena.
Any person who wishes to object to the application or who desires to be heard in the matter, may give personal evidence or submit written evidence to the Urban and Regional Planning Board, Private Bag 13289, Windhoek: Provided that such written evidence shall reach the Secretary of the Urban and Regional Planning Board not later than 20 October2022 before 12:00.
L.D. UYEPA
CHAIRPERSON
URBAN AND REGIONAL PLANNING BOARD
DM0202200405186

OMADHIYA: ESTABLISHMENT OF THE TOWNSHIP, TOWN COUNCIL OF OMUTHIYA Notice is hereby given in terms of Section 107(1) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), that application has been made for the establishment of the township Omadhiya situated on Portion 25 of the Remainder of Omuthiya Townlands No. 1013 and that the application is lying open for inspection at the Office of the Ministry of Urban and Rural Development: Division: Planning, 2nd Floor, Room No. 230, GRN Office Park in Windhoek, the Office of the Surveyor-General in Windhoek and at the Office of the Acting Chief Executive Officer, Town Council of Omuthiya.
Any person who wishes to object to the application or who desires to be heard in the matter, may give personal evidence or submit written evidence to the Urban and Regional Planning Board, Private Bag 13289, Windhoek: Provided that such written evidence shall reach the Secretary of the Urban and Regional Planning Board not later than 20 October 2022 before 12:00.
L.D. UYEPA
CHAIRPERSON
URBAN AND REGIONAL PLANNING BOARD
DM0202200405187

DELIVERY LIST - REZONING OF ERF 2104 KHOMASDAL, NO. 141 HOFSANGER STREET FROM 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:150 M² TO ' GENERAL RESIDENTIAL' WITH A DENSITY OF 1:100 M² AND CONSENT TO CONSTRUCT ADDITIONAL UNITS WHILE REZONING IS BEING PROCESSED.

Erf number	Street	Owners Detail	P.O. Box	Cell Phone No.	Date	Signature
6034	Hofsanger Street					
6066	Hofsanger Street	Erika. T. Tjimbundu	12 Ogjinenene	0912756236	19 Sept 2022	
6044	Hofsanger Street					
RE/2103	Hofsanger Street				19 September	Tekla
2105	Hofsanger Street	Heinrich Hindjo		0817457374	19 September	
RE/2093	Hofsanger Street					
2106	Hofsanger Street	Leonard. Pandeni		0814973593	19 Sep 2022	
6185	Visarend Street	Ennethe Kaercho	2432 Windhoek	0813549696	19/09/2022	
6184	Visarend Street	Paul Hamukuaja	20764	081128417	19/09/2022	
6183	Visarend Street	Veronique	20714	0818756904	19/09/2022	
6182	Visarend Street	Gregory Hidjou	/	0812328803	19/09/2022	

LIST OF REGISTERED 861 IS POSTED

by Ritta Khiba Planning Consultants

nampost®

Sender's reference no.	Addressee's name and address	Registration no.
Erf 6034 Hofsanger Street Windhoek	Shikongo. M. PO. box 6084 Bachbrecht	
Erf 6044 Hofsanger Street Windhoek	Mukwambi J.C.N PO box 6044 Windhoek, Namibia	
Erf Re/2103 Visarend Street Windhoek	Koopman H.W.D PO Box 70527 Khomasdal, Windhoek	
Erf Re/2092 Hofsanger Street Windhoek	Israel. F. PO box 60159 Kuatutuira, Windhoek	
Erf 6051 Hosanger Street Windhoek	Tjipueja. E. Po box 4393 Windhoek	
Erf Re/2090 Hofsanger Street Windhoek	Kavendji L.V Po box 40414 Ausspannplatz, Windhoek	

studio print 28054

Number of items 6 Received by Jonavive

Date-stamp

POSTAL SQUARE 1 NAMIBIA 2022.09.27

No compensation will be considered unless enquiry regarding this postal article is made within one year after the date of posting.

P1/185

Registered Mail

Neighbours list: Rezoning of Erf 2104, Hofsanger Street, Khomasdal

Erf number	Street	Location	Owners Detail	P.O. Box	Cell Phone Nmr	Email Address
6034	Hofsanger Street	Khomasdal	Shikongo. M.	PO Box 8540 Bachbrecht	0812579448	
6044	Hofsanger Street	Khomasdal	Mukwambi J.C.N	P.O. Box 20748 Windhoek Namibia	0811226988	nande29@yahoo.com
Re/2103	Visarend Street	Khomasdal	Koopman H.W.D	PO Box 70527 Khomasdal Windhoek	0811433811	
Re/2092	Hofsanger Street	Khomassal	Israel .F.	PO Box 60159 Katutura Windhoek	0812717727	
Re/2091	Hofsanger Street	Khomasdal	Tjipueja .E.	PO Box 4393 Windhoek		Does not exist on the system
6051	Hofsanger Street	Khomasdal	Tjipueja -E.	PO Box 4393 Windhoek		
Re/2090	Hofsanger Street	Khomasdal	Kavendjii L.V	PO Box 40414 Ausspannplatz Windhoek	0812771552	

MEMORANDUM

TO:	Kwenani (RM)	**DATE:**	22 Nov 2022
FROM:	ELE: Engineering Services Division	**REF:**	2104 KD

City of Windhoek

REZONING OF ERF 2104 KHOMASDAL, HOFSANGER STREET FROM GENERAL RESIDENTIAL WITH A DENSITY OF 1:150 TO GENERAL RESIDENTIAL WITH A DENSITY OF 1:100

- The SEE has in principle no objection to the application submitted for the above application.
- The electrical consultant or contractor to obtain approval for all related electrical drawings for electrification indicating connection to the grid of CoW.

General comments:

- *Should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto will be for the applicant's account.*
- *Only one (1) service connection from the municipal electrical network will be allowed per Erf.*
- *Only one additional meter point will be allowed for an approved flat on erven that is zoned "Single Residential". For more meter points, the Erf must be rezoned to "General Residential".*
- *For Erven that is zoned "General Residential", "Business", "Office", "Institutional" or "Industrial" and a service connection larger than 3 x 60 Amp is required, the applicant and/or his/her electrical engineering representative must contact the Strategic Executive: Electricity well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation; and also to determine the financial contribution to be made by the applicant towards the upgrade cost of the network.*

- ***Kindly note that a Connection Charge may be payable at the cost of the applicant and the applicant is advised to review the Electricity Department Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Electricity Department for information on Connection Charges"***

- For Erven that are rezoned "General Residential", "Business", "Office", "Institutional" or "Industrial", the applicant/owner or his/her registered electrical contractor must contact the SE: Electricity to determine ***whether the existing metering installation complies to Council's Metering Policy for the specific type of zoning.***

.....

V.H NAMGONGO

CHIEF ENGINEER: ENGINNERING SEVICES – ELECTRICITY DEPARTEMNT

MEMORANDUM

865

TO: Urban Policy

Date: 05 December 2022

FROM: Health and Environment Services

Ref: ERF 2104 KD

SUBJECT: REZONING OF ERF 2104 KHOMASDAL FROM GENERAL RESIDENTIAL OF 1:150 TO GENERAL RESIDENTIAL OF 1:100.

The above subject matter has reference:

The Division has no objection to the application and the zoning remains general residential, thus no environmental management compliance is required.

Regards,

MEMORANDUM

SUBJECT: 1. Rezoning of Erf 2104 Hofsanger Street, Khomasdal from "General Residential" with a density of 1:150 to "Residential" with a density of 1:100;

CIRCULATION	DATE	COMMENTS	SIGNATURES
Technical enquiries: L. SHIKONGO	01/12/2022	Tel: 290 3359	
Section Engineer	..../..../2022		
Chief Engineer	..../..../2022		

TO:	Urban Planning R. Kwenani	**DATE:**	01 December 2022
FROM:	Section Engineer: Roads Planning & Traffic Flow	**REF:**	L/2104/KD

ROADS PLANNING & TRAFFIC FLOW COMMENTS:

The application dated 28 September 2022 received from Ritta Khiba Planning Consultants regarding the above application has reference.

Erf 2104 is located Hofsanger Street and Visarend Street in Khomasdal. The Erf measures 979m² in extent and is zoned residential with a density of 1/250m². Both streets carries moderate traffic volumes and no traffic flow problems are currently experienced. The rezoning to general residential with a density of 1:100 will generate approximately 9 vehicular trips to the current road network.

1. This Division has no objections to the proposed Rezoning of Erf 2104 Hofsanger Street, Khomasdal from "Residential" with a density of 1:250 to "Residential" with a density of 1:100; provided that:
   1.1 Minimum 1 parking bay per equal or less than 3 bedroom units, or 2 parking bays per equal or greater than 4 bedroom unit, plus one bay per 3 units or part thereof explicitly for visitors parking must be provided on site.
   1.2 Minimum 6m stacking distance should be provided at the entrance.

2. Consent use will only come into effect after meeting parking requirements to the satisfaction of the SE: Urban and Transport Planning.

Yours faithfully

L. Shikongo

Roads Planning, Design and Traffic Flow

*3359

MEMORANDUM

TO:	Mr. H. Rust	**DATE:**	22 November 2022
FROM:	INF: Engineering Services Division	**REF:**	L/2104/KD

City of Windhoek

SUBJECT:

1.1 Application for the Rezoning of Erf 2104, Khomasdal, No 141, Hofsanger Str. to change from General 'Residential with a Density of 1: 150 m2 to General Residential with a Density of 1 Dwelling per 100m2 ;

The application dated 28 Sept 2022 for the rezoning of Erf 2104, Khomasdal refers.

The application can only be approved under the following conditions:

1. That any additional requirements with regard to water or sewer services, brought on as a direct consequence of the rezoning or subsequent activities, will be for the cost of the applicant, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

.....

E. Abrahams

CITY OF WINDHOEK

SUSTAINABLE DEVELOPMENT - ADVISORY

TO	:	RKW
FROM	:	Conwell Beukes
DATE	:	01/11/2022

SUBJECT: APPLICATION FOR THE REZONING OF ERF 2104 KHOMASDAL NO. 141 HOFSANGER STREET, FROM GENERAL RESIDENTIAL WITH A DENSITY OF 1:150 TO GENERAL RESIDENTIAL WITH A DENSITY OF 1:100

I refer you to the abovementioned.

Proposal/Recommendations

The Department of Urban and Transport Planning, Sustainable Development Division has no objection to the proposed rezoning, provided that:

- All technical comments and requirements are duly considered and adhered to;
- The application satisfies the required statutory town planning procedures.
- The applicant ensures that the proposed density of 1:100 does not have a negative impact on the existing infrastructures/services in the neighborhood. Should any additional services or upgrading of services be required, it must be to the applicant's account.

I trust that you will find this in order. Please contact us for any further clarifications.

Thank you,
TOWN PLANNING TECHNICIAN: SUSTAINABLE DEVELOPMENT

MEMORANDUM

TO:	Mrs. R. Kwenani	**DATE:**	05 December 2022
FROM:	Chief Engineer Roads and Storm Water Planning, Design & Traffic Flow	**REF:**	L/2104/KD

City of Windhoek

SUBJECT: REZONING OF ERF 2104 KHOMASDAL, NO.141 HOFSANGER STREET, FROM GENERAL RESIDENTIAL WITH A DENSITY OF 1:150 M² TO GENERAL RESIDENTIAL WITH A DENSITY OF 1:100 M².

The application dated 28 September 2022, for the proposed rezoning of Erf 2104 KHOMASDAL, no.141 Hofsanger Street, from General Residential with a Density of 1:150 m^2 to General Residential with a density of 1:100 m^2, received on 17 November 2022, refers.

A storm water investigation was done and the following is reported:

1. Erf 2104 has a general downward slope from the south west into a north easterly direction.

2. There is a stormwater course flowing across the southeastern corner of Erf 2104, flowing from the southwest into a north easterly direction.

3. Access to the proposed Erf 2104 is indicated to be obtained from Visarend Street.

This Division has no objection to the proposed rezoning of Erf 2104, NO.144, Hofsanger Street, from General Residential with a Density of 1:150 m^2 to General Residential with a Density of 1:100 m^2, received on 17 November 2022, provided:

1. That surface stormwater runoff be accommodated according to Clause 35 of the Town Planning Scheme (see Info 35 of the Town Planning Scheme) stating:

(1) That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or works which have been authorized in writing by the local authority or which have been or may be built, laid or erected in terms of any law) may be constructed on or over the property or located in such a way that -
   (a) the flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or
   (b) the flow of a natural watercourse (in which the local authority allows flood water to run off, be discharged or to be canalised) is or can be changed, canalised or impeded.
   (c) the maintenance of such stormwater pipe, channel or work shall be the responsibility of the owner of the concerned property.

2. That prior approval must be obtained from the Chief Engineer: Planning, Design & Traffic Flow if the accommodation of the stormwater on the erf is contemplated.

3. That Engineering drawings on how the stormwater would be accommodated to the satisfaction of the Chief Engineer, Planning, Design & Traffic Flow be submitted for approval simultaneously with the building plans.

4. That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted prior to the approval thereof.

5. That roads and stormwater be planned and constructed to Municipal detail.

6. That no development be considered over or onto any stormwater system or structure.

7. That no building plan will be approved until the above stormwater conditions are met.

8. That a condition be included into the title deed whereby selling to a third party may only take place once the proposed stormwater conditions had been addressed by the owner.

.....
SECTION ENGINEER: DESIGN
CJ VAN DER MERWE.

(Raadsnotule: 88-08-31)

8.4.2 **F.4 SALE OF OPEN SPACES: ERF 5811, CHATEAU STREET, WINDHOEK (L3369/W, L/2766/W & L/5811/W)**

On a proposal by Alderman E G E Kaschik it was

RESOLVED

1. That erf 5811, Windhoek be sold to Mr U R L Rauter at a price of R1 575 (R3/m2) subject to the following conditions:

1.1 That erf 5811, Windhoek be consolidated at his cost with erf 2766, Windhoek simultaneously with the transfer of erf 5811, Windhoek.

1.2 That the standard conditions for erven sold prior to July 1971 be registered against erf 5811 and the consolidated erf.

1.3 That storm-water on erf 5811, Windhoek be handled to the satisfaction of the City Engineer and that the applicant be advised to consult a consulting engineer at his own cost regarding the extension of the existing storm-water pipe, should he want to develop erf 5811, Windhoek.

1.4 That if the erf beacons have to be pointed out or replaced, it shall be at the cost of the purchasers.

2. That the necessary approval for the sale be obtained in accordance with the provisions of section 174 of the Municipal Ordinance 13 of 1963.

3. That the Legal Advisers draft an appropriate contract.

RESOLUTION NO. 469/8/88

STADSBESTUURSKANTOOR MINUTE BASIE
POSSTUK NO. DAT.
OPDRAG AAN: ES. + ST.
Verkry
kom van:
Verwig
aan:

GOVERNMENT GAZETTE

OF THE

REPUBLIC OF NAMIBIA

N$12.00 WINDHOEK - 30 June 2017 No. 6346

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recommendation of the Judicial Service Commission, appointed Natasha Bassingthwaighte as Acting Judge of the High Court of Namibia for the period of 12 June 2017 to 31 July 2017.

Given under my Hand and the Seal of the Republic of Namibia at Windhoek, this 15th day of June, Two Thousand and Seventeen.

HAGE G. GEINGOB
President
BY ORDER OF THE PRESIDENT

Government Notices

MINISTRY OF URBAN AND RURAL DEVELOPMENT

No. 162 2017

WINDHOEK TOWN PLANNING AMENDMENT SCHEME NO. 95:
TOWN PLANNING ORDINANCE, 1954

In terms of subsection (2) of section 26 of the Town Planning Ordinance, 1954 (Ordinance No. 18 of 1954), I give notice that I have under subsection (1) of that section, read with section 27(1) of that Ordinance, approved the Windhoek Town Planning Amendment Scheme No. 95 of the Municipality of Windhoek.

S. SHANINGWA
MINISTER OF URBAN AND RURAL DEVELOPMENT Windhoek, 6 June 2017

MINISTRY OF URBAN AND RURAL DEVELOPMENT

No. 163 2017

DECLARATION OF SWAKOPMUND EXTENSION 26 TO BE AN APPROVED TOWNSHIP: SWAKOPMUND MUNICIPAL CONCOUCIL

In terms of section 13 of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963) as amended, I -

(a) declare the area situated on Portion 124 (a portion of Portion 121) of the Farm Swakopmund Townlands No. 41 in the Registration Division "G" as indicated on General Plan No. G184 to be an approved township; and

(b) set out in the Schedule the conditions, subject to which the application for permission to establish the township concerned has been granted.

S. SHANINGWA
MINISTER OF URBAN AND RURAL DEVELOPMENT Windhoek, 12 June 2017

SCHEDULE

1. **Name of township:**

The township shall be called Swakopmund Extension 26.

Republic of Namibia

Ministry of Regional and Local Government, Housing and Rural Development

Tel: (+264 61) 2975111
Fax: (+264 61) 2975096
E -mail: enquiries@mrlgh.gov.na
Website: www.mrlgh.gov.na

Government Office Park
Luther Street

Private Bag 13289
Windhoek Namibia

Enquiries: H.N. Van Wyk
Tel: (+264+61 2975230)

Our Ref: 17/4/1/W3
Your Ref: W/14035

Date: 07 October 2014

Stubenrauch Planning Consultants CC
P/Bag 111869
Windhoek

Dear Sir

SUBJECT: WINDHOEK: CONSOLIDATION OF ERVEN 5811 AND 2766

1. Your letter dated 09 June 2014 has reference.
2. The attached Townships Board Resolution under Item 1168/2014 dated 08 July 2014 has been approved.

Yours faithfully

TOWNSHIPS BOARD SECRETARIAT

All official correspondence must be addressed to the Permanent Secretary

Item	Date
168/2014 17/4/1/W3	08 July 2014

WINDHOEK: CONSOLIDATION OF ERVEN 5811 AND 2766 (STUBENRAUCH PLANNING CONSULTANTS CC) (Whk.52-MG-5AC-W4)

The Board recommended that –

a) Erven 5811 and 2766, Windhoek be consolidated into Erf 8865, Windhoek simultaneously with transfer and on condition that no erf be lodged for registration at the Deeds Registry unless written proof is submitted under the hand of the Minister that the rezoning has been approved; and

b) the conditions registered against Erf 2766, Windhoek be cancelled by notarial deed and the following conditions be registered against Erf 8865, Windhoek;

IN FAVOUR OF THE LOCAL AUTHORITY

A. The erf shall only be used or occupied for purposes which are in accordance with and the use or occupation of the erf shall at all times be subject to the provisions of the Windhoek Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended.

B. The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least **four** times the municipal valuation of the erf.

APPROVED

SURVEYOR-GENERAL.
21/2/75

No. A. 690/74

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		Constant		- 0,00	160 000,00	
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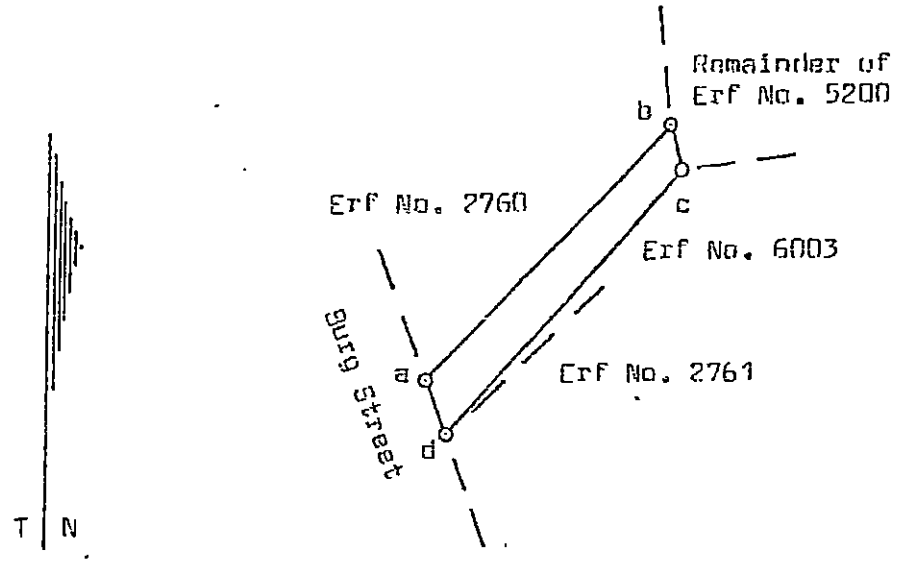
bc	8,45	342.00.00	b	- 9 593,34	+ 3 805,97	2760c
cd	61,01	42.16.30	c	- 9 595,95	+ 3 814,01	5806b
da	10,45	161.08.00	d	- 9 554,91	+ 3 859,15	2761a
			△	- 9 728,59	+ 6 201,94	Olympia
			△	- 6 423,82	+ 2 884,86	Win 3

BEACON DESCRIPTION:

a.b.c.d. = 16mm round iron peg



SCALE: 1/ 1 250

The figure a.b.c.d.

represents 504 square metres of land, being

ERF NO. 5805 (a portion of Erf No. 5804) Windhoek

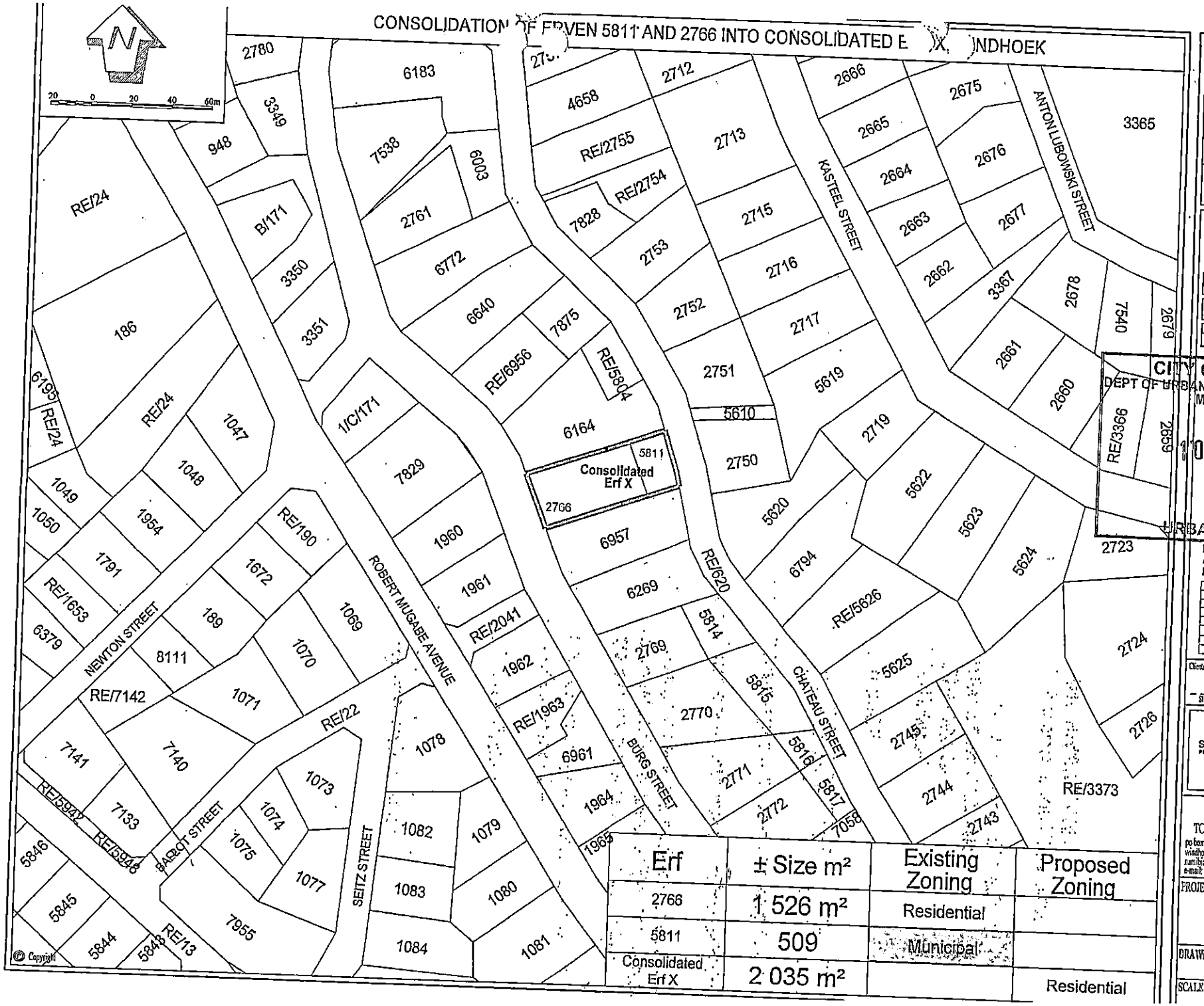
situate in the Municipality of Windhoek South West Africa
Registration Division K.

Surveyed in September 1956 - December 1974 by me

Land Surveyor.

This diagram is annexed to	The original diagram is	S.R. No. E 167/74
No.	No. 689/74	Gen Plan No
dated	Transfer/ Grant	Noting Plan HG 580 WL
Registrar of Deeds	No.	File No WHK 52.
		Lat
		Long.

CONSOLIDATION OF ERVEN 5811 AND 2766 INTO CONSOLIDATED ERF X, WINDHOEK



Erf	± Size m²	Existing Zoning	Proposed Zoning
2766	1 526 m²	Residential	
5811	509	Municipal	
Consolidated Erf X	2 035 m²		Residential

CITY OF WINDHOEK

WINDHOEK

REFERENCE:

- Residential
- Municipal
- Cadastral Boundary

CITY OF WINDHOEK
DEPT OF URBAN PLANNING AND PROPERTY MANAGEMENT
10 -06- 2014
878
URBAN PLANNING

NOTE:
All measurements & sizes given are approximate.
No Residential erf shall be smaller that 300m² in size.

DATE	REVISION	PLOTTED

Clients approval:

SIGNATURE DATE

Stubenrauch Planning Consultants SPC

STUBENRAUCH
PLANNING CONSULTANTS
TOWN AND REGIONAL PLANNERS
po box 11869
windhoek
namibia
tel: 061-251189
tel: 061-252490
fax: 061-252157
e-mail: spc@spc.iway.na

PROJECT TITLE:

WINDHOEK
CONSOLIDATION OF ERVEN

DRAWN:	CHECKED:	DRAWING NO:
SNU	IS	W/14035-2
SCALE: 1:2 500	DATE: June 2014	

Republic of Namibia

Ministry of Regional and Local Government, Housing and Rural Development

Tel: (+264 61) 297 5111
Fax: (+264 61) 226 049
E-mail: enquiries@mrlgh.gov.na
Website: www.mrlgh.gov.na

Government Office Park
Luther Street

Private Bag 13289
Windhoek, Namibia

Enquiries: C. Tubalike
Tel: (+264+61) 297 5221
Fax: (+264+61) 297 226049

Our Ref.: 17/2/2/W3
Your Ref.: L/16/15/3/1

Date: 03/10/2014

Mr. N. Taapopi
The Chief Executive Officer
City of Windhoek
P.O. Box 59
WINDHOEK

Dear Mr. Taapopi

ITEM NO. 49/2014: WINDHOEK – COMPILATION OF WINDHOEK TOWN PLANNING AMENDMENT SCHEMES NO. 95 TO 100 AND FOR THE RELEASE FROM CERTAIN CONDITIONS

With reference to the above-mentioned application, you are hereby informed that the Minister of Regional and Local Government, Housing and Rural Development has, on 01/10/2014, approved -

1. The compilation of Windhoek Town Planning Amendment Schemes No. 95 to 100 be approved in terms of Section 16(2) of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954), as amended;

2. Exemption from the provisions of Section 7(2) and Section 15 of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954), as amended in terms of Section 27(1) of the said Ordinance be granted; and

3. Exemption from the following provisions of the Town Planning Regulations as announced by Government Proclamation 102 of 1 June 1974 in terms of Regulation 8, be granted:

3.1 Regulations 2 and 5 – in their entirety;

3.2 Regulation 3 – in respect of the provision that a civic survey map be submitted.

Yours sincerely

Nghidinua Daniel
PERMANENT SECRETARY

WINDHOEK

AMENDMENT SCHEME NO. 95

VOLUME 4

JANUARY 2016

Prepared by: City of Windhoek

Urban Planning Division

AMENDMENT SCHEME NUMBER 95

VOLUME 4

REZONING

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2. TOWN PLANNING SCHEME

2.1. FELD STREET BULK POLICY AMENDMENT **104**

APPROVED 884 No. A 53/2015

for SURVEYOR-GENERAL 2015 -03- 24

	SIDES Metres	ANGLES OF DIRECTION		CO-ORDINATES Y System: Lo 22/17° X		Designation
		Constants: Angles		± 0,00	± 0,00	
AB	71,62	88° 29' 40"	A			2765d
		Angles of Direction				
BC	21,60	342° 29' 50"	B	-9707.39	63957.74	5811d
CD	7,09	347° 46' 10"	C	-9713.89	63978.34	2801h
DE	69,20	70° 10' 20"	D	-9715.39	63985.27	5812b
		Angles				
EA	29,00	91° 12' 00"	E			2767a

Description of Beacons

A,C,D,E : 16mm Round Iron Peg

B : 16mm Round Iron Peg in concrete

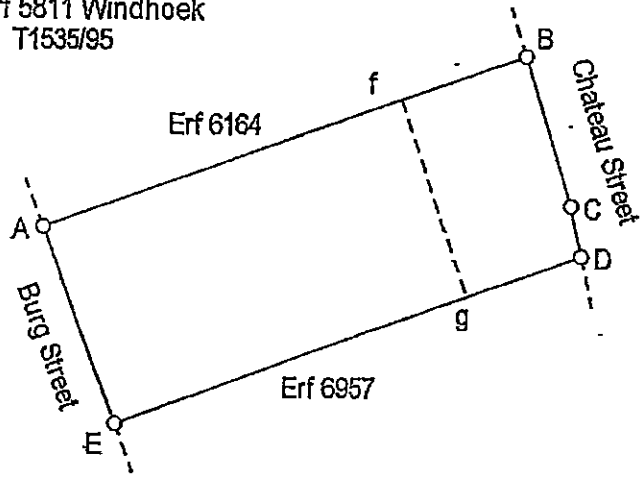
Components

1) The figure A f g E represents Erf 2766 Windhoek
Vide General Plan S.G. No. 408/57 as plan K138

2) The figure f B C D g represents Erf 5811 Windhoek
Vide Diagram No. 695/74 Annexed to T1535/95

T N

Scale 1:1000



The figure ABCDE

represents 2035 square metres of land being

ERF 8865 Windhoek, Comprising 1) and 2) above

Situate in the Municipal Area of Windhoek
Registration Division K
Khomas Region Republic of Namibia

Compiled in January 2015 by me

R. Nyatoti
Land Surveyor

This diagram is annexed to No. d.d. : Registrar of Deeds	The original diagrams are as quoted above Transfer/Grant d.d.	S.R. No. E : Compiled Gen. Plan No. : K138 Noting Plan : MG-5AC-W4 File No. :WHK 52 Lat. : Long. :

Republic of Namibia

Ministry of Urban and Rural Development

Tel: (+264 61) 2975111
Fax: (+264 61) 2975096
E-mail: enquiries@murd.gov.na
Website: www.murd.gov.na

Government Office Park
Luther Street

Private Bag 13289
Windhoek, Namibia

Enquiries: T. Kamati
Tel: (+264+61) 297 5201
Fax: (+264+61) 2975305

Our Ref: 17/2/2/W3
Your Ref:

Date: 19 May 2017

Municipality of Windhoek
P O Box 59
WINDHOEK

Dear Mr. Hugo Rust

60/2016: WINDHOEK: APPLICATION FOR APPROVAL OF THE WINDHOEK TOWN PLANNING AMENDMENT SCHEME NO. 95

Reference is hereby made to your above-mentioned application:

Kindly be informed that the Namibia Planning Advisory Board has, during its meeting held on 06 April 2017, considered and recommended that the Windhoek Town Planning Amendment Scheme No. 95 be approved in terms of Section 26(1) of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954), as amended.

The Honorable Minister of Urban and Rural Development approved the Windhoek Town Planning Amendment Scheme No. 95 on 12 May 2017.

Yours sincerely

NAMPAB SECRETARIAT

Ministry of Urban and Rural Development
Division Planning
19 MAY 2017
P / Bag 13289
WINDHOEK

All official correspondence must be addressed to the Permanent Secretary

Town Planning Certificate No. 1:
Town Planning Scheme Information

886

Ref : _____

Enq : _____

Tel : _____

Applicants Address _____

_____

Telephone Number : _____

Sir / Madam

Erf No: 5811

Township : WINDHOEK/WINDHOEK BLOCKS

Street : CHATEAU STR

In terms of the Windhoek Town Planning Scheme the following conditions apply to the above mentioned erf.

1. Use Zone : RESIDENTIAL Refer to Table B.
2. Density : 1 DWELLING / 900M² Refer to Table E.
3. Bulk Factor : 0 00 Refer to Table F.
4. Coverage : 50 % Refer to Table G.
5. Erf Size : 509 m²
6. Parking : _____

(The parking ratio should be confirmed with the Transportation Department for erven in the business zone, and for restaurants, grouped housing schemes, hotels, bed & breakfasts, resident occupations, places of amusement, social halls and churches)

7. Street Build Lines _____
8. Position Of Buildings : _____
9. Street Address : 19 CHATEAU STR
10. Flood Line : _____
11. Height Restriction : _____ Refer to Table J.
12. Street Reservation : _____
13. Other : _____

The TOWN PLANNING SCHEME and MAP are open for inspection on the passage wall of the 7th floor of the town house. The information provided herein must be verified by the applicant by inspection of the Scheme and Map.

Your attention is further directed to any condition which may be registered against your property in the title deeds. You may be required to furnish a certified copy of the title deeds conditions before any building plans are approved.

Town Planning Certificate No. 1:
Town Planning Scheme Information

887

Ref : _____

Enq : _____

Tel : _____

Applicants Address _____

_____

Telephone Number : _____

Sir / Madam

Erf No: 2766

Township : WINDHOEK/WINDHOEK BLOCKS

Street : DR. THEO-BEN GURIRAB STR

In terms of the Windhoek Town Planning Scheme the following conditions apply to the above mentioned erf.

1. Use Zone : RESIDENTIAL Refer to Table B.
2. Density : 1 DWELLING / ERF Refer to Table E.
3. Bulk Factor : 0 00 Refer to Table F.
4. Coverage : 50 % Refer to Table G
5. Erf Size : 1,526 m²
6. Parking : _____

(The parking ratio should be confirmed with the Transportation Department for erven in the business zone, and for restaurants, grouped housing schemes, hotels, bed & breakfasts, resident occupations, places of amusement, social halls and churches)

7. Street Build Lines _____
8. Position Of Buildings : _____
9. Street Address : 60 DR. THEO-BEN GURIRAB STR
10. Flood Line : _____
11. Height Restriction : _____ Refer to Table J.
12. Street Reservation : _____
13. Other : _____

The TOWN PLANNING SCHEME and MAP are open for inspection on the passage wall of the 7th floor of the town house. The information provided herein must be verified by the applicant by inspection of the Scheme and Map.

Your attention is further directed to any condition which may be registered against your property in the title deeds. You may be required to furnish a certified copy of the title deeds conditions before any building plans are approved.

Department of Urban Planning & Property Management
888
59
80 Independence Avenue
WINDHOEK, NAMIBIA
Tel: (+264) 61 290 2060 · Fax. (+264) 61 290 2073 ·

Enq: Mr J. Vries

Tel: 290 3008

Date: 20 December 2013

Ref: L/2766/W

Mr Dieter Meissner
Box 9110
WINDHOEK

Dear Sir

APPLICATION TO PURCHASE ERF 5811, WINDHOEK, FOR CONSOLIDATION WITH ERF 2766, WINDHOEK

Your application dated 05 November 2013, regarding the above matter bears reference.

The City Council per Resolution 469/8/88, dated 31 August 1988 (copy attached for ease of reference), approved the sale of Erf 5811, Windhoek, to the adjacent owner of Erf 2766, Windhoek, for consolidation.

Hence Erf 5811, Windhoek, adjacent to your Erf 2766, Windhoek, is offered to you for consolidation purposes at a purchase price of N$ 970.00 p/m^2 or N $ 246 900.00 in total for 509m^2 as determined on 05 July 2013 by the Strategic Executive: Urban Planning and Property Management. The price is valid until 05 July 2014 only, where after it will be revised on 01 November 2014, as it is City policy to review the purchase price annually.

Kindly take note that the stormwater on Erf 5811, Windhoek, be handled to the satisfaction of the Strategic Executive: Urban Planning and Property Management and that you be advised to consult a consulting engineer at your own cost regarding the extension of the existing stormwater pipe, should you want to develop Erf 5811, Windhoek. If the erf beacons have to be pointed out or re-placed, it shall be at your cost.

Further, also at own cost, kindly appoint a Professional Town Planner to apply for the consolidation of Erf 5811, Windhoek and Erf 2766, Windhoek, to the Townships Board and a Professional Land Surveyor to frame a diagram and submission to the Surveyor-General for approval.

Once the consolidation diagram is approved by the Surveyor-General and delivered to the City, payment of the purchase price and the conclusion of the Deed of Sale can realized.

Attached kindly also find a copy of a map, indicating the erf in question.

Kindly indicate written acceptance of the conditions as set out above within 30 days of receipt of this communication.

Yours faithfully

E Shipiki
MANAGER: PROPERTY MANAGEMENT DIVISION

Prepared by me

CONVEYANCER
VAN DER MERWE C.J W

K. Steiner (m.o.c.)

T 3/97 (97)

17 JUL 1997

Lorentz & Bone
Attorneys, Notaries
and Conveyancers
Standard Bank Chambers
Kaiserstreet, P.O. Box 85
WINDHOEK

T /19 45

CERTIFICATE OF REGISTERED TITLE

(Issued under the provisions of Section 43
of the Deeds Registries Act, 1937 (No. 47 of 1937)

WHEREAS the

MUNICIPAL COUNCIL OF WINDHOEK

has applied for the issue to him of a Certificate of Registered Title under Section 43 of the Deeds Registries Act, 1937, in respect of the undermentioned land, being portion of the land registered in the name of MUNICIPAL COUNCIL OF WINDHOEK by virtue of Certificate of Registered Title T 1481/1976

NOW THEREFORE, in pursuance of the provisions of the said Act, I, the REGISTRAR OF DEEDS at WINDHOEK, do hereby certify that the said

MUNICIPAL COUNCIL OF WINDHOEK

Its successors in Title or Assigns is the Registered owner of:

1. CERTAIN ERF NO 5805 (A PORTION OF ERF 5804) WINDHOEK

   SITUATE In the Municipality of WINDHOEK
   Registration Division "K"

   IN EXTENT 504 (FIVE HUNDRED AND FOUR) Square Metres as indicated on annexed Diagram No A690/74

   HELD BY Certificate of Registered Title T 1481/1976

2. CERTAIN ERF NO 5811 (A PORTION OF ERF 5804) WINDHOEK

   SITUATE In the Municipality of WINDHOEK
   Registration Division "K"

   IN EXTENT 509 (FIVE HUNDRED AND NINE) Square Metres as indicated on annexed Diagram No A 695/74

   HELD BY Certificate of Registered Title T 1481/1976

AND THAT by virtue of these presents the said

MUNICIPAL COUNCIL OF WINDHOEK

Its successors in Title, or Assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights.

IN WITNESS whereof I, the said Registrar, have subscribed to these presents, and have caused the seal of office to be affixed thereto.

THUS DONE AND SIGNED at the office of the Registrar of Deed at WINDHOEK on

REGISTRAR OF DEEDS

PLAN AFRICA CONSULTING CC
TOWN AND REGIONAL PLANNERS
Box 4114
WINDHOEK
8 Delius Street
Windhoek (West)
Tel: (061) 212096 Cell: 0812716189
Fax: (061) 213051
Email: pafrica@mweb.com.na

16/10/2022

Chief Planner: Urban Policy

Planning Urbanization and Environment

Windhoek City Council

Box 59

Windhoek

Attention: H. Rust

Dear Sir,

- AMENDMENT OF COUNCIL RESOLUTION 24/02/2022 CONSENT TO USE ERF 1926 WINDHOEK, MOZART STREET FOR PURPOSE OF A WELLMNESS CENTRE WHICH INCLUDES MEDICAL DOCTORS, DENTISTS, PHYCOLOGISTS, PSHCIARISTS,

1. Application

Plan Africa Consulting cc appointed by *Ingrid Melinda Maasdorp*, in her capacity as Director of Pension Alexander cc, the owner of Erf 1926 Windhoek, to apply for the:

- *Consent to use erf 1926 Windhoek, Mozart street for purpose of a wellness center which includes medical doctors, dentists, phycologists, psychiatrists, etc.,*

2. Background

An application was submitted for the rezoning of Erven 1926 and 7493 Windhoek to "business", however Council resolution No. 24/02/2022 approved the rezoning of the respective erven to office

with a bulk of 0.75, instead of "business". A consent for a business building on Erf 1926, which is a primary use on a *business*, zoned erf.

2. Acceptance

The owner hereby accepts the proposed rezoning of Erf 7493 and 1926 to "office" with a bulk of 0.75, provided that consent for requested land uses be granted. Consent for a restaurant was granted on Erf 7493 including free residential of 50% of the proposed bulk of 0.75. The free bulk should include the accommodation establishment. The owner wishes to use Erf 1926 as a business building for the purposes of a medical or wellness center, which was not included in the existing Council resolution as a consent use. It is therefore proposed that the opportunity be used to amend the existing resolution to include a consent for a *business building*.

3. Development Proposal

Furthermore, the applicant wants Erf 1926 to be used exclusively for a wellness center, which would include doctors, dentists, physiotherapists, etc. Wellness centers can accommodate a wide range of health related activities but in the broader sense it's a place that offers health services for body and mind. It can offer a number of services from skin care, laser skin treatment, and other surgical or non-surgical skin and body treatment options, can include gyms, spas, and massage parlors to acupuncture. The location erf is in close proximity to the Namibia University to Science and Technology (NUST) making it the perfect location to assist and advice students dealing with stress, nutrition, general health and wellbeing. The wellness center can be used in line with the definition of a business building as defined in the Town Planning Scheme.

4. Recommendation

That Council Resolution 24/02/2022 be amended to include the consent for a business building:

- Rezoning of Erf 7493 Windhoek, C/o Schubert and Beethoven Streets from 'General residential' with a density of 1:150m² to 'Office' with a bulk of 0.75

- Rezoning of Erf 1926 Windhoek, Mozart Street from 'residential' with a density of 1:900m² to 'office' with a bulk of 0.75

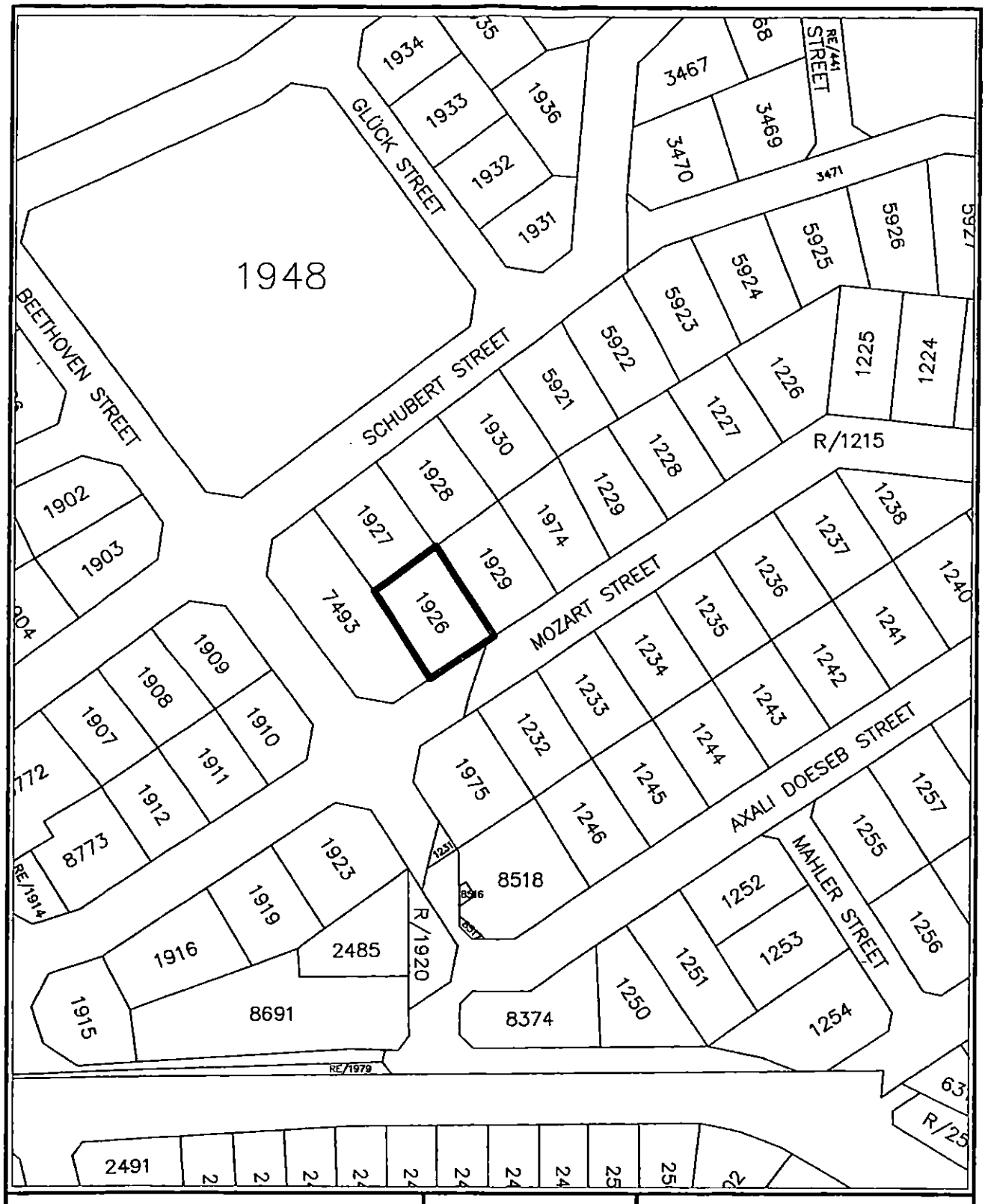
- Consent for 50% free residential bulk of the approved office bulk
- Consent to operate a restaurant within the approved office bulk floor area
- *That consent be granted to use Erf 1926 Windhoek for the purpose of a business building in the form of a wellness center, which may include physicians, dental practitioners, physiotherapists, psychologists, and other health practitioners.*

Trust the application will enjoy your favorable consideration

Yours Faithfully

.....

H.A KROHNE



LOCALITY OF ERF 1926 MOZART STREET, WINDHOEK

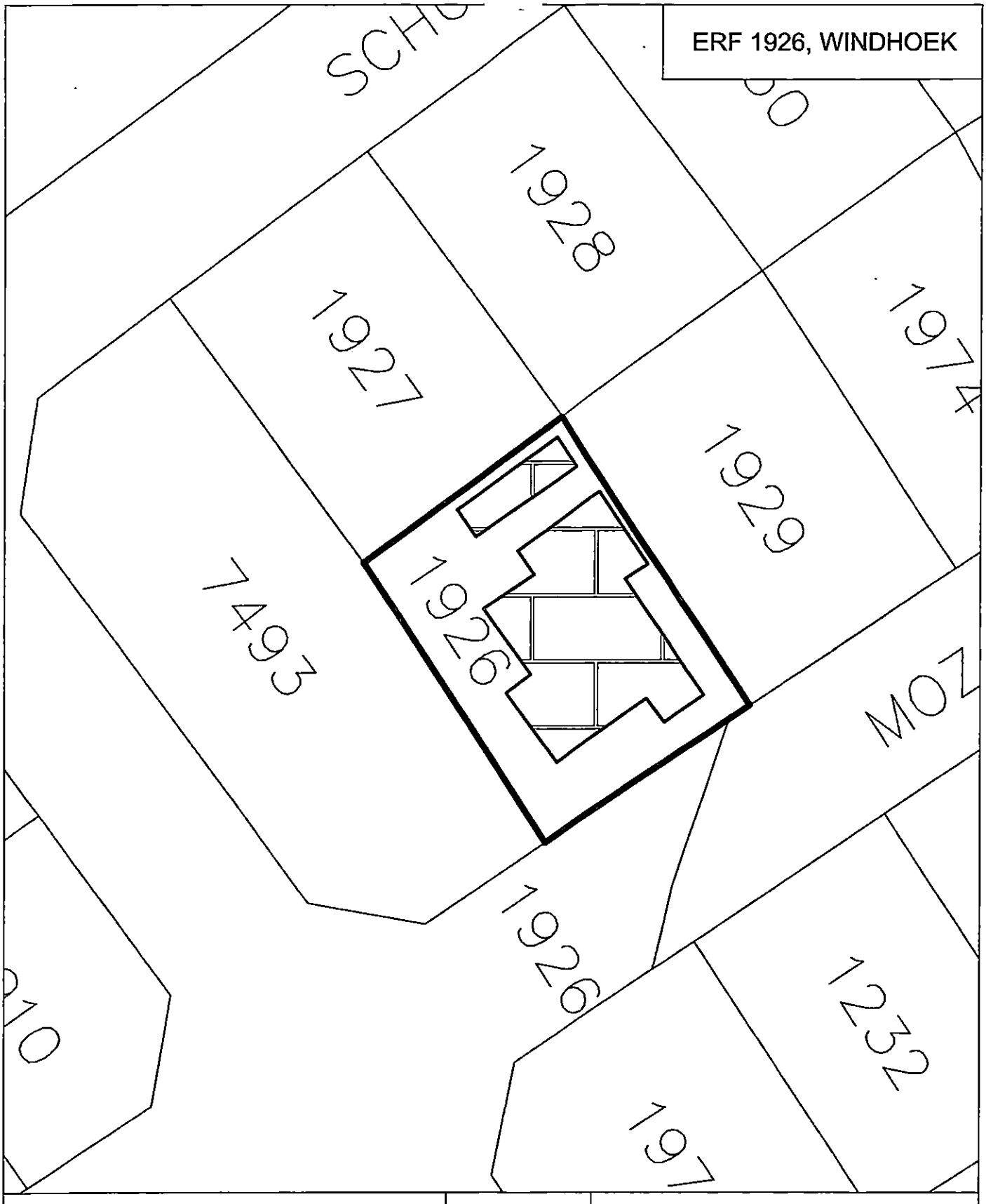
SCALE 1:2000

OCT.2022

T N

Plan Africa Consulting cc

8 Delius Street Windhoek West
P.O.Box 4114 Windhoek
Tel : (061) 212096
Cell : 0812716189
Fax : (061) 213051
email : pafrica@mweb.com.na



EXISTING BUILDINGS ON ERF 1926 MOZART STREET, WINDHOEK

IN FAVOUR OF THE LOCAL AUTHORITY

A. The erf shall only be used or occupied for purposes which are in accordance with and the use or occupation of the erf shall at times be subjected to the provisions of the Windhoek Town Planning Scheme prepared and approved in terms of Urban and Regional Planning Act, Act 5 of 2018.

B. The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least 4 times the municipal valuation of the erf

NAMIBIA REVENUE N$5

"SPECIAL POWER OF ATTORNEY"

I, the undersigned ***Ingrid Melinda U Maasdorp*** in my capacity as Director of Pension Alexander CC, the owner of Erf 1926 Mozart Street Windhoek hereby nominates, constitutes and appoint,

PLAN AFRICA CONSULTING CC

8 DELIUS STREET

WINDHOEK WEST

P.O. BOX 4114

WINDHOEK

With power of Substitution, to be my lawful Attorney and Agent in my name, place and stead, to make the necessary application to the City of Windhoek for the

- **Consent to use Erf 1926 Mozart Street, Windhoek for the purpose of a business building in the form of a wellness center which may include one or more of the following practitioners; doctors, dentists, physiotherapists, psychiatrists etc. or any other occupation associated with the medical profession.**

At the cost of the applicant and generally for effecting the purposes aforesaid, to so or cause to be done whatsoever shall be requisite, as fully and effectively, for all intents and purposes I might or could do if personally present and acting herein – hereby ratifying, allowing and confirm all and whatsoever my said Attorney shall lawfully do, or cause to be done, by virtue of these presents.

Signed at **WINDHOEK** this **11TH** day of **OCTOBER 2022**, in the presence of the undersigned witnesses.

.....

Ingrid Melinda U Maasdorp
Pension Alexander CC

WITNESSES:

1. .....

2. .....

REPUBLIC OF NAMIBIA
CLOSE CO[illegible] [illegible]IONS ACT, 1988
(SECTION [illegible] 899 [illegible] 27, 29, 47 and 60)
(Re[illegible] [illegible]3 and 12)

Amended Founding Statement

Before filling in the form first see notes on page 2.

REGISTRATION NUMBER OF CORPORATION	DATE OF RECEIPT
CC/2004/0878	

PART A

	Dates of commencement of change
Full name of corporation* **PENSION ALEXANDER CC**	
Previous name of corporation (if applicable)* N/A	
Literal translation of name (if applicable)* N/A	
Shortened form of name (if applicable)*N/A	
Description of principal business* **ROOM RENTAL (PENSION HOUSE), TO RENT OUT ROOMS TO CLIENTS**	
Date of end of financial year* **LAST DAY OF FEBRUARY EACH YEAR**	

PART B

Postal address* **P O BOX 21570, WINDHOEK, NAMIBIA**	
Address of registered office (not post office box)* **NO. 7 BLOEKOM STREET, G'S DISCOUNT LIQUOR BUILDING, SUIDERHOF, WINDHOEK, NAMIBIA**	
Name and address of accounting officer* **MR P P SWARTZ, P O BOX 21570, WINDHOEK, NAMIBIA**	

(Attach written consent to appointment)

Full name of association or body of which accounting officer is a member

SOUTH AFRICAN INSTITUTE OF CHARTERED SECRETARIES AND ADMINISTRATORS

Membership/Practice No. **1007934**

* See note 2 on page 2

900 TES

1. Form CC 2 must be written in block capitals or be typewritten, lithographed or printed in legible characters with deep permanent black ink, and lodged in triplicate.

2. Change(s) effective from date of registration or upon a later date mentioned.

3. Where a person signs on behalf of a member, a power of attorney must be attached.

4. Minor children and other persons under legal disability must be assisted by their parents, guardians or representatives, as the case may be and the capacity must be stated.

5. If no identity document has been issued, a written statement to this effect must be attached.

6. Particulars which do not change should also be furnished.

7. No fee is payable in respect of any changes in particulars under Part B and C.

8. New members must personally sign the form.

9. Form CC 2 which does not comply with the requirements of the Act, regulations or these notes, will be rejected.

10. Particulars to be furnished under PART C.

    (a) Full names and surname. (If juristic person, mention name and capacity and if trustee, also mention name and particulars of testamentary trust).

    (b) Identity number ((i) if no identity document has been issued, state date of birth and see par. 4 above.)((ii) If juristic person, mention registration number).

    (c) Size of interest expressed as a percentage.

    (d) Particulars of interest and fair value thereof.

    (e) Residential address.

    (f) Postal address.

    (g) Signature of member or representative (where applicable).

NAME OF CORPORATION PENSION ALEXAN 901 CC

REGISTRATION NUMBER	CC/2004/0878

PART C

	Date of Change
MEMBERS **1 (ONE) MEMBER/S**	
Full names and surname **INGRID MELINDA URSELA MAASDORP**	16 NOV 2006
Identity number or date of birth (i) Year 69 Month 08 Day 21 **08 00 17 6**	
Registration number (ii)	15 NOV 2006
Percentage of interest **100% (ONE HUNDRED PERCENT)**	16 NOV 2006
Particulars of contribution **N$ 100.00 (ONE HUNDRED NAMIBIAN DOLLARS)**	16 NOV 2006
Residential address **NO. 4 BARELLA STREET, KLEIN WINDHOEK, NAMIBIA**	16 NOV 2006
Postal address **P O BOX 40427, AUSSPANNPLATZ, WINDHOEK, NAMIBIA**	16 NOV 2006
Signature of member or representative	16 NOV 2006

~~Full names and surname~~	
Identity number or date of birth (i) Year Month Day	
Registration number (ii)	
Percentage of interest **% (PERCENT)**	
Particulars of contribution **N$ (NAMIBIAN DOLLARS)**	
Residential address	
Postal address	
Signature of member or representative	

Witness Signature _____ Date of signature 6/11/2006

Full names **MARIA MAGDALENA JACOBS**

Residential address **NO. 13, HORIZON VILLAGE, SESRIEM STREET, KLEINE KUPPE, WINDHOEK, NAMIBIA**

Business address **DR. WEDER, KAUTA & HOVEKA INC, 3RD FLOOR, WKH HOUSE, JAN JONKER ROAD, AUSSPANNPLATZ, WINDHOEK, NAMIBIA**

Postal address **P O BOX 30560, PIONIERSPARK, WINDHOEK, NAMIBIA**

CC

NAME OF CORPORATION **PENSION ALEX/902 R CC**

REGISTRATION NUMBER	CC/2004/0878

MEMBERS WHO CEASE TO BE MEMBERS

Full name and surname of member	Identity number	Signature
ALEXANDER SZUDROWICZ	5 8 0 7 3 0	
		15 NOV 2006

Membership ceases on the date of registration of the amended Founding Statement.

Witness Signature _____ Date of signature _____

Full names **MARIA MAGDALENA JACOBS**

Residential address **NO. 13, HORIZON VILLAGE, SESRIEM STREET, KLEINE KUPPE, WINDHOEK, NAMIBIA**

Business address **DR. WEDER, KAUTA & HOVEKA INC, 3RD FLOOR, WKH HOUSE, JAN JONKER ROAD, AUSSPANNPLATZ, WINDHOEK, NAMIBIA**

Postal address **P O BOX 30560, PIONIERSPARK, WINDHOEK, NAMIBIA**

FOR OFFICE USE

Amended Founding Statement registered

Registrar of Close Corporations

16/11/2006

Date

Data Processing

Classification _____

Recorded

Initials and date

Paste revenue receipt or affix revenue stamp or impress revenue franking machine impression here

N$ 30.00

10 NOV 2006

PREPARED BY ME

CONVEYANCER
LIGTHELM G

ORIGINAL STAMP DUTY
No 20750.00

24 MAR 2011
MORTGAGED (No. B 1435 2011)
No 1 900 000.00 (with preference for an additional amount not exceeding No 380 000.00)
REGISTRAR OF DEEDS.
DEEDS OFFICE WINDHOEK.
Deputy

DR WEDER, KAUTA & HOVEKA INCORPORATED
LEGAL PRACTITIONERS, NOTARIES AND CONVEYANCERS
P O BOX 864
WINDHOEK
9000

DEED OF TRANSFER NO 1219 /2011

FOR INFORMATION ONLY

BE IT HEREBY MADE KNOWN

THAT **GYSBERTUS JOHANNES LIGTHELM**

appeared before me, Registrar of Deeds at WINDHOEK, he, the said Appearer, being duly authorized thereto by a Power of Attorney granted to him by

8000000506211

CHI-TSAI CHENG

Identity Number 520615 0071 4

Married to HSIEH PI-LI CHENG which marriage is governed by the laws of the Republic of China

dated the 25TH FEBRUARY 2011

signed at BEDFORDVIEW

AND THE SAID APPEARER declared that his Principal had truly and legally sold on the **2ND DECEMBER 2010**:

AND THE SAID APPEARER, in his capacity as aforesaid, did by these presents, cede and transfer in full and free property, to and on behalf of

INGRID MELINDA URSELA MAASDORP
Identity Number 690821 08 0017 6
Married out of community of property

Her Heirs, Executors, Administrators or Assigns.

CERTAIN	ERF NO 1926 WINDHOEK
SITUATE	In the Municipality of WINDHOEK Registration Division "K" KHOMAS Region
MEASURING	1234 (One Thousand Two Hundred and Thirty Four) Square Metres

FIRST TRANSFERRED by Deed of Transfer no T.669/1954 with General Plan SG no A.501/52 relating thereto and held by Deed of Transfer no T.2090/1997

A. **SUBJECT** to the following conditions ***imposed by the Municipality of Windhoek*** for its benefit and created in the said Deed of Transfer no T.669/1954 namely:-

1. The said property shall be used for residential purposes only for the housing of one family and no more than one dwelling house with the necessary outbuildings and appurtenances shall be erected thereon.

2. Unless a dwelling house, described in paragraph 1 hereof, of a building value of at least N$4 000,00 shall be erected on the said property on or before the 7th July 1955, and thereafter maintained at the said value, the Council shall have the right at its own option and in its entire discretion to demand payment from the owner annually or half-yearly of an amount equal to such Municipal rates and taxes as would be payable if a dwelling house of the said minimum value were in fact upon the said property.

3. The said Council shall not be liable to the said Transferee or to his or its successors-in-title for compensation in case any alteration in the levels of any street or streets adjoining the said property or in any portion of such streets is effected at any time by the said Council.

FOR INFORMATION ONLY

In the event of the said Council at any time laying out and constructing such streets at a level differing from the average level of the said property at the boundary line between it and the said street or streets, then the transferee or his or its successors-in-title shall, within three months after written notice of intention so to lay out and construct any such street having been addressed to him or it by the said Council at his own cost construct a retaining wall on the said property at any such boundary line of sufficient height and strength so as effectually to prevent any portion of the said property falling into the street or vice versa.

All such retaining walls shall be built in consultation with the said Council and shall be subject to its approval. Should the said Transferee or his or its successors-in-title fail to comply with the provisions of this clause, the said Council shall be entitled to build any such retaining walls and to enter upon the said property for that purpose and shall be entitled to recover the costs thereof from the said Transferee or his or its successors-in-title.

B. **FURTHER SUBJECT** to the following conditions imposed in terms of Ordinance 18 of 1954 (See BC 22/2007) namely:

<u>IN FAVOUR OF THE LOCAL AUTHORITY</u>

(a) The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all time be subject to the provisions of the Windhoek Town Planning Scheme, prepared and approved in terms of the Town Planning Ordinance 1954 (Ordinance 18 of 1954) as amended.

(b) The building value of the main building, excluding outbuildings to be erected on the erf, shall be at least **four** times the municipal valuation of the erf.

FOR INFORMATION ONLY

WHEREFORE the Appearer, renouncing all the Right and title the

TRANSFEROR

heretofore had to the Premises, did, in consequence also acknowledge his to be entirely dispossessed of, and disentitled to, the same, and that by virtue of these presents the said Transferee Her Heirs, Executors, Administrators or Assigns now is and henceforth shall be entitled thereto, conformably to local custom; State, however, reserving its rights, and finally acknowledging the purchase price to be **N$2 085 000, 00**

Signed at Windhoek on 24 MAR 2011 together with the Appearer, and confirmed with my seal of office.

Signature of Appearer

In my presence

REGISTRAR OF DEEDS

FOR INFORMATION ONLY

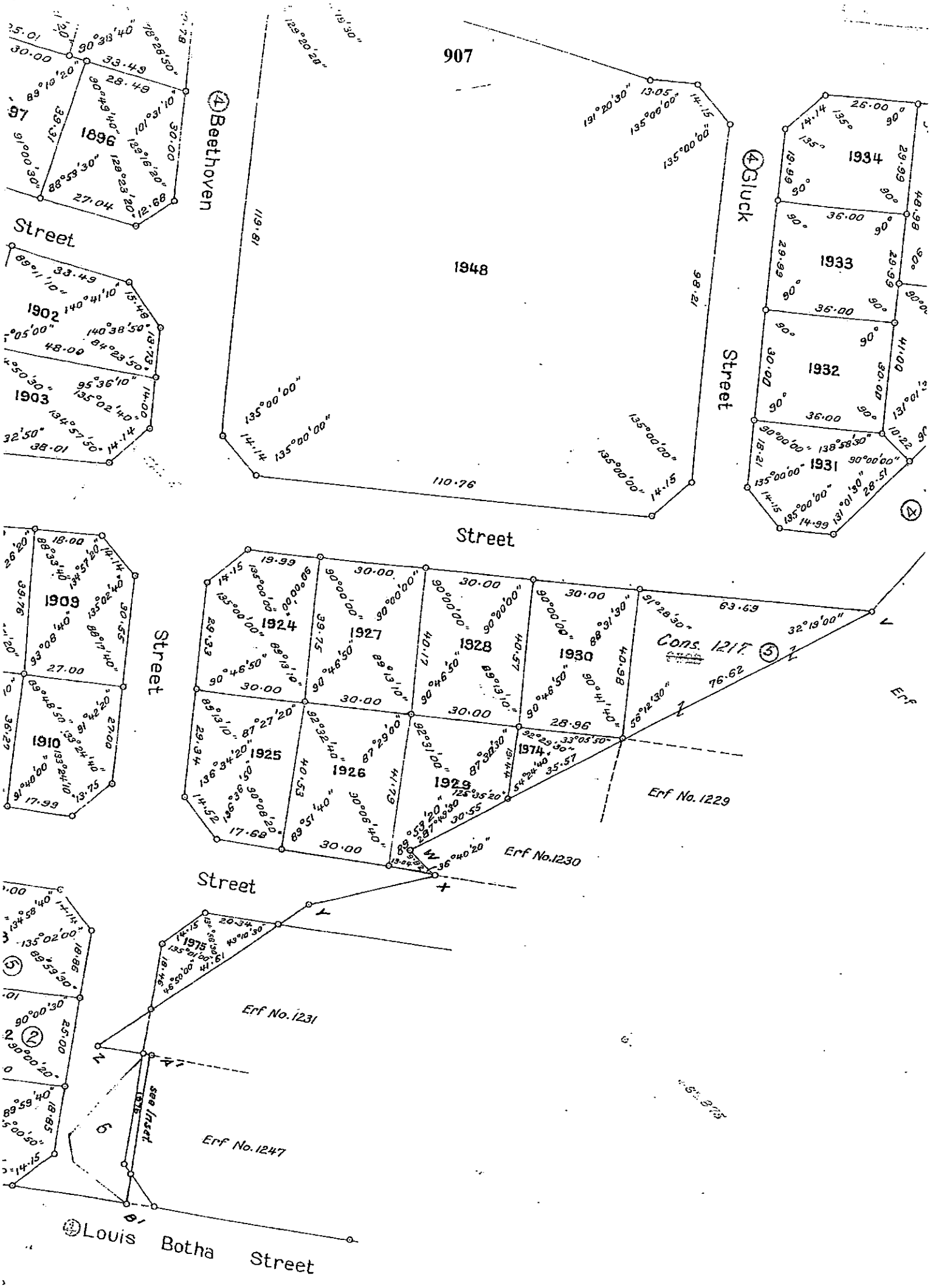
Transfer duty receipt No. 110095658 issued by the Receiver of Revenue, Windhoek on the 11/03/11 amounting to N$85 800, 00

CHECKED BY 1.

2.

I, the undersigned, GYSBERTUS JOHANNES LIGTHELM, Conveyancer hereby certify in terms of Section 78 of Act No. 23 of 1992, that all rates leviable in respect of such immovable property in terms of this Act, and all the fees, charges and other moneys due to the local authority council in respect of any service, amenity or facility supplied to such property in terms of this Act, inclusive of any availability charge and minimum charge provided for in section 30(1)(u) has been paid up to and including the date of registration hereof.

CONVEYANCER: LIGTHELM G.J.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Erf No. 1231
Erf No. 1247
see first
Beethoven Street
Gluck Street
Street
Louis Botha Street

Bank Windhoek

Transaction Information

Reference Number	20221019-48992043
Beneficiary Name	city of whk-337109-2022193956
Bank Name	First National Namibia
Branch Name	H/Office Windhoek Namibia 556
Branch Code	282672
From	Pension Alexander CC
Recipient Account	62012146115
Amount	2000.00
Action Date	19/10/2022
Transaction Description	IMU Maasdorp-337109-2022193956
Transaction Status	ENCR Processed
Transaction Type	Quick Payment

909

CITY OF WINDHOEK
Department of Finance
Revenue Management Division
P.O. Box 59, Windhoek, Namibia

DEBT MANAGEMENT CREDIT CHECK FORM

Surname MAASDORP First name(s) MELINDA URSELA

Erf/stand no 1926 Township WINDHOEK

If company or registered under cc PENSION ALEXANDER

Namibian I. D / Passport no. 69082108 00176

Postal/Private Bag address Township of address

Physical Residential or Business address ERF 1926, WINDHOEK

Tel no (H) Cell 0811490009

DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments:

Acc 12660620 N$ 7083.67

Acc 10887164 N$ 9272.20

Paid. KT

Acc. Technician Credit Control

Signature Acc. Tech Credit Control

Accountant Credit Control

CITY OF WINDHOEK 2022 -10- 20 Date Stamp CREDIT CONTROL

LAND SALES

Comments:

City of Windhoek

Approved

Acc. Technician Credit Control E. Johannes

Signature Acc. Tech Credit Control

Accountant Land Sales

CITY OF WINDHOEK 20 OCT 2022 Date Stamp Land Sales Finance Department

PLAN AFRICA CONSULTING CC
TOWN AND REGIONAL PLANNERS
Box 4114
WINDHOEK
8 Delius Street
Tel: (061) 212096 Cell: 081271 6189
Fax: (061) 213051
e-mail: pafrica@mweb.com.na

19/10/22

Certified Mail:

- **CONSENT TO USE ERF 1926 MOZART STREET, WINDHOEK FOR THE PURPOSE OF A BUSINESS BUILDING IN THE FORM OF A WELLNESS CENTER WHICH MAY INCLUDE ONE OR MORE OF THE FOLLOWING PRACTITIONERS; DOCTORS, DENTISTS, PHYSIOTHERAPISTS, PSYCHIATRISTS ETC. OR ANY OTHER OCCUPATION ASSOCIATED WITH THE MEDICAL PROFESSION.**

Erf 1929 WINDHOEK:	**Modus Computer Consulting** **P.O. BOX 90565** **Klein Windhoek**	№ 181681 CERTIFIED MAIL
Erf 1927 WINDHOEK:	**Congregation of Sisters of the I** **P.O. BOX 26695** **Windhoek**	№ 181682 CERTIFIED MAIL
Erf 1232 WINDHOEK:	**New Point Electronic Solutions** **P.O. BOX 26739** **Windhoek**	№ 181683 CERTIFIED MAIL
Erf 1975 WINDHOEK:	**Green Alternative Properties** **P.O. BOX 26939** **Windhoek**	№ 181684 CERTIFIED MAIL P1/98

WINDHOEK PLDA 2022 10 21 NAMIBIA

Regskennisgewings
Legal Notices

IN THE High Court Of Namibia
Held At Main Division
Windhoek
Case Number: HC-MD-CIV-ACT-CON-2021/03629
In the matter between:
NEDBANK NAMIBIA LIMITED, Plaintiff and
JACQUES VILJOEN, Defendant
NOTICE OF SALE IN EXECUTION
Pursuant to a Judgement of the above Honourable Court granted on the 5th AUGUST 2022, the following immovable property will be sold "voetstoots" by the DEPUTY SHERIFF for the District of WINDHOEK on Friday, the 28th day of October 2022, at 09:00 at Erf 59, Section 20, Dehli Square & Beijing Street, Otjomuise, Windhoek, Namibia.
CERTAIN: Erf 59, Section 20, Dehli Square & Beijing Street, Otjomuise, Windhoek, Namibia
SITUATED: In the Town of Windhoek Registration Division "K"
RESERVE PRICE: (a) N$567 000-00 plus interest at 12% interest per annum from 30days after sale to date of full and final payment;
(b) Deputy Sheriff's fees
IMPROVEMENTS: 2 x Bedroom, full Bathroom B/T, Open plan Kitchen with B/C, Lounge, Shaded Carport
The "Conditions of Sale in Execution" will lie for inspection at the office of the Deputy Sheriff of Windhoek, and at the Head Office of Plaintiff in Windhoek at Plaintiff's Attorneys, Koep & Partners at the undermentioned address.
Dated at Windhoek this 5th day of October 2022.
KOEP & PARTNERS
LEGAL PRACTITIONERS FOR PLAINTIFF
33 SCHANZEN ROAD
WINDHOEK
REF: SN/ma/78208/DEB792
DM0202200405969

IN THE High Court Of Namibia
Case No. I 3280/2012
In the matter between:
DEVELOPMENT BANK OF NAMIBIA, Plaintiff and
SKY HIGH CONSTRUCTIONS AND RENOVATIONS CC, 1st Defendant
VICTORIA VALENTIN KONJORE, 2nd Defendant
IMMANUEL FABIAN PIETERS, 3rd Defendant
NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY
In execution of a Judgment granted by the High Court of Namibia signed by the Registrar of the above Honourable Court on 25 January 2013 in the abovementioned suit, a sale in execution of Immovable Property will be held on the 31st of October 2022 at 15H00 at Plot 219 A portion of Farm Kransneus of the undermentioned immovable property of the Defendant:
CERTAIN: FARM KRANSNEUS NO 219 .
SITUATED: In the Municipality of Windhoek in the Registration Division "M" Khomas Region.
MEASURING: 35,08441 hectares, undivided portions of:
12,4230 hectares – Portion 1
22,6611 hectares – Portion 2
DETAILS OF PROPERTY:
Locality: Approximately 35km south of Windhoek and east of the B1 highway approximately 7km south east of the Omeya Golf Estate.
Site: The undivided two portions that situated on Farm Kransneus No.219 land extent as follows:
Portion 1 measures 12,4230 Hectares and Portion 2 measures 22,6611 Hectares.
Buildings: A dwelling constructed of wood with concrete floors.
Which property shall be sold by the Deputy Sheriff of Windhoek, subject to the Conditions of Sale that may be inspected by the Offices of the Deputy Sheriff, to the highest bidder at the auction subject to a reserve price, if any.
10% of the purchase price to be paid in cash on the date of the sale, the balance to be paid against transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished to the Deputy Sheriff within 14 days after the date sale.
The full conditions of the sale will be read out by the Deputy Sheriff on the date of the sale but may be inspected at any time prior to the sale at the offices of the Deputy Sheriff or at the offices of the Plaintiff's Attorneys.
Dated at Windhoek this 15th day of September 2022
ELLIS SHILENGUDWA INC. (ES1)
LEGAL PRACTITIONERS FOR PLAINTIFF
1st Floor, I@Steps Offices,
Corner Grove and Chasie Streets,
Kleine Kuppe
WINDHOEK
REF: MJV/MATI7081
DM0202200405820

NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (Regulations 14, 26 & 33)
Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: KHOMAS
1. Name and postal address of applicant: SUNELLE RONET GREEFF, P O BOX 11434, KLEIN WINDHOEK, NAMIBIA
2. Name of business or proposed business to which application relates SE LA VIE CATERING AND EVENTS CC
3. Address/location of premises to which application relates NORTHERN INDUSTRY, ERF 6706, RUHR STREET, WINDHOEK BLOCK, WINDHOEK, NAMIBIA
4. Nature and details of application: APPLICATION FOR A SPECIAL LIQUOR LICENCE FOR SE LA VIE CATERING AND EVENTS CC TO BE ABLE TO SELL LIQUOR AT THE RESTAURANT AND ADVENTS.
5. Clerk of the court with whom application will be lodged KATUTURA MAGISTRATE'SCOURT
6. Date on which application will be lodged 14 DECEMBER 2022
Any objection or written submission in terms of section 28 of the Act inrelation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard
DM0202200406117

IN THE High Court For The District Of Windhoek
Held At Windhoek
Case No: HC-MD-CIV-ACT-CON-2020/03470
In the matter between:
ONESMUS TOBIAS AMADHILA, Execution Creditor and
JOHANNES CORNELIUS DU TOIT, Execution Debtor
NOTICE OF SALE IN EXECUTION
A SALE IN EXECUTION will be held by public auction on the 25th October 2022 to 30th October 2022 at 10:00 and behalf of the deputy sheriff at Aucor, Erf 49, Prosperita, corner Michelle Mclean & Platinum Street, Windhoek, Republic of Namibia Online Address, during which there will be sold in execution as a result of an attachment made on the 19th day of September 2022 under a Writ of Execution issued on the 12th day of July 2022 by the above-named Onesmus Tobias Amadhila (Plaintiff) against Johannes Cornelius Du Toit (Defendant).
2000 Ordinary Shares of Johannes Cornelius Du Toit in the Company 2018/0289 known as Namibian Gypsum Industries (PTY) LTD;
TERMS: "VOETSTOOTS" - cash to the highest bidder
Dated at Windhoek this 29th day of September 2022.
SISA NAMANDJE & CO INC
PER: S NAMANDJE
LEGAL PRACTITIONERS FOR THE PLAINTIFFF
NO. 13 & 15, PASTEUR STREET,
WINDHOEK WEST
WINDHOEK
(REF: TS49/SN/19-J)
DM0202200405945

IN THE High Court Of Namibia
(Main Division)
In the matter between
BANK WINDHOEK LIMITED, Plaintiff and
ELIAS MWAPOPILE MULOMBWELWA, 1st Defendant
MERIAM MULOMBWELWA, 2nd Defendant
NOTICE OF SALE IN EXECUTION
In execution of a judgement against the above Defendants granted by the above Honourable Court on 24th January 2018, the following will be sold by public auction on 31st October 2022 at 10h00 at 422 Independence Avenue, Windhoek, by the Deputy Sheriff of Windhoek: 1x Hisense TV, 1x TV Unit, 1x DStv Decoder, 1x KIC Deep Freezer, 1x Defy Washing Machine, 1x Samsung Flat Screen TV, 1x Lounge Suite, 1x 3-Piece Wall Unit, 2x Pro Line TV, 1x Samsung Fridge
TERMS OF SALE: Voetstoots and cash to the highest bidder.
Dated at Windhoek on this 5th day of October 2022.
DR WEDER, KAUTA & HOVEKA INC.
Judgment Creditor's Legal Practitioners
WKH House, Jan Jonker Road
Windhoek
DM0202200405958

NOTICE OF ENVIRONMENTAL IMPACT ASSESSMENT AND PUBLIC PARTICIPATION PROCESS: Elago-Lyandje Contractors CC hereby gives notice to all potential interested and Affected Parties, that an application for an Environmental Clearance: Environmental Management Act, 7 of 2007 and Regulations 19 and 21 of the EIA Regulations (January 2012) will be made as per the following:
Project and Applicant: Elago-Lyandje's Proposed Rezoning of A Portion of the Public OpenSpace Erf 878, and Subdivide it into Ten (10) Single Residential Erven.
Nature and Location of Proposed Activity: Elago-Lyandje Contractors cc intends on obtaining an Environmental Clearance Certificate(ECC) for the rezoning of a portion of the public open space erf 878, and subdivide it into ten (10) single residential erven measuring a total of 3517 m2. Erf878 is located in Okahao Extension 3, Omusati Region, Namibia.
Independent Environmental Assessment Practitioner: LN.K Enviro Consultants cc has been appointed by Elago-Lyandje to under take the EIA process.
Notification and Information: Please contact LN.K. Tel: +26481803582S. E-maililikatali@inkenviroconsult.com. Registered as an I&AP with LN.K as per above. A Background Information Document is available. Comment period is from 7 October to 3 November 2022.
Details on the information sharing meeting: Public Meeting - 7 October 2022 at the site (Erf 878) Time: 15h00.
DM0202200405960

REZONING NOTICE DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS AND DEVELOPERS on behalf ofthe owner of Erf 223 Heliodoor Street Erospark intends to apply to the Municipal Council of Windhoek for thefollowing:
Consent to use the approved 'Free Residential Bulk' represented by a total floor area of 240m² on the existing 'Office'zoning with a bulk of 0.4 of Erf223 Heliodoor Street, Erospark for a Medical Suites Guesthouse comprising 6Leasable-Rooms.
Erf 223 Erospark is located in Heliodoor Street. The property is currently zoned 'office' with a bulk of 0.4 andmeasures 1248m². The proposed consent use for a 6 Leasable Rooms Guesthouse on the Free Residential Bulkrepresenting a total floor area of 240m², will allow the owner to obtain a Fitness Certificate for the Medical SuitesGuesthouse. Enough on-site parking as required in terms of the Windhoek Zoning Scheme is provided.
Further, take note that the locality plan of the Erf can be inspected at the Windhoek Town Council Customer CareCentre Town Planning Notice Board, 80Independence Avenue, Windhoek.
Further take note that any person objecting to the proposed land use as set out above may lodge such objectiontogether with the grounds thereof in Writing at the Windhoek Urban Planning Offices Room 518, 5th Floor, TownHouse Main Building within 14 days of the last publication of this notice final date for objections is 7 November 2022.
DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS
Cell: +264 855 512 173
Tel: +264 833 302 241
Email: ndimuhona@dunamisplan.com
DM0202200406122

911

NOTICE ... PLAN A ... NG CC, T... IO-NAL PL... f of the own... dve erf, intends to apply to the City of Windhoek for:
Consent to use Erf 1926 Mozart Street, Windhoek for the purpose of a business building in the form of a wellnesscentre which may include one or more of the following practitioners: doctors, dentists, physiotherapists, psychiatristsetc. or any other occupation associated with the medical profession.
Erf 1926 is 1 234m² in extent. Council has approved the rezoning of the erf to office however consent for businessbuilding was not included in there solution. This application should be regarded as a continuation of the respectivecouncil resolution.
Further take notice that the locality plan of the erf lies for inspection on the town planning notice board at the City ofWindhoek and at Plan Africa Consulting CC, No 8 Dellus Street, Windhoek West.
Further take notice that any person objecting to the proposed use of the land as set out above may lodge suchobjection together with the grounds thereof, with the City of Windhoek and with the applicant (Plan Africa ConsultingCC) inwriting within 14 days of the last publication of this notice (final date for objections is 7 November 2022).
PLAN AFRICA CONSULTING CC
TOWN and Regional Planners
Box 4114
8 Dellus Street
Windhoek (West)
Tel: (061) 212096 Cell: 081 271 6189
Fax: (061) 213051
E-mail: pafrica@mweb.com.na
DM0202200406033

ESTATE LATE
DIRK JAKOBUS VISSER
ID No: 700109 0009 8
REF. NO: E 54/2022
DOD: 03 November 2021
LAST ADDRESS: GROOTFONTEIN
The First and final liquidation and distribution account in above estate will lie open for inspection at the offices of the Master of High Court in Windhoek for a period of 21 days in terms of section 35(5) of the Estates Act 66 of 1965 and at the office of the Magistrate GROOTFONTEIN as from FRIDAY, 14 OCTOBER 2022.
L DU PLESSIS
EXECUTRIX / AGENT
EMELCO TRUST SERVICES
P O BOX 141 GROOTFONTEIN
CELL: 081 340 7537
E-MAIL: emelco@iway.na
DM0202200405947

• RED • BLUE
• GREEN • ORANGE
New and exciting way of letting your advertisement stand out above the rest, now at an additional N$5.00 per placement, get your classified heading in COLOUR!
Market Watch

WO 30

CANCER ASSOCIATION OF NAMIBIA

Vacancy

The Cancer Association of Namibia has a vacancy for a qualified Enrolled Nurse. The qualified nurse will be expected to carry out a variety of duties in an efficient manner and ensuring that standard operational procedures are maintained.

The Cancer Association of Namibia (WO30) offers market-related remuneration and benefits.
This position will entail national travel and overnight stays.
A proactive and hard-working attitude, with precision, dedication and patient empathy is non-negotiable

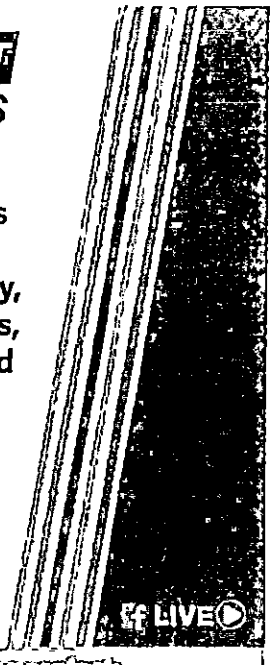
MINIMUM REQUIREMENTS:
- Relevant qualification: Enrolled Nurse
- Registered with the Allied Health Professional Council
- A well-developed sense of responsibility, combined with an excellent attendance record
- Sound interpersonal and good administrative skills
- Computer literate
- A minimum of 2 years proven experience in a nursing environment
- Namibian citizenship
- Valid driver's licence

Suitably qualified and experienced ENROLLED NURSES can apply by e-mail: health@can.org.na
Closing date for applications: 20 October 2022
Only shortlisted candidates will be contacted for further engagement.

SUNSET NEWS

Sunset News brings you news, stories from the community, economic indicators, weather reports and sport news.

Watch the show Monday-Friday @19h30 on NMH Facebook platforms and NTV



For advertising contact
info@sunsetnews.na

NTV DStv 285 GOtv 94 DStv

Multiple Sclerosis NAMIBIA

WHAT IS MULTIPLE SCLEROSIS?

A chronic disease of the brain and central nervous system

OFFICE HOURS:
Monday - Friday:
09h00 - 17h00
info@msnamibia.org

035 Regskennisgewings Legal Notices

IN THE High Court Of Namibia
Held At Main Division
Windhoek
Case Number: HC-MD-CIV-ACT-CON-2021/03629
In the matter between:
NEDBANK NAMIBIA LIMITED, Plaintiff and
JACQUES VILJOEN, Defendant
NOTICE OF SALE IN EXECUTION
Pursuant to a Judgement of the above Honourable Court granted on the 5th AUGUST 2022, the following immovable property will be sold "voetstoots" by the DEPUTY SHERIFF for the District of WINDHOEK on Friday, the 28th day of October 2022, at 09:00 at Erf 59, Section 20, Dehli Square & Beijing Street, Otjomuise, Windhoek, Namibia.
CERTAIN: Erf 59, Section 20, Dehli Square & Beijing Street, Otjomuise, Windhoek, Namibia
SITUATED: In the Town of Windhoek Registration Division "K"
RESERVE PRICE: (a) N$567 000-00 plus interest at 12% interest per annum from 30days after sale to date of full and final payment;
(b) Deputy Sheriff's fees
IMPROVEMENTS: 2 x Bedroom, full Bathroom B/T, Open plan Kitchen with B/C, Lounge, Shaded Carport
The "Conditions of Sale in Execution" will lie for inspection at the office of the Deputy Sheriff of Windhoek, and at the Head Office of Plaintiff in Windhoek at Plaintiff's Attorneys, Koep & Partners at the undermentioned address.
Dated at Windhoek this 5th day of October 2022.
KOEP & PARTNERS
LEGAL PRACTITIONERS FOR PLAINTIFF
33 SCHANZEN ROAD
WINDHOEK
REF: SN/ma/78208/DEB792
DM02022004059 69

IN THE High Court Of Namibia
Case No. I 3280/2012
In the matter between:
DEVELOPMENT BANK OF NAMIBIA, Plaintiff and
SKY HIGH CONSTRUCTIONS AND RENOVATIONS CC, 1st Defendant
VICTORIA VALENTIN KONJORE, 2nd Defendant
IMMANUEL FABIAN PIETERS, 3rd Defendant
NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY
In execution of a Judgment granted by the High Court of Namibia signed by the Registrar of the above Honourable Court on 25 January 2013 in the abovementioned suit, a sale in execution of Immovable Property will be held on the 31st of October 2022 at 15H00 at Plot 219 A portion of Farm Kransneus of the undermentioned immovable property of the Defendant:
CERTAIN: FARM KRANSNEUS NO 219
SITUATED: In the Municipality of Windhoek in the Registration Division "M" Khomas Region.
MEASURING: 35,08441 hectares, undivided portions of:
12,4230 hectares – Portion 1
22,6611 hectares – Portion 2
DETAILS OF PROPERTY:
Locality: Approximately 35km south of Windhoek and east of the B1 highway approximately 7km south east of the Omeya Golf Estate.
Site: The undivided two portions that situated on Farm Kransneus No.219 land extent as follows:
Portion 1 measures 12,4230 Hectares and Portion 2 measures 22,6611 Hectares.
Buildings: A dwelling constructed of wood with concrete floors.
Which property shall be sold by the Deputy Sheriff of Windhoek, subject to the Conditions of Sale that may be inspected by the Offices of the Deputy Sheriff, to the highest bidder at the auction subject to a reserve price, if any.
10% of the purchase price to be paid in cash on the date of the sale, the balance to be paid against transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished to the Deputy Sheriff within 14 days after the date sale.
The full conditions of the sale will be read out by the Deputy Sheriff on the date of the sale but may be inspected at any time prior to the sale at the offices of the Deputy Sheriff or at the offices of the Plaintiff's Attorneys.
Dated at Windhoek this 15th day of September 2022
ELLIS SHILENGUDWA INC. (E S I)
LEGAL PRACTITIONERS FOR PLAINTIFF
1st Floor, 1@Steps Offices,
Corner Grove and Chasie Streets,
Kleine Kuppe
WINDHOEK
REF: MJV/MAT17081
DM02022004054 20

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035 Regskennisgewings Legal Notices

NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (Regulations 14, 26 & 33)
Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: KHOMAS
1. Name and postal address of applicant: SUNELLE RONET GREEFF, P O BOX 11484, KLEIN WINDHOEK, NAMIBIA
2. Name of business or proposed business to which application relates SE LA VIE CATERING AND EVENTS CC
3. Address/location of premises to which application relates NORTHERN INDUSTRY, ERF 6706, RUHR STREET, WINDHOEK BLOCK, WINDHOEK, NAMIBIA
4. Nature and details of application: APPLICATION FOR A SPECIAL LIQUOR LICENCE FOR SE LA VIE CATERING AND EVENTS CC. TO BE ABLE TO SELL LIQUOR AT THE RESTAURANT AND ADVENTS.
5. Clerk of the court with whom application will be lodged KATUTURA MAGISTRATE'SCOURT
6. Date on which application will be lodged 14 DECEMBER 2022
Any objection or written submission in terms of section 28 of the Act inrelation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard
DM02022004060 17

IN THE High Court For The District Of Windhoek
Held At Windhoek
Case No: HC-MD-CIV-ACT-CON-2020/03470
In the matter between:
ONESMUS TOBIAS AMADHILA, Execution Creditor and
JOHANNES CORNELIUS DU TOIT, Execution Debtor
NOTICE OF SALE IN EXECUTION
A SALE IN EXECUTION will be held by public auction on the 26th October 2022 to 30th October 2022 at 10:00 and behalf of the deputy sheriff at Aucor, Erf 49, Prosperita, corner Michelle Mclean & Platinum Street, Windhoek, Republic of Namibia Online Address, during which there will be sold in execution as a result of an attachment made on the 19th day of September 2022 under a Writ of Execution issued on the 12th day of July 2022 by the above-named Onesmus Tobias Amadhila (Plaintiff) against Johannes Cornelius Du Toit (Defendant).
2000 Ordinary Shares of Johannes Cornelius Du Toit in the Company 2018/0289 known as Namibian Gypsum Industries (PTY) LTD;
TERMS: "VOETSTOOTS" - cash to the highest bidder
Dated at Windhoek this 29th day of September 2022.
SISA NAMANDJE & CO INC
PER: S NAMANDJE
LEGAL PRACTITIONERS FOR THE PLAINTIFF
NO. 13 & 15, PASTEUR STREET,
WINDHOEK WEST
WINDHOEK
(REF: TS49/SN/19-jj)
DM02022004055 85

IN THE High Court Of Namibia
(Main Division)
In the matter between
BANK WINDHOEK LIMITED, Plaintiff and
ELIAS MWAPOPILE MULOMBWELWA, 1st Defendant
MERIAM MULOMBWELWA, 2nd Defendant
NOTICE OF SALE IN EXECUTION
In execution of a judgement against the above Defendants granted by the above Honourable Court on 24th January 2018, the following will be sold by public auction on 31st October 2022 at 10h00 at 422 Independence Avenue, Windhoek, by the Deputy Sheriff of Windhoek: 1x Hisense TV, 1x TV Unit, 1x DStv Decoder, 1x KIC Deep Freezer, 1x Defy Washing Machine, 1x Samsung Flat Screen TV, 1x Lounge Suite, 1x 3-Piece Wall Unit, 2x Pro Line TV, 1x Samsung Fridge
TERMS OF SALE: Voetstoots and cash to the highest bidder.
Dated at Windhoek on this 5th day of October 2022.
DR WEDER, KAUTA & HOVEKA INC.
Judgment Creditor's Legal Practitioners
WKH House, Jan Jonker Road
Windhoek
DM02022004059 58

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035 Regskennisgewings Legal Notices

NOTICE OF ENVIRONMENTAL IMPACT ASSESSMENT AND PUBLIC PARTICIPATION PROCESS: Elago-Lyandje Contractors CC hereby gives notice to all potential Interested and Affected Parties, that an application for an Environmental Clearance: Environmental Management Act, 7 of 2007 and Regulations 19 and 21 of the EIA Regulations (January 2012) will be made as per the following:
Project and Applicant: Elago-Lyandje's Proposed Rezoning of A Portion of the Public OpenSpace Erf 878, and Subdivide it into Ten (10) Single Residential Erven.
Nature and Location of Proposed Activity: Elago-Lyandje Contractors cc intends on obtaining an Environmental Clearance Certificate(ECC) for the rezoning of a portion of the public open space erf 878, and subdivide it into ten (10) single residential erven measuring a total of 3517 m2. Erf878 is located in Okahao Extension 3, Omusati Region, Namibia.
Independent Environmental Assessment Practitioner: I.N.K Enviro Consultants cc has been appointed by Elago-Lyandje to under take the EIA process.
Notification and Information: Please contact I.N.K. Tel: +264818035825. E-mail:ikatali@inkenviroconsult.com. Registered as an IAP with I.N.K as per above. A Background Information Document is available. Comment period is from 7 October to 3 November 2022.
Details on the information sharing meeting: Public Meeting - 7 October 2022 at the site (Erf 878) Time: 15h00.
DM02022004059 60

REZONING NOTICE DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS AND DEVELOPERS on behalf ofthe owner of Erf 223 Heliodoor Street Erospark intends to apply to the Municipal Council of Windhoek for thefollowing:
Consent to use the approved 'Free Residential Bulk' represented by a total floor area of 240m² on the existing 'Office'zoning with a bulk of 0.4 of Erf223 Heliodoor Street, Erospark for a Medical Suites Guesthouse comprising 6Leasable Rooms.
Erf 223 Erospark is located in Heliodoor Street. The property is currently zoned 'office' with a bulk of 0.4 andmeasures 1248m². The proposed consent use for a 6 Leasable Rooms Guesthouse on the Free Residential Bulkrepresenting a total floor area of 240m², will allow the owner to obtain a Fitness Certificate for the Medical SuitesGuesthouse. Enough on-site parking as required in terms of the Windhoek Zoning Scheme is provided.
Further, take note that the locality plan of the Erf can be inspected at the Windhoek Town Council Customer CareCentre Town Planning Notice Board, 80Independence Avenue, Windhoek.
Further take note that any person objecting to the proposed land use as set out above may lodge such objectiontogether with the grounds thereof in Writing at the Windhoek Urban Planning Offices Room 518, 5th Floor, TownHouse Main Building within 14 days of the last publication of this notice final date for objections is 7 November 2022.
DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS
Cell: +264 855 512 173
Tel: +264 833 302 241
Email: ndimuhona@dunamisplan.com
DM02022004057 32

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035 Regskennisgewings Notices

912

NOTICE e that
PLAN AF JLTING
CC, TOV — REGIONAL PLANNERS, on behalf of theowner of the respective erf, intends to apply to the City of Windhoek for:
Consent to use Erf 1926 Mozart Street, Windhoek for the purpose of a business building in the form of a wellnesscentre which may include one or more of the following practitioners; doctors, dentists, physiotherapists, psychiatristsetc. or any other occupation associated with the medical profession.
Erf 1926 is 1 234m² in extent. Council has approved the rezoning of the erf to office bowever consent for businessbuilding was not included in there solution. This application should be regarded as a continuation of the respectivecouncil resolution.
Further take notice that the locality plan of the erf lies for inspection on the town planning notice board at the City ofWindhoek and at Plan Africa Consulting CC, No 8 Delius Street, Windhoek West.
Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek and with the applicant (Plan Africa ConsultingCC) inwriting within 14 days of the last publication of this notice (final date for objections is 7 November 2022).
PLAN AFRICA CONSULTING CC
TOWN and Regional Planners
Box 4114
8 Delius Street
Windhoek (West)
Tel: (061) 212096 Cell: 081 271 6189
Fax: (061) 213051
E-mail: pafrica@mweb.com.na
DM02022004061 33

ESTATE LATE
DIRK JAKOBUS VISSER
ID No: 700109 0009 8
REF. NO: E 54/2022
DOD: 03 November 2021
LAST ADDRESS: GROOTFONTEIN
The First and final liquidation and distribution account in above estate will lie open for inspection at the offices of the Master of High Court in Windhoek for a period of 21 days in terms of section 35(5) of the Estates Act 66 of 1965 and at the office of the Magistrate GROOTFONTEIN as from FRIDAY, 14 OCTOBER 2022.
L DU PLESSIS
EXECUTRIX / AGENT
EMELTO TRUST SERVICES
P O BOX 1447 GROOTFONTEIN
CELL: 081 244 7037
E-MAIL: emelto@iway.na
DM02022004060 47

• RED • BLUE
• GREEN • ORANGE

New and exciting way of letting your advertisement stand out above the rest, now at an additional N$5.00 per placement, get your classified heading in COLOUR!

Market Watch

WO 30
CANCER ASSOCIATION OF NAMIBIA

Vacancy

The Cancer Association of Namibia has a vacancy for a qualified Enrolled Nurse. The qualified nurse will be expected to carry out a variety of duties in an efficient manner and ensuring that standard operational procedures are maintained.

The Cancer Association of Namibia (WO30) offers market-related remuneration and benefits.
This position will entail national travel and overnight stays.
A proactive and hard-working attitude, with precision, dedication and patient empathy is non-negotiable

MINIMUM REQUIREMENTS:
• Relevant qualification: Enrolled Nurse
• Registered with the Allied Health Professional Council
• A well-developed sense of responsibility, combined with an excellent attendance record
• Sound interpersonal and good administrative skills
• Computer literate
• A minimum of 2 years proven experience in a nursing environment
• Namibian citizenship
• Valid driver's licence

Suitably qualified and experienced ENROLLED NURSES can apply by e-mail: health@can.org.na
Closing date for applications: 20 October 2022
Only shortlisted candidates will be contacted for further engagement.

SUNSET NEWS

Sunset News brings you news, stories from the community, economic indicators, weather reports and sport news.

Watch the show Monday-Friday @19h30 on NMH Facebook platforms and NTV

LIVE

For advertising contact: sunset@synergy.com.na

NTV DStv 285 GOtv 94 DStv

Multiple Sclerosis NAMIBIA

WHAT IS MULTIPLE SCLEROSIS?

A chronic disease of the brain and central nervous system

OFFICE HOURS:
Monday - Friday:
09h00 - 17h00
info@msnamibia.org

Market Watch Kleinadvertensies • Classifieds

913

SPERTYE: 13:00 TWEE WERKSDAE VOOR PLASING
DEADLINES: 13:00 TWO WORKING DAYS PRIOR TO PLACEMENT

TEL: 061*297 2175 FAX: 061*239 638
EMAIL: classifieds@synergi.com.na

Geen advertensies sal telefonies aanvaar word nie.
No advertisements will be accepted telephonically.

INHOUDSOPGAWE • CONTENTS

001	Sterfgevalle	001	Death Notices
002	In Memoriam	002	In Memoriam
003	Dankbetuigings	003	With Gratitude
004	Verlore	004	Lost
005	Kennisgewings	005	Notices
006	Persoonlik	006	Personal
007	Opleiding	007	Training
008	Betrekkings gevra	008	Employment Wanted
009	Vakatures	009	Vacancies
010	Spesiale dienste	010	Services
011	Gelukwensings	011	Congratulations
012	Eiendomme	012	Properties
013	Bou en verf	013	Construction
014	Akkommodasie	014	Accommodation
015	Te huur gevra	015	Wanted to Let
016	Te huur	016	To Let
017	Kommersieel te huur gevra	017	Commercial Wanted to Let
018	Kommersieel te huur	018	Commercial to Let
019	Kommersiëel te koop gevra	019	Commercial Property to Buy
020	Kommersieel te koop	020	Comm. Property for Sale
021	Allerlei te koop gevra	021	Goods Wanted to buy
022	Allerlei te koop	022	Goods for Sale
023	Diere	023	Animals
024	Motorfietse en fietse	024	Bicycles and Motorcycles
025	Motors	025	Vehicles
026	Vragmotors en sleepwagens	026	Trucks and Trailers
027	Huise te koop gevra	027	Residential Prop. to Buy
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029	Besighede	029	Businesses
030	Plase te koop gevra	030	Farms Wanted to Buy
031	Plase te koop	031	Farms for Sale
032	Veilings	032	Auctions
033	Erwe te koop gevra	033	Erven Wanted to Buy
034	Erwe te koop	034	Erven for Sale
035	Regskennisgewings	035	Legal Notices

RATES & DEADLINES

To avoid disappointment of an advertisement not appearing on the date you wish, please book timeously. Classified small, notices and display small: 12:00, two working days prior to placing.
A handling fee of 15% is payable on cancellations received in writing by 12:00 two days before scheduled publication. No cancellation will be accepted if received after this deadline.

RATES:
(Monday - Friday)

- Classifieds Small: N$55.45 for the first 20 words and N$2.40 (15% Vat included) for every word thereafter
- Display Small: N$108.10 per col/cm (15% Vat included)
- School notices: N$66.70 (15% Vat included) per col/cm
- Churches: N$58.70 (15% Vat included) per col/cm
- Sport Clubs: N$66.70 (15% Vat included) per col/cm
- Births, engagements, marriages, deaths, In memoriams N$66.70 (15% Vat included) per col/cm
- Legal Notices: N$133.65 for the first 300 words and N$2.40 (15% Vat included) for every word thereafter

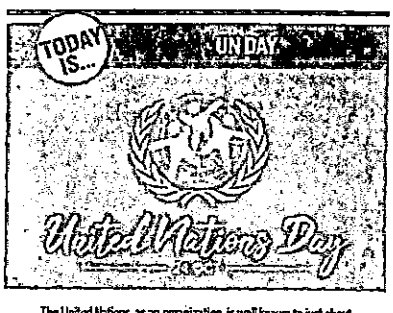
CONDITIONS OF ACCEPTANCE:
Republikein reserves the right to withhold or cancel any advertisement order that has been accepted. Republikein accepts no liability for failure to publish an advertisement received by telephone.

ERRORS:
Please report errors immediately. Republikein accepts no responsibility for more than one incorrect insertion of any advertisement of any cost beyond the cost of the space occupied by the faulty advertisement. No re" publication will be given due to small typographical errors which do not lessen the effectiveness of the advertisement. Republikein does not accept responsibility for misrepresentation in advertisements.

BOOK & PAY FOR YOUR CLASSIFIED ADS ONLINE

Visit https://classifieds.synergi.na " log in via your synergi account and follow the easy steps to upload your classified ad.

TODAY IS... SUNDAY



The United Nations, as an organization, is well known to just about everyone around the world. They participate in activities ranging from assistance in times of disaster, both those coming from natural disasters and those caused by the wages of war. They offer medical assistance to those in need in these places, as well as providing clean water, food and places to rest and recover.

001 Kennisgewings / Notices

DEATH, FUNERAL COVER Love is caring even after death do us part. Get N$100,000 death or funeral cover for only N$150 p/m, depending on age and smoking habit. Call Ernst Hanstein at 081-1220040 or 081-6118156.

DM0202200405914

008 Betrekkings gevra / Employment Wanted

HILDE 51-JARIGE betroubare vrou soek strykwerk vir 1 of 2 dae per week, het verwysing. Skakel: 081-6225545

DM0202200406193

009 Vakatures / Vacancies

MEDICAL PRACTITIONER Location: Lüderitz Company: St. John Medical Centre Requirement: Registered with the Health Professions Council of Namibia as a medical practitioner. Ability to work independently. Interested candidates to kindly send their documents to: admin@stjohnprivatemedicalcentre.com

DM0202200406153

BRG BIOKINETICS INC. has a position for a Junior / Intern Bio kineticist at our West Care facility -Windhoek West, Namibia. Requirements:
- Graduate and or post graduate qualification in Biokinetics from a recognized tertiary institution in South Africa
- Practical clinical hours at an accredited facility (South Africa or Namibia)
- Registration with the HPCNA or HPCSA as a Junior / Intern Bio kineticist
- Hardworking and driven in professional duties
- All scopes of profession required service providing

Competitive remuneration package and incentives offered. Interested parties can contact Henry at 061-301328 / 9 or henry@biokinetics.com.na

DM0202200406277

010 Spesiale dienste / Services

ECONOMIX RENOVATIONS CC: For all your building, renovations, painting, tiling, roof sealing, plumbing, welding and many more. Contact Winned 081-4222103 or 061-213597. E-mail: economixreno@iway.na

DM0202200406212

DO YOU URGENTLY NEED CASH? Get up to 45% of your car value! Cash in your account in 45 min! No pay slip, no bank statement, just the car! Auto Cash 061-400676. It's that simple!

DM0202200405537

ALL SEWING MACHINE repairs and services. Domestic and industrial. We are based in Okahandja but collect and deliver in Windhoek. Call: 081 311 8067.

DM0202200405657

EQUIPMENT FOR HIRE: JCB and Tipper Truck available daily, locally and outside Windhoek. Call: 081-2220359

DM0202200405662

016 Te huur / To Let

IMMEDIATELY AVAILABLE: BACKYARD FLAT ROCKY CREST. One big bedroom, kitchen lounge, built-in stove and lots of cupboards, shower, basin and toilet. Very safe. High walls with electric fence, burglar bars and remote control gate. Water included, prepaid electricity. N$5 500. Call:081-1288924

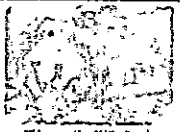
DM0202200406196

016 Te huur / To Let

KLEIN WINDHOEK: 1 Bedroom or 2 Bedroom flats to rent. N$5 190 and N$6 760 Swatrust: Tel 061 225752 Email:swatrust@iway.na

DM0202200406290

SMALL HOUSE TO RENT BRAKWATER



13 km north of Windhoek
fenced in | very save & quiet
direct access from Brakwater
Service Road D1491
64 SQM including garage
DStv & Satello Dishes
N$7 560 Plus VAT
Available 1 NOV 22
ehermy@alot.com.na
Cell 081 122 3709

022 Allerlei te koop / Goods for Sale

TE KOOP: Interlocks en plat klippe (verskeie vorms) in Windhoek. Wersure: 07h30 - 17h00. Skakel 061-253213.

DM0202200406285

DEMO UNITS GALORE clearance sale. to accommodate new models all units used for shows and exhibitions
Kleinbaas boskos electric mill N$65 000
Mini electric mixer N$48 000
Sakkie boskos Mill diesel key start stationery N$48 000
3 ton/hr mahangu thresher diesel, key start, mobile N$118 000
1 ton Multi crop thresher mobile diesel, key start, N$75 000
081-2917214 081- 2592745

DM0202200406219

025 Motors / Vehicles

BUSES FOR SALE: 2x Scania 45-seaters with air-cons. Offers will be accepted. Contact 081-2354803 or 061-210779.

DM0202200406172

027 Huise te koop gevra / Residential Prop. to Buy

MLG REAL ESTATE CC urgently needs houses to sell or let in all areas of Windhoek. Call Manfred at 081-2473803

DM0202200406126

028 Huise te koop / Residential Prop. for Sale

ONE ON ONE PROPERTIES - OTJOMUISE: 8 ste Laan. 2 Bedroom flat on ground floor with an open plan kitchen/living area with sliding doors onto a small yard. PET FRIENDLY FOR A SMALL PET! Built-in cupboards. Excluding water. Prepaid electricity. Parking in front of unit. Price: N$6 000 pm Available: 15 October or 1 Nov 2022. NIC SERFONTEIN: 081-1266666 WILMA SERFONTEIN: 081-1241247

DM0202200406028

Market Watch
To advertise call:
The Classifieds
(061-297 2055)

028 Huise te koop / Residential Prop. for Sale

OSONA VILLAGE DEVELOPMENT: Special offer. 3 Bedroom houses ready to move in selling at 2021 reduced prices. Next phase also available on plot and plan. (Modern 2 bedroom and modern 3 bedroom double storeys) NB: We pay good referral commission to the public and Agents are also welcome. Contact Rachel on 081-8140941 or visit us at Osona Village every Saturday for viewing.

DM0202200404714

034 Erwe te koop / Erven for Sale

NEW DEVELOPMENT: 10 Minutes before Windhoek: Choose your plot and let's build your dream house for you. Prices range from N$895 000 for 2 bedrooms, 1 bathroom. Pre-approved clients contact us: +264 814 639 417

DM0202200406099

035 Regskennisgewings / Legal Notices

REZONING NOTICE DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS AND DEVELOPERS on behalf of the owner of Erf 223 Heliodoor Street Erospark intends to apply to the Municipal Council of Windhoek for the following: Consent to use the approved 'Free Residential Bulk' represented by a total floor area of 240m² on the existing 'Office' zoning with a bulk of 0.4 of Erf 223 Heliodoor Street, Erospark for a Medical Suites Guesthouse comprising 6 Leasable Rooms.
Erf 223 Erospark is located in Heliodoor Street. The property is currently zoned 'office' with a bulk of 0.4 and measures 1 248m². The proposed consent use for a 6 Leasable Rooms Guesthouse on the Free Residential Bulk representing a total floor area of 240m². will allow the owner to obtain a Fitness Certificate for the Medical Suites Guesthouse. Enough on-site parking as required in terms of the Windhoek Zoning Scheme is provided.
Further, take note that the locality plan of the Erf can be inspected at the Windhoek Town Council Customer Care Centre Town Planning Notice Board, 80Independence Avenue, Windhoek.
Further take note that any person objecting to the proposed land use as set out above may lodge such objection together with the grounds thereof in Writing at the Windhoek Urban Planning Offices Room 518, 5th Floor, Town House Main Building within 14 days of the last publication of this notice final date for objections is 7 November 2022.
DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS
Cell: +264 855 512 173
Tel: +264 833 302 241
Email: ndimuhona@dunamisplan.com

DM0202200406132

• ROOI • BLOU
• GROEN • ORANJE
Die opwindende nuwe "manier om jou klein advertensie bo die ander te laat uitstaan" teen net N$5.00 meer word die opskrif in "KLEUR gedruk!"
Market Watch

035 Regskennisgewings / Legal Notices

NOTICE Take notice that PLAN AFRICA CONSULTING CC, TOWN AND REGIONAL PLANNERS, on behalf of the owner of the respective erf, intends to apply to the City of Windhoek for:
Consent to use Erf 1926 Mozart Street, Windhoek for the purpose of a business building in the form of a wellness centre which may include one or more of the following practitioners; doctors, dentists, physiotherapists, psychiatrists etc. or any other occupation associated with the medical profession.
Erf 1926 is 1 234m² in extent. Council has approved the rezoning of the erf to office however consent for business building was not included in there solution. This application should be regarded as a continuation of the respective council resolution.
Further take notice that the locality plan of the erf lies for inspection on the town planning notice board at the City of Windhoek and at Plan Africa Consulting CC, No 8 Delius Street, Windhoek West.
Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek and with the applicant (Plan Africa Consulting CC) inwriting within 14 days of the last publication of this notice (final date for objections is 7 November 2022).
PLAN AFRICA CONSULTING CC
TOWN and Regional Planners
Box 4114
8 Delius Street
Windhoek (West)
Tel: (061) 212096 Cell: 081 271 6189
Fax: (061) 213051
E-mail: pafrica@mweb.com.na

DM0202200406133

IN THE High Court Of Namibia
Held At Main Division Windhoek
Case Number: HC-MD-CIV-ACT-CON-2021/02493
In the matter between:
NEDBANK NAMIBIA LIMITED, Plaintiff and
PAULUS AMUKWAYA FESTUS, 1st Defendant
SELMA MUKWILONGO FESTUS, 2nd Defendant
NOTICE OF SALE IN EXECUTION
Pursuant to a Judgement of the above Honourable Court granted on the 26th November 2021, the following immovable property will be sold "voetstoots" by the Deputy Sheriff for the District of Windhoek on Friday, the 4th day of November 2022, at 09:00 at Erf 628, Extension 1, Kleine Kuppe, Windhoek, Namibia.
CERTAIN: Erf 628, Extension 1, Kleine Kuppe, Windhoek, Republic Of Namibia
SITUATED: In the Municipality of Windhoek, Registration Division "K", Khomas Region
RESERVE PRICE:
(a) Interest at 12% interest per annum from 30 days after sale to date of full and final payment;
(b) Deputy Sheriff's fees
IMPROVEMENTS: 2x bedroom (main en-suite), 1x bathroom, 1x open-plan lounge, 1x open-plan kitchen, single garage, 2x open porches, boundary walls.
The "Conditions of Sale in Execution" will lie for inspection at the office of the Deputy Sheriff in Windhoek, and at the Head Office of Plaintiff in Windhoek at Plaintiff's Attorneys, Koep & Partners at the undermentioned address.
Dated at Windhoek this 4th day of October 2022.
KOEP & PARTNERS
LEGAL PRACTITIONERS FOR PLAINTIFF
33 SCHANZEN ROAD
WINDHOEK
REF: SN/rma/74770/DEB711

DM0202200406068

035 Regskennisgewings / Legal Notices

NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (Regulations 14, 26 & 33)
Notice is given that an application in terms of the Liquor Act, 1998,particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: KHOMAS
1. Name and postal address of applicant: NICOLAAS DANIEL SWART, P.O. BOX 21553,WINDHOEK
2. Name of business or proposed business to which application relates: TABULA RASA SALES & MARKETING
3. Address/location of premises to which application relates: EDISON SQUARE, ERF NO 5521, UNIT 2, SOUTHERN INDUSTRIAL, WINDHOEK
4. Nature and details of application: APPLICATION FOR A NEW WHOLESALE LIQUOR LICENCE.
5. Clerk of the court with whom application will be lodged: WINDHOEK
6. Date on which application will be lodged: 2 NOVEMBER 2022
7. Date of meeting of Committee at which application will be heard: 14 DECEMBER 2022
Any objection or written submission in terms of section 28 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

DM0202200406240

IN THE MAGISTRATE COURT OF WINDHOEK
Case no: 2664/2021
In The Matter Between:
FIRST NATIONAL BANK OF NAMIBIA, Execution Creditor, and
MICHEAL SHAUN JANSEN, Execution Debtor
NOTICE OF SALE IN EXECUTION,
In pursuance of the default judgement in the Magistrate Court granted on 22 September 2021 and warrant of Execution against property dated 18th day of February 2022 the following goods will be sold in execution on the 2nd of November 2022 at 17:00 at Dr Vedder Street, 117 Okahandja , Republic of Namibia.
1x Ford ranger 2.2 Petrol, Reg no; N32900H, Vin no; AZADXXMJ207K03222, Engen no; 72836033
CONDITONS OF SALE:
1. The sale will be held without reserve and goods will be sold to highest bidder.
2. The goods will be sold "voetstoots".
3. Payment shall be made in cash or by bank guaranteed cheque.
Date at WINDHOEK on this 17th day of October 2022.
ANNE SHILENGUDWA INCORPORATED
LEGAL PRACTITIONERS-FOR EXECUTION CREDITOR
34 BERG STREETEROSWINDHOEK

DM0202200406283

Standard Bank
EXECUTORS AND TRUSTEES NAMIBIA

ESTATE OF THE LATE
HENNING JEREMIA BESTER LAMBERT
ID No.: 441201 0010 8
OCCUPATION: PENSIONER
D.O.D: 09.05.2022
LAST ADDRESS: ERF 300, MEESTERLAAN, OUTJO
Surviving Spouse:
ANNA MARIA LAMBERT
ID NO.: 481229 0018 8
Ref: E 202212022
Creditors and Debtors in the above Estate are hereby called upon to lodge their claims with and pay their debts to the undersigned within thirty days of the publication hereof.
STANDARD EXECUTORS & TRUSTEES, PO BOX 3164, WINDHOEK, NAMIBIA
E. BEZUIDENHOUDT

Market Watch Kleinadvertensies • Classifieds

914

SPERTYE: 13:00 TWEE WERKSDAE VOOR PLASING
DEADLINES: 13:00 TWO WORKING DAYS PRIOR TO PLACEMENT

TEL: 061*297 2175 FAX: 061*239 638
EMAIL: classifieds@synergi.com.na

Geen advertensies sal telefonies aanvaar word nie.
No advertisements will be accepted telephonically.

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RATES & DEADLINES

To avoid disappointment of an advertisement not appearing on the date you wish, please book timeously. Classified section, notices and display section: 13:00, two working days prior to placing.
A handling fee of 15% is payable on cancellations received in writing by 13:00 two days before scheduled publication. No cancellation will be accepted if received after this deadline.

RATES:
(Monday - Friday)
- Classifieds Section: N$35.45 for the first 20 words and N$2.40 (15% Vat included) for every word thereafter
- Display Section: N$108.80 per col/cm (15% Vat included)
- School section: N$69.70 (15% Vat included) per col/cm
- Church: N$43.70 (15% Vat included) per col/cm
- Sport Clubs: N$68.70 (15% Vat included) per col/cm
- Births, engagements, marriages, deaths, in memoriam: N$56.70 (15% Vat included) per col/cm
- Legal Notices: N$32.55 for the first 100 words and N$2.40 (15% Vat included) for every word thereafter

CONDITIONS OF ACCEPTANCE:
Republikein reserves the right to withhold or cancel any advertisement order that has been accepted. Republikein accepts no liability for failure to publish an advertisement received by telephone.

ERRORS:
Please report errors immediately. Republikein accepts no responsibility for more than one incorrect insertion of any advertisement of any cost beyond the cost of the space occupied by the faulty advertisement. No re-publication will be given due to small typographical errors which do not lessen the effectiveness of the advertisement. Republikein does not accept responsibility for misprescription in advertisements.

BOOK & PAY FOR YOUR CLASSIFIED ADS ONLINE

Visit http://classifieds.sun.na " log in via your myna account and follow the easy steps to upload your classified ad.

The United Nations, as an organization, is well known to just about everyone around the world. They participate in activities ranging from assistance in times of disaster, both those coming from natural disasters and those caused by the wages of war. They offer medical assistance to those in need in these places, as well as providing clean water, food and places to rest and recover.

005 Kennisgewings / Notices

DEATH, FUNERAL COVER Love is caring even after death do us part. Get N$100.000 death or funeral cover for only N$150 p/m, depending on age and smoking habit. Call Ernst Hanstein at 081-1220040 or 081-6118156.
DM020220040 5514

008 Betrekkings gevra / Employment Wanted

HILDE ST-JARIGE betroubare vrou soek strykwerk vir 1 of 2 dae per week, het verwysing. Skakel: 081-6225545
DM020220040 6193

009 Vakatures / Vacancies

MEDICAL PRACTITIONER Location: Lüderitz Company: St. John Medical Centre Requirement: Registered with the Health Professions Council of Namibia as a medical practitioner. Ability to work independently. Interested candidates to kindly send their documents to: admin@stjohnprivatemedicalcentre.com
DM020220040 6153

BRG BIOKINETICS INC. has a position for a Junior / Intern Bio kineticist at our West Care facility -Windhoek West, Namibia. Requirements:
- Graduate and or post graduate qualification in Biokinetics from a recognized tertiary institution in South Africa
- Practical clinical hours at an accredited facility (South Africa or Namibia)
- Registration with the HPCNA or HPCSA as a Junior / Intern Bio kineticist
- Hardworking and driven in professional duties
- All scopes of profession required service providing

Competitive remuneration package and incentives offered. Interested parties can contact Henry at 061-301328 / 9 or henry@biokinetics.com.na
DM020220040 6277

010 Spesiale dienste / Services

ECONOMIX RENOVATIONS CC: For all your building, renovations, painting, tiling, roof sealing, plumbing, welding and many more. Contact Winned 081-4222103 or 061-213597. E-mail: economixreno@iway.na
DM020220040 6272

DO YOU URGENTLY NEED CASH? Get up to 45% of your car value! Cash in your account in 45 min! No pay slip, no bank statement, just the car! Auto Cash 061-400576. It's that simple!
DM020220040 5537

ALL SEWING MACHINE repairs and services. Domestic and Industrial. We are based in Okahandja but collect and deliver in Windhoek. Call: 081 311 8067.
DM020220040 5652

EQUIPMENT FOR HIRE: JCB and Tipper Truck available daily, locally and outside Windhoek. Call: 081-2220359
DM020220040 5662

016 To huur / To Let

IMMEDIATELY AVAILABLE: BACKYARD FLAT ROCKY CREST. One big bedroom, kitchen lounge, built-in stove and lots of cupboards, shower, basin and toilet. Very safe. High walls with electric fence, burglar bars and remote control gate. Water included, prepaid electricity. N$5 500. Call:081-1288924
DM020220040 6196

016 To huur / To Let

KLEIN WINDHOEK: 1 Bedroom or 2 Bedroom flats to rent. N$5 190 and N$6 760 Swatrust: Tel 061 225752 Email:swatrust@iway.na
DM020220040 6290

SMALL HOUSE TO RENT BRAKWATER

13 km north of Windhoek
fenced in | very save & quiet
direct access from Brakwater
Service Road D1451
64 SQM including garage
DStv & Satello Dishes
N$5 750 pls VAT
Available 1 Nov 22
ehermy@afol.com.na
Cell 081 122 3709

022 Alleriei to koop / Goods for Sale

TE KOOP: Interlocks en plat klippe (verskeie vorms) in Windhoek. Wersure: 07h30 - 17h00. Skakel 061-253213.
DM020220040 6285

DEMO UNITS GALORE clearance sale. to accommodate new models all units used for shows and exhibitions
Kleinbaas boskos electric mill N$65 000
Mini electric mixer N$48 000
Sakkie boskos Mill diesel key start stationery N$48 000
3 ton/hr mahangu thresher diesel, key start, mobile N$118 000
1 ton Multi crop thresher mobile diesel, key start. N$75 000
081-2917214 081- 2592745
DM020220040 6279

025 Motors / Vehicles

BUSES FOR SALE: 2x Scania 45-seaters with air-cons. Offers will be accepted. Contact 081-2354803 or 061-210779.
DM020220040 6272

027 Huise to koop gevra / Residential Prop. to Buy

MLG REAL ESTATE CC urgently needs houses to sell or let in all areas of Windhoek. Call Manfred at 081-2473803
DM020220040 6126

028 Huise to koop / Residential Prop. for Sale

ONE ON ONE PROPERTIES - OTJOMUISE: 8 ste Laan, 2 Bedroom flat on ground floor with an open plan kitchen/living area with sliding doors onto a small yard. PET FRIENDLY FOR A SMALL PET! Built-in cupboards. Excluding water. Prepaid electricity. Parking in front of unit. Price: N$6 000 pm Available: 15 October or 1 Nov 2022. NIC SERFONTEIN: 081-1266666 WILMA SERFONTEIN: 081-1241247
DM020220040 6028

Market Watch
To advertise call:
The Classifieds
061-297 2056

028 Huise te koop / Residential Prop. for Sale

OSONA VILLAGE DEVELOPMENT: Special offer. 3 Bedroom houses ready to move in selling at 2021 reduced prices. Next phase also available on plot and plan. (Modern 2 bedroom and modern 3 bedroom double storeys) NB: We pay good referral commission to the public and Agents are also welcome. Contact Rachel on 081-8140941 or visit us at Osona Village every Saturday for viewing.
DM020220040 4714

034 Erwe to koop / Erven for Sale

NEW DEVELOPMENT: 10 Minutes before Windhoek: Choose your plot and let's build your dream house for you. Prices range from N$895 000 for 2 bedrooms, 1 bathroom. Pre-approved clients contact us: +264 814 639 417
DM020220040 6099

045 Regskennisgewings / Legal Notices

REZONING NOTICE DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS AND DEVELOPERS on behalf of the owner of Erf 223 Heliodoor Street Erospark intends to apply to the Municipal Council of Windhoek for the following: Consent to use the approved "Free Residential Bulk" represented by a total floor area of 240m² on the existing 'Office' zoning with a bulk of 0.4 of Erf 223 Heliodoor Street, Erospark for a Medical Suites Guesthouse comprising 6 Leasable Rooms.
Erf 223 Erospark is located in Heliodoor Street. The property is currently zoned "office" with a bulk of 0.4 and measures 1 248m². The proposed consent use for a 6 Leasable Rooms Guesthouse on the Free Residential Bulk representing a total floor area of 240m², will allow the owner to obtain a Fitness Certificate for the Medical Suites Guesthouse. Enough on-site parking as required in terms of the Windhoek Zoning Scheme is provided.
Further, take note that the locality plan of the Erf can be inspected at the Windhoek Town Council Customer Care Centre Town Planning Notice Board, 80Independence Avenue, Windhoek.
Further take note that any person objecting to the proposed land use as set out above may lodge such objection together with the grounds thereof in Writing at the Windhoek Urban Planning Offices Room 518, 5th Floor, Town House Main Building within 14 days of the last publication of this notice final date for objections is 7 November 2022.
DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS
Cell: +264 855 512 173
Tel: +264 833 302 241
Email: ndimuhona@dunamisplan.com
DM020220040 6132

• ROOI • BLOU
• GROEN • ORANJE
Die opwindende nuwe manier om jou klein-advertensie bo die ander te laat uitstaan, teen net N$5.00 meer word die opskrif in KLEUR gedruk!
Market Watch

045 Regskennisgewings / Legal Notices

NOTICE Take notice that PLAN AFRICA CONSULTING CC, TOWN AND REGIONAL PLANNERS, on behalf of the owner of the respective erf, intends to apply to the City of Windhoek for:
Consent to use Erf 1926 Mozart Street, Windhoek for the purpose of a business building in the form of a wellness centre which may include one or more of the following practitioners; doctors, dentists, physiotherapists, psychiatrists etc. or any other occupation associated with the medical profession.
Erf 1926 is 1 234m² in extent. Council has approved the rezoning of the erf to office however consent for business building was not included in there solution. This application should be regarded as a continuation of the respective council resolution.
Further take notice that the locality plan of the erf lies for inspection on the town planning notice board at the City of Windhoek and at Plan Africa Consulting CC, No 8 Delius Street, Windhoek West.
Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek and with the applicant (Plan Africa Consulting CC) inwriting within 14 days of the last publication of this notice (final date for objections is 7 November 2022).
PLAN AFRICA CONSULTING CC
TOWN and Regional Planners
Box 4114
8 Delius Street
Windhoek (West)
Tel: (061) 212096 Cell: 081 271 6189
Fax: (061) 213051
E-mail: patrica@mweb.com.na
DM020220040 6133

IN THE High Court Of Namibia
Held At Main Division Windhoek
Case Number: HC-MD-CIV-ACT-CON-2021/02493
In the matter between:
NEDBANK NAMIBIA LIMITED, Plaintiff and
PAULUS AMUKWAYA FESTUS, 1st Defendant
SELMA MUKWILONGO FESTUS, 2nd Defendant
NOTICE OF SALE IN EXECUTION
Pursuant to a Judgement of the above Honourable Court granted on the 26th November 2021, the following immovable property will be sold "voetstoots" by the Deputy Sheriff for the District of Windhoek on Friday, the 4th day of November 2022, at 09:00 at Erf 628, Extension 1, Kleine Kuppe, Windhoek, Namibia.
CERTAIN: Erf 628, Extension 1, Kleine Kuppe, Windhoek, Republic Of Namibia
SITUATED: In the Municipality of Windhoek, Registration Division "K", Khomas Region
RESERVE PRICE:
(a) Interest at 12% interest per annum from 30 days after sale to date of full and final payment;
(b) Deputy Sheriff's fees
IMPROVEMENTS: 2x bedroom (main en-suite), 1x bathroom, 1x open-plan lounge, 1x open-plan kitchen, single garage, 2x open porches, boundary walls.
The "Conditions of Sale in Execution" will lie for inspection at the office of the Deputy Sheriff in Windhoek, and at the Head Office of Plaintiff in Windhoek at Plaintiff's Attorneys, Koep & Partners at the undermentioned address.
Dated at Windhoek this 4th day of October 2022.
KOEP & PARTNERS
LEGAL PRACTITIONERS FOR PLAINTIFF
33 SCHANZEN ROAD
WINDHOEK
REF: SN/ma/74770/DEB711
DM020220040 6148

045 Regskennisgewings / Legal Notices

NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (Regulations 14, 26 & 33)
Notice is given that an application in terms of the Liquor Act, 1998,particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: KHOMAS
1. Name and postal address of applicant: NICOLAAS DANIEL SWART, P.O. BOX 21553,WINDHOEK
2. Name of business or proposed business to which application relates: TABULA RASA SALES & MARKETING
3. Address/location of premises to which application relates: EDISON SQUARE, ERF NO 5521, UNIT 2, SOUTHERN INDUSTRIAL, WINDHOEK
4. Nature and details of application: APPLICATION FOR A NEW WHOLESALE LIQUOR LICENCE.
5. Clerk of the court with whom application will be lodged: WINDHOEK
6. Date on which application will be lodged: 2 NOVEMBER 2022
7. Date of meeting of Committee at which application will be heard: 14 DECEMBER 2022
Any objection or written submission in terms of section 28 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.
DM020220040 6260

IN THE MAGISTRATE COURT OF WINDHOEK
Case no: 2664/2021
In The Matter Between:
FIRST NATIONAL BANK OF NAMIBIA, Execution Creditor, and
MICHEAL SHAUN JANSEN, Execution Debtor
NOTICE OF SALE IN EXECUTION.
In pursuance of the default judgement in the Magistrate Court granted on 22 September 2021 and warrant of Execution against property dated 18th day of February 2022 the following goods will be sold in execution on the 2nd of November 2022 at 17:00 at Dr VedderStreet, 117 Okahandja, Republic of Namibia.
1x Ford ranger 2.2 Petrol, Reg no; N329OOH, Vin no; A7ADXXMJ207K03222, Engen no; 72836033
CONDITONS OF SALE:
1. The sale will be held without reserve and goods will be sold to highest bidder.
2. The goods will be sold "voetstoots".
3. Payment shall be made in cash or by bank guaranteed cheque.
Date at WINDHOEK on this 17th day of October 2022.
ANNE SHILENGUDWA INCORPORATED
LEGAL PRACTITIONERS-FOR EXECUTION CREDITOR
34 BERG STREETEROSWINDHOEK
DM020220040 6283

Standard Bank EXECUTORS AND TRUSTEES NAMIBIA
ESTATE OF THE LATE
KENGING JEREMIA
BESTER LAMBERT
ID No.: 441231 0019 9
OCCUPATION: PENSIONER
D.O.D: 09.05.2022
LAST ADDRESS: ERF 330, MEESTERLAAN, OUTJO
Surviving Spouse:
ANNA MARIA LAMBERT
ID NO.: 481229 0018 5
Ref.: E.2083/2022
Creditors and Debtors in the above Estate are hereby called upon to lodge their claims with and pay their debts to the undersigned within thirty days of the publication hereof.
STANDARD EXECUTORS & TRUSTEES, PO BOX 21144, WINDHOEK, NAMIBIA
L DEZUIDENHOUDT

NOTICE

Take notice that PLAN AFRICA CONSULTING CC, TOWN AND REGIONAL PLANNERS, on behalf of the owner of the respective erf, intends to apply to the City of Windhoek for:

- Consent to use Erf 1926 Mozart Street, Windhoek for the purpose of a business building in the form of a wellness center which may include one or more of the following practitioners; doctors, dentists, physiotherapists, psychiatrists etc. or any other occupation associated with the medical profession.

Erf 1926 is 1 234m² in extent. Council has approved the rezoning of the erf to office however consent for business building was not included in the resolution. This application should be regarded as a continuation of the respective council resolution.

Further take notice that the locality plan of the erf lies for inspection on the town planning notice board at the City of Windhoek and at Plan Africa Consulting CC, No 8 Delius Street, Windhoek West.

Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek and with the applicant (Plan Africa Consulting CC) in writing within 14 days of the last publication of this notice (final date for objections is 7 November 2022).

PLAN AFRICA CONSULTING CC

TOWN AND Regional Planners

Box 4114
8 Delius Street
Windhoek (West)
Tel: (061) 212096 Cell: 0812716189
Fax: (061) 213051
Email:pafrica@mweb.com.na

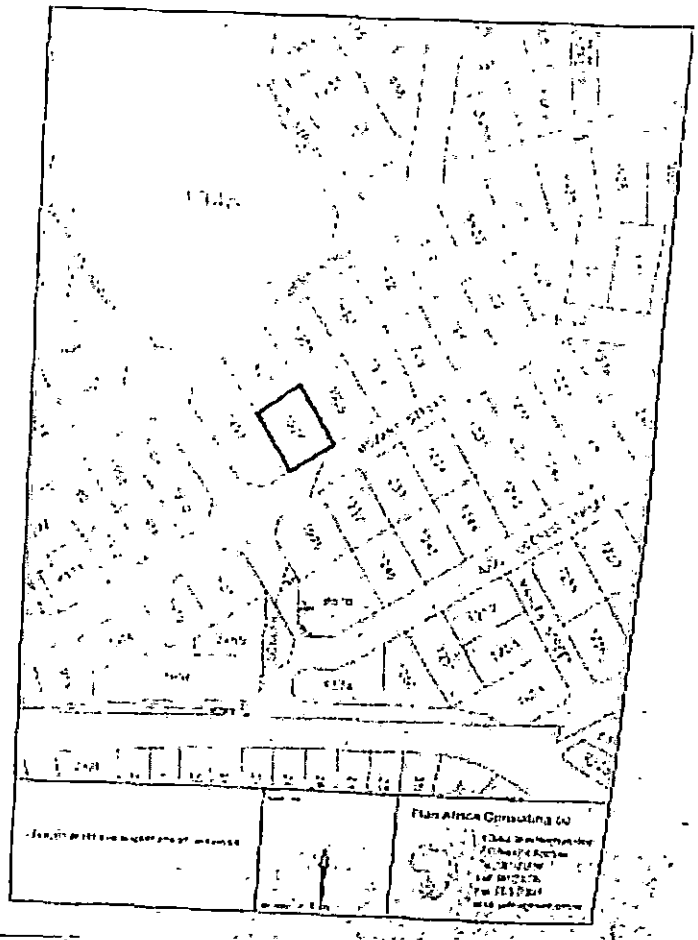
NOTICE

[illegible]

[illegible] Plan Africa Consulting CC [illegible] Street, Windhoek [illegible]

[illegible] Plan Africa Consulting CC [illegible] 7 November [illegible]

PLAN AFRICA CONSULTING CC



NOTICE

[illegible] Stubenrauch Planning Consultants cc has applied to the City of Windhoek, and intends on [illegible] Urban and Regional Planning Board for the following:

[illegible]NING OF ERF 374, OLYMPIA, FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO [illegible]ICE" WITH A BULK OF 0.75;

[illegible]SENT TO OPERATE A RESIDENT OCCUPATION (MEDICAL CONSULTING ROOMS AND [illegible]ATED ACTIVITIES) ON ERF 374, OLYMPIA, WHILE THE REZONING IS IN PROCESS;

[illegible] situated at the corner of Esther Brand and David Carolans Street in the neighbourhood of Olympia [illegible]ities 1126 m2 in extent. According to the Windhoek Town Planning Amendment Scheme, Erf 374, [illegible] zoned as "Residential" with a density of 1:900.

Currently operates a Medical Practice from Erf 374, Olympia. It is now our client's intention to [illegible] 374, Olympia, from "Residential" with a density of 1:900 to "Office" with a bulk of 0.75 for the [illegible] (operating medical consulting rooms and related activities from the subject property. It should [illegible]ated that the City is requested to grant a consent to continue to operate the Medical Practice as a [illegible] until the rezoning has been finalized.

[illegible]sed rezoning of Erf 374, Olympia from "Residential" with a density of 1:900 to "Office" with a bulk [illegible] enable our client to construct a maximum floor area of 843.75 m². Sufficient onsite parking bays [illegible] for 25m² floor area will be provided for in accordance with the Windhoek Zoning Scheme.

[illegible] concerned that the application, locality map and its supporting documents are open for inspection [illegible] the office hours at the City of Windhoek (Town Planning offices – 5th Floor) and SPC Office, 45 [illegible] Windhoek.

[illegible] invited any person objecting to the proposed application as set out above may lodge such [illegible] together with their grounds thereof, with the Acting Chief Executive Officer of the City of Windhoek [illegible] officer (SPC) in writing on or before Tuesday, 08 November 2022.

Stubenrauch Planning Consultants
PO Box 41404
Windhoek
office4@spc.com.na
Tel.: (061) 251189
Our Ref: Wi206442

The Acting Chief Executive Officer
City of Windhoek
PO Box 59
Windhoek

REZONING NOTICE

[illegible] hereby give notice that KITTA KHIRA PLANNING CONSULTANTS (TOWN AND REGIONAL PLANNERS) on behalf of the Owner of Erf 1025, [illegible] Street, No 164, Windhoek intends to apply to the Municipal Council of Windhoek for:

REZONING OF ERF 1025, WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 m² TO "OFFICE" WITH A BULK OF 0.4 AND CONSENT FOR A BUSINESS BUILDING AND A FREE RESIDENTIAL ELEM AND TO USE THE ERF FOR OFFICE PURPOSES WHILE THE REZONING IS BEING PROCESSED.

Erf 1025 Windhoek is zoned "Residential" with a density of 1:900 m² and a [illegible] approximately 1000 m² in extent. There is an existing building located on the property [illegible] Office Council of Windhoek the proposed rezoning to the Owner to use the existing building for office purposes.

The number of vehicles for [illegible] will be provided on the site [illegible] standards by Windhoek Town Planning Scheme.

Take notice that the locality plan of the [illegible] Municipality of Windhoek, [illegible] Street, Windhoek [illegible] Consultants, Erf 3013 Pioneer Park [illegible]

APPLICANT:

KITTA KHIRA PLANNING CONSULTANTS
TOWN AND REGIONAL PLANNERS
PO Box 41343, Windhoek
Tel: 061 – 229287 or Fax: (061) 4[illegible]
Mobile: 0813[illegible]
Email Address: [illegible]

MEMOF917NDUM

TO:	Mr. H. Rust	**DATE:**	29 Nov 2022
FROM:	INF: Engineering Services Division	**REF:**	L/1926/W

City of Windhoek

SUBJECT:

1.1 Amendment of Council Resolution 24/02/22 Consent to use erf 1926 Windhoek, Mozart Str. for the Purpose of a Wellness Centre which includes Medical Doctors, Dentist, Phycologist, Phciarists.

The application dated 16 Oct 2022 for the rezoning of Erf 1926, Windhoek refers.

The application can only be approved under the following conditions:

1. That any additional requirements with regard to water or sewer services, brought on as a direct consequence of the rezoning or subsequent activities, will be for the cost of the applicant, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

.....

E. Abrahams

Sustainable Development

The Division supports the application

MEMO 919 \ NDUM

SUBJECT: **Consent to use Erf 1926, Mozart Street, Windhoek for purpose of a wellness center which includes medical doctors, dentists, psychologists, psychiatrists, etc**

CIRCULATION	DATE	COMMENTS	SIGNATURES
Technical enquiries: L. SHIKONGO	03/23/2023	Tel: 290 3359	
Section Engineer: M SHIIMI	..../..../2023		
Chief Engineer	..../..../2023		

TO:	Urban Planning R. Kwenani	**DATE:**	23 March 2023
FROM:	Section Engineer: Roads Planning & Traffic Flow	**REF:**	L/1926/W

ROADS PLANNING & TRAFFIC FLOW COMMENTS:

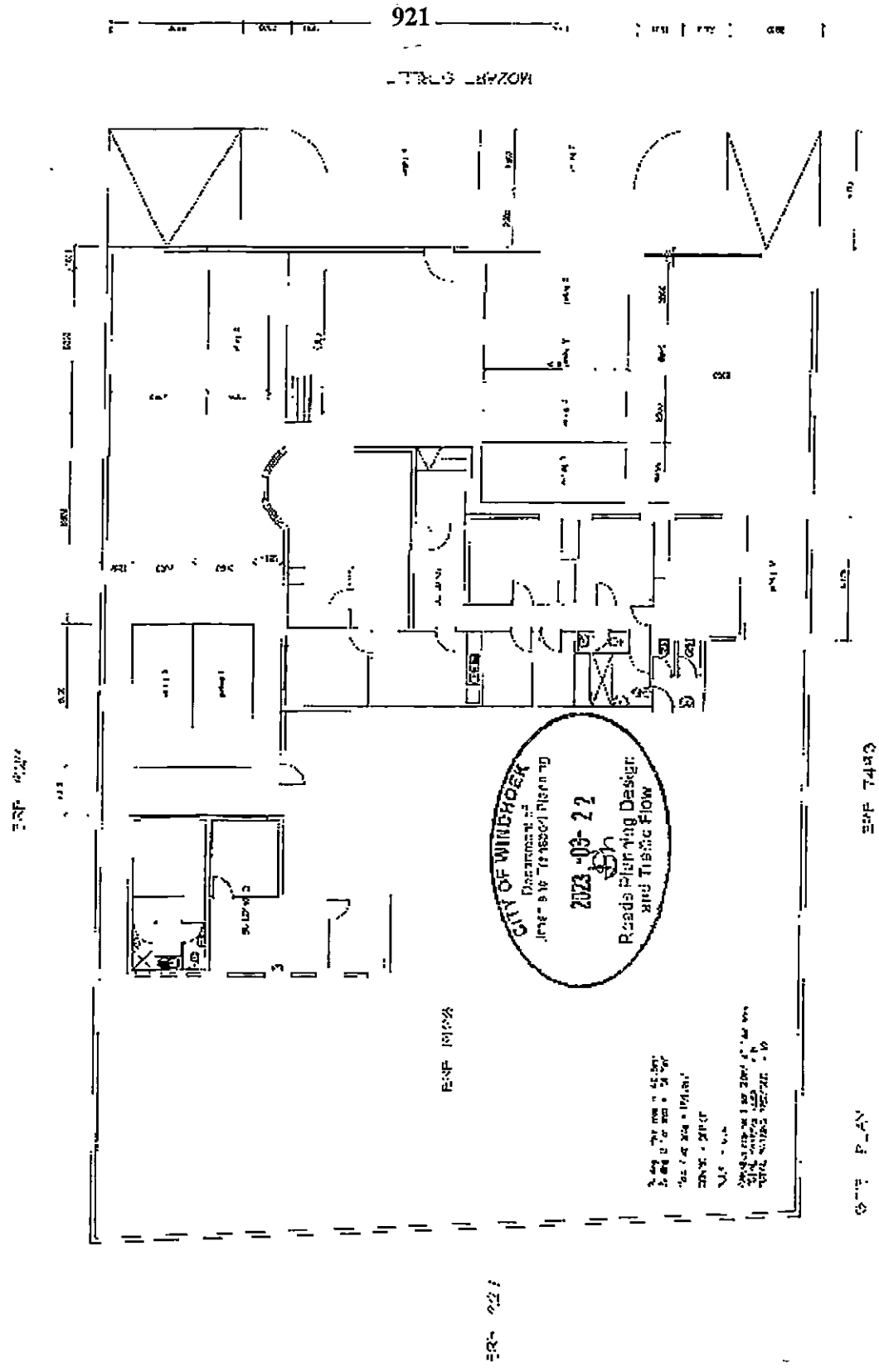
REVISED COMMENTS:

The application dated 16 October 2022, our comments dated 01 December 2022 and subsequent parking layout submitted 17 March 2023 regarding the above application has reference.

Erf 1926 is in Mozart Street, the erf was rezoned to office with a bulk of 0.75 as per Council Resolution 24/02/2022. Mozart Street is a local street which carries low traffic volumes. No major traffic flow problems are currently experienced during peak hours.

1. This Division has no further objections to the proposed Consent to use Erf 1926, Mozart Street, Windhoek for purpose of a wellness centre which includes medical doctors, dentists, psychologists, psychiatrists, etc, provided that:
   1.1 Parking be provided as per the submitted parking layout attached.
   1.2 Accordingly, only two medical practitioners will be allowed for the submitted 10 parking bays.

2. Consent use will only come into effect after meeting parking requirements to the satisfaction of the SE: Urban and Transport Planning.



Yours faithfully

L. Shikongo
Roads Planning, Design and Traffic Flow
*3359

MEMO 922 NDUM

TO:	Mrs. R. Kwenani	**DATE:**	05 December 2022
FROM:	Chief Engineer Roads and Storm Water Planning, Design & Traffic Flow	**REF:**	L/1926/W

City of Windhoek

SUBJECT: **AMMENDMENT OF CR 24/02/2022, CONSENT TO USE ERF 1926, WINDHOEK, MOZART STREET FOR A WELLNESS CENTRE WHICH INCLUDE MEDICAL DOCTORS, DENTISTS, PHSYCOLOGISTS AND PHSYCHIATRISTS.**

The application dated 16 October 2022, for the proposed, Ammendment of CR 24/02/2022, Consent to use Erf 1926, Windhoek, Mozart Street for a Wellness Centre which include medical Doctors, Dentists, Phsycologists and Phsychiatrists, received on 17 November 2022, refers.

A storm water investigation was done and the following is reported:

1. Erf 1926 has a general downward slope from the north east into a south westerly direction.

2. There is a stormwater course flowing across the northwestern part of Erf 1926, flowing from the northeast into a southwesterly direction.

3. Access to the proposed Erf 1926 is indicated to be obtained from Mozart Street.

This Division has no objection to the Application for the Ammendment of CR 24/02/2022, Consent to use Erf 1926, Windhoek, Mozart Street for a wellness Centre which include medical Doctors, Dentists, Phsycologists and Phsychiatrist, provided:

1. That surface stormwater runoff be accommodated according to Clause 35 of the Town Planning Scheme (see Info 35 of the Town Planning Scheme) stating:

(1) That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or works which have been authorized in writing by the local authority or which have been or may be built, laid or erected in terms of any law) may be constructed on or over the property or located in such a way that -
   (a) the flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or
   (b) the flow of a natural watercourse (in which the local authority allows flood water to run off, be discharged or to be canalised) is or can be changed, canalised or impeded.
   (c) the maintenance of such stormwater pipe, channel or work shall be the responsibility of the owner of the concerned property.

2. That prior approval must be obtained from the Chief Engineer: Planning, Design & Traffic Flow if the accommodation of the stormwater on the erf is contemplated.

3. That Engineering drawings on how the stormwater would be accommodated to the satisfaction of the Chief Engineer, Planning, Design & Traffic Flow be submitted for approval simultaneously with the building plans.

4. That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted prior to the approval thereof.

5. That roads and stormwater be planned and constructed to Municipal detail.

6. That no development be considered over or onto any stormwater system or structure.

7. That no building plan will be approved until the above stormwater conditions are met.

8. That a condition be included into the title deed whereby selling to a third party may only take place once the proposed stormwater conditions had been addressed by the owner.

.....
SECTION ENGINEER: DESIGN
CJ VAN DER MERWE.

MEMORANDUM

TO: Kwenani (RM)

DATE: 18 Nov 2022

FROM: Engineering Services
Electricity Department

City of Windhoek
City of many faces

REF: L/1926/W

AMENDMENT OF COUNCIL RESOLUTION 24/02/2022 CONSENT TO USE ERF 1926 WINDHOEK, MOZART STREET FOR PURPOSES OF A WELLNESS CENTRE WHICH INCLUDES MEDICAL DOCTORS, DENTISTS, PSYCHOLOGISTS, PSYCHIATRIST

The Acting Strategic Executive: Electricity has in principle no objection to the application submitted for the amendment of Council Resolution 24/02/2022 consent to use Erf 1926, Windhoek, Mozart Street for the purpose of a Wellness Centre, which includes Medical Doctors, Dentists, Psychologists and Psychiatrists, provided that the following be adhered to:

- Should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto will be for the applicant's account.
- ***Only one (1) service connection from the municipal electrical network will be allowed to the Erf.***
- For Erven that is zoned "General Residential", "Business", "Office", "Institutional" or "Industrial" and a service connection larger than 3 x 60 Amp is required, the applicant and/or his/her electrical engineering representative must contact the Acting Strategic Executive: Electricity well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation.
- ***Kindly note that a Connection Charge may be payable at the cost of the applicant and the applicant is advised to review the Electricity Department Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Electricity Department for information on Connection Charges"***

Kind regards

.....
VH Namgongo
Chief Engineer: Engineering Services

MEMORANDUM

926

TO: Urban Policy

Date: 05 December 2022

FROM: Health and Environment Services

Ref: ERF 1926 WHK

SUBJECT: CONSENT TO USE ERF 1926 WINDHOEK, FOR A WELLNESS CENTRE (MDEICAL DOCTORS, DENTISTS ETC).

The above subject matter has reference:

The Division has no objection to the application and the applicant must meet the requirements below.

Requirements:

- Applicant must provide proof of registration with Solid Waste Management at the City of Windhoek or a registered medical waste removal company for safe disposal of medical waste.
- Proof of registration must have submitted to the Health and Environment Services Division before the Practice becomes operational.

Regards,

[Municipal Council Minutes: 2022-02-02&01(01-27)]

10.2.14 FNS.12 [UTP] REZONING OF ERF 1926, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 m² TO 'BUSINESS' WITH A BULK OF 1.0; REZONING OF ERF 7493, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:250 m² TO 'BUSINESS' WITH A BULK OF 1.0; CONSENT FOR FREE RESIDENTIAL BULK; CONSENT TO OPERATE A HOSPICE AND COVID-19 ISOLATION FACILITY ON THE TWO (2) ERVEN AND CONSENT TO USE THE ERF AS 'BUSINESS' WHILE THE REZONING IS IN PROGRESS
(L/1926/W)

On proposal by Councillor Ms N Larandja, it was

RESOLVED

1 That the application for the rezoning of Erven 1926 and 7493, Windhoek from 'residential' with a density of 1:900 m² and 1:250 m² respectively to 'business' with a bulk of 1.0, not be supported.

2 That Erven 1926 and 7493, Windhoek be rezoned from 'residential' with a density of 1:900 m² to 'office' with a bulk of 0.75.

3 That the applicant pay a betterment fee equal to 75 % of the increase in value as per the applicable legislation and Council Policy prior to the submission of this rezoning application to the Urban and Regional Planning Board.

4 That consent for a free residential bulk of 50 % of the approved bulk be granted, subject to the approval of the parking requirements by the Strategic Executive: Urban and Transport Planning.

5 That consent for a restaurant be granted with the floor area to be determined solely on the office floor area bulk and not inclusive of the free residential bulk floor area and subject to the provision of adequate on-site parking as per the provisions of the Windhoek Town Planning Scheme.

6 That all the consent uses only come into effect upon payment of the outstanding betterment fee as per paragraph 3 above.

7 That in general the following conditions be applicable:

7.1 That no access or parking be allowed 20 metres from the intersection, measured from the intersecting kerbs.

7.2 That for any business use, a minimum of one (1) parking bay be provided per 33 m² of utilised bulk on-site.

7.3 That a minimum of one ()1) exclusive parking bay be provided for every dwelling unit on-site.

7.4 That the applicant submit a dimensioned parking layout with parking calculations for all existing buildings.

7.5 That the parking requirements be as follows, to be provided on-site:

7.5.1 That for an accommodation establishment, 0.66 parking bays be provided per leasable room plus five (5() parking bays per 100 m² open floor space (excluding reception area), plus a loading zone.

7.5.2 That for a restaurant, a minimum of one (1) parking bay be provided per three (3) seats, plus a loading zone.

7.5.3 That for a hospice, 0.3 parking bays be provided per bed.

7.6 That the consent use only come into effect after meeting the parking requirements to the satisfaction of the Strategic Executive: Urban and Transport Planning.

7.7 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme (see Info 35 of the Town Planning Scheme), stating:

7.7.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:

- The flow of stormwater from a higher lying property to a lower lying property is impeded or obstructed and through which any property is or may be endangered; or

- The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.

7.7.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.

7.8 That prior approval be obtained from the Strategic Executive: Urban and Transport Planning if the accommodation of the stormwater on the erf is contemplated.

7.9 That engineering drawings on how the stormwater would be accommodated to the satisfaction of the Strategic Executive: Urban and Transport Planning be submitted for approval simultaneously with the building plans.

7.10 That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted, prior to the approval thereof.

7.11 That no building plans be approved until the stormwater conditions are met.

7.12 That no development be considered over any stormwater system or structure.

7.13 That a condition for the resale of this property be included in the Title Deed of the erf, whereby transfer to a third party only take place with approval of the Municipal Council of Windhoek. [Approval will only be granted after the Strategic Executive: Urban and Transport Planning has certified that the stormwater has been accommodated satisfactorily.]

7.14 That any additional requirements with regard to water and sewer services be for the applicant's account, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

7.15 That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.

7.16 That only one (1) service connection from the municipal electrical network be allowed per erf.

7.17 That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation.

7.18 That it be noted that a connection charge will be payable at the cost of the applicant and the applicant be advised to review the Department of Electricity's Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Strategic Executive: Electricity for information on connection charges.

8 That it be noted that in terms of section 110 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) any person who is aggrieved by the decision of the local authority may appeal against that decision to the Minister.

8.1 That the Notice of the Appeal and the Grounds for the Appeal be lodged within twenty one (21) days from the date of this Notice to the Minister and local authority whose decision is the subject of the appeal.

RESOLUTION 24/02/2022

Du Toit
TOWN PLANNING CONSULTANTS

1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010, Fax +264 61 248508, Mobile: +264 81 281 0838, Email: elmarie@dutoitplan.com

SUBMISSION: 28/09/2022

Rezoning of Erf Re/103, No. 14 Dr. Kenneth David Kaunda Street from Gen Res 1:500 to 'office with a bulk of 0.4

1	Application by Consultant or Owner of the Erf/ Portion/ Farm on the prescribed form.	✓
2	A) Locality and Detailed Sketch Plan (Illustrating the whole boundary of the Local Authority area under which the application is made)	✓
	B) Portion Number (s) or Erf number (s) from Surveyor General's Office	N/A
	C) Existing Zoning Plan/Zoning Certificate D) Intended Zoning Plan	✓
	E) Parking Layout	✓
3	Conditions to be registered *(if applicable)*	N/A
4	Special Power of Attorney including Revenue Stamps with relevant initials	✓
5	Closure Certificate and Environmental Clearance Certificate *(if applicable)*	N/A
6	Previous Board approvals (Townships Board or NAMPAB) *(if applicable)*	N/A
7	Road Authority approval together with the sketch plan indicating the access point (s) *(if applicable)*	N/A
8	A) Copy of Founding Statement (CC 1/2) *(if registered in the name of Close Corporation)*	N/A
	B) Copy of Company Resolution *(if registered in the name of a Company)*	N/A
9	Copy of Title Deed or Certificate of Registered Title	✓
10	Conditions of Establishment attached to all copies *(if applicable)*	N/A
11	Copy of Erf diagram at time of application	✓
12	Proof of Payment of CoW submission Fee	✓
13	Credit Clearance Certificate	✓
14	CR 204/09/2019 + MAP	✓

Electronic copy – *date requested:*			**Sent**
Application in .doc format			
All annexures (pdf)			
All relevant plans and drawings (pdf)			
Advertisements & Notices	**Dates placed**	**Closing date**	**Date Sent**
Proof of Advertisements	GG		
	New Era		
	Republik		
Proof of Neighbour Notices (list of registered letters)			
Proof of Notice on Site			
Proof of Notice on LA Board			
Copies of all objections received			

Du Toit
TOWN PLANNING CONSULTANTS

1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010, Fax: +264 61 248608, Mobile: +264 81 281 0836, Email: elmarie@dutoitplan.com

Enquiries: D Opperman
Tel: +264 81 835 2021
Ref: Re/103/KW

Strategic Executive
Department of Urban and Transport Planning
Windhoek City Council
P O Box 59
WINDHOEK

28 September 2022

For Attention: Mr. Hugo Rust

Dear Mr. Rust

REZONING OF THE REMAINDER OF ERF 103 (NR 14 Dr David Kenneth Kaunda Street), KLEIN WINDHOEK FROM GENERAL RESIDENTIAL WITH A DENSITY OF 1 DWELLING PER 500m² TO OFFICE WITH A BULK OF 0.4 AND SUBSEQUENT CONSENT APPLICATIONS.

Application is herewith submitted on behalf of the owner of the Erf, Denchi Properties (Pty) LTD of which Mr Denis Maxwell is the sole Director, to the City Council of Windhoek for the:

- **Rezoning of the Remainder of Erf 103 (Nr 14 David Kenneth Kaunda Street) Klein Windhoek from General Residential with a density of 1:500m² to Office with a bulk of 0.4;**
- **Consent in terms of Table B of the Windhoek Town Planning Scheme to use the erf for a "business building" for medical consulting rooms, a pharmacy and coffee shop;**
- **Consent in terms of Section 23(1) of the Windhoek Town Planning Scheme and Council's Policy to allow for an additional floor area, which shall be for residential use**
- **Consent to use the erf in accordance with the new proposed zoning while the rezoning is formally being completed since the erf is located in an approved policy area**

The locality of the erf and zoning is shown on the attached plans. Power of Attorney is also attached.

1. Erf information

Erf Remainder 103 Klein Windhoek located on the corner of Chapman and Dr David Kenneth Kaunda Street in Klein Windhoek. It is located within the new approved policy area as approved per **Council Resolution 204/09/2019.**

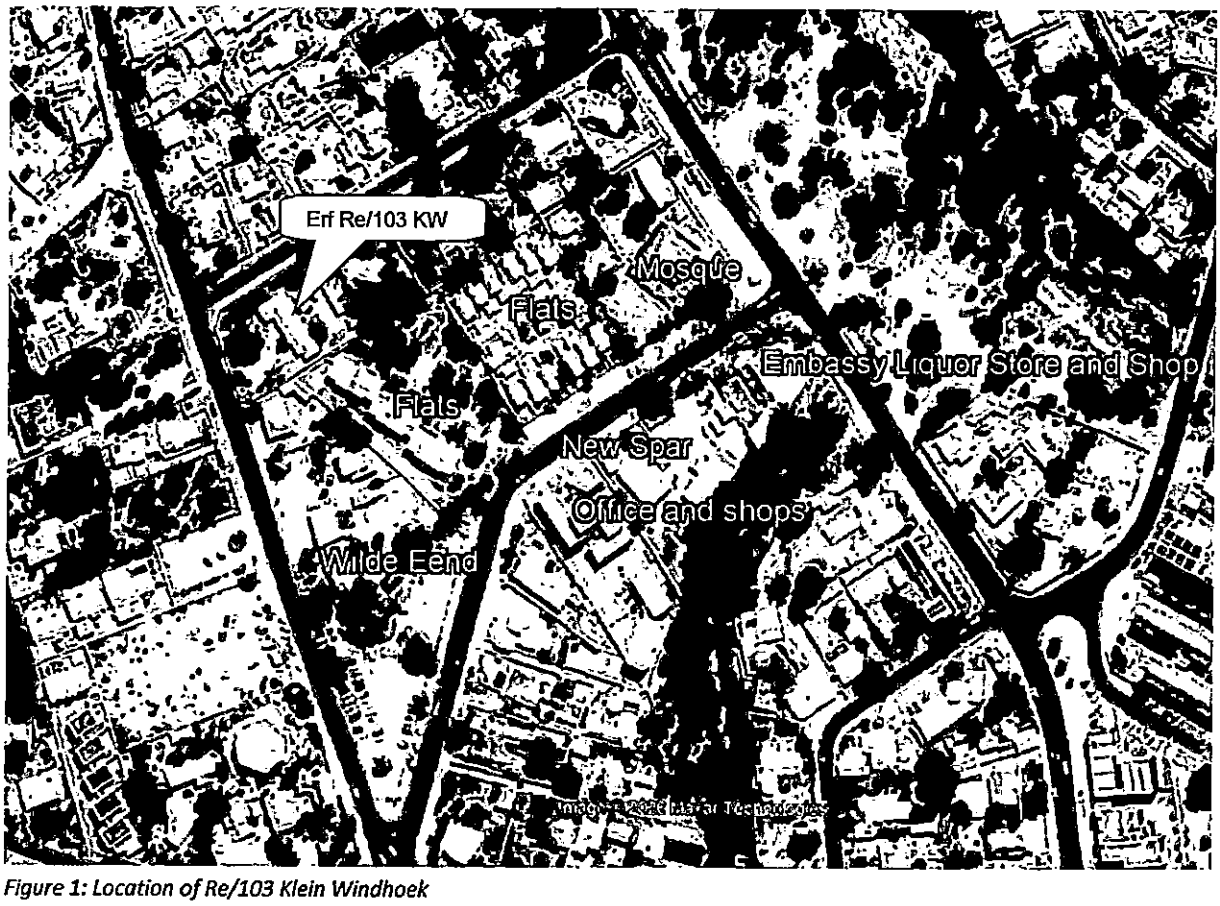


Figure 1: Location of Re/103 Klein Windhoek

Erf Re/103 Klein Windhoek is zoned 'general residential with a density of 1:500m² and is 2,539m² in extent as per the zoning certificate attached.

There are currently a main house and a flat on the property and at one stage there was a consent for a Bed and Breakfast establishment on the erf for 6 leasable rooms. It is a corner erf and access are currently from Kenneth Kaunda Street. There is a slight downward slope towards Nelson Mandela. The owner will demolish the current buildings on the property to make way for the new proposed office building.

2. Proposal and motivation

It is the intention of the owner to establish medical consulting rooms (for two doctors, 1 optician and a dentist), a pharmacy and small coffee shop on the property with a component of residential as part of the free residential bulk. The current buildings will be demolished to make way for the new development. See below plans showing the proposed development:

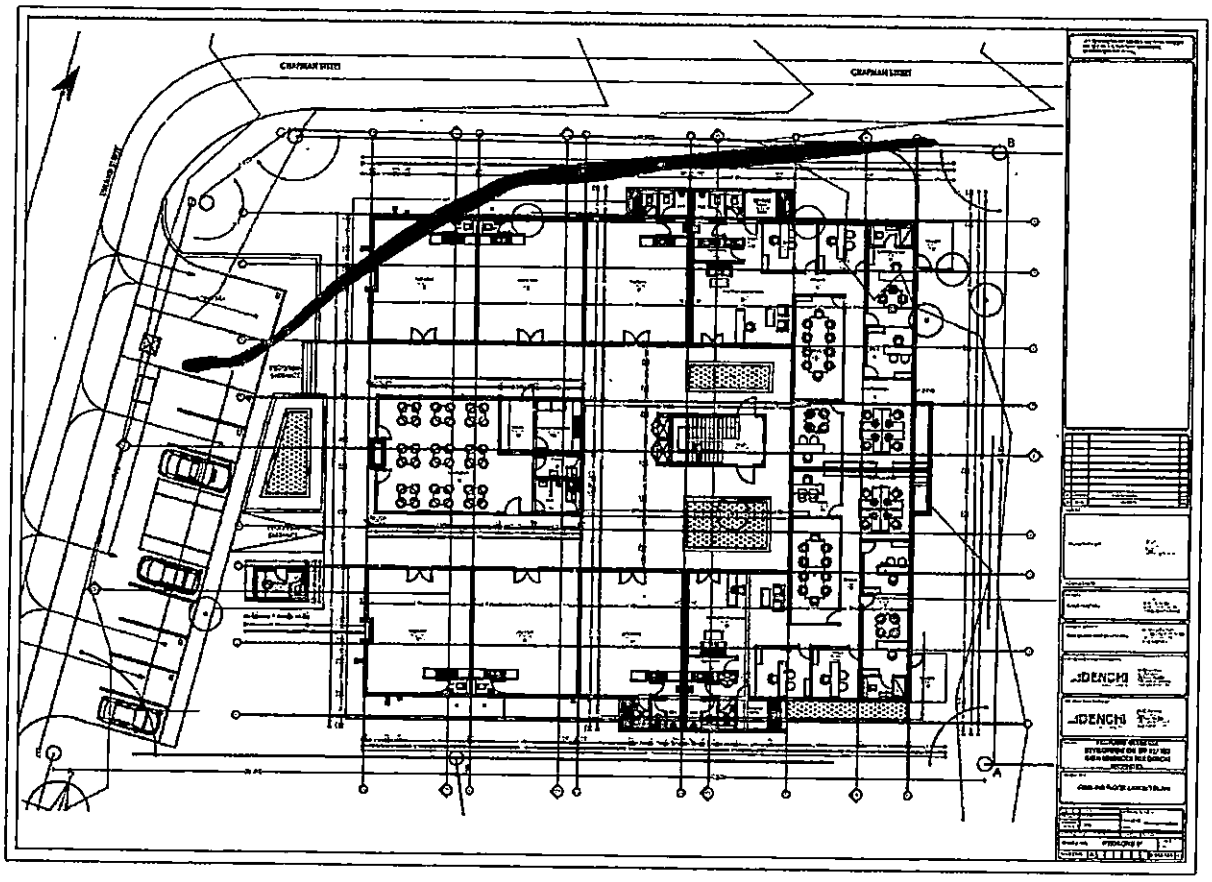


Figure 2: Site plan showing the consulting rooms, pharmazy and coffee shop.

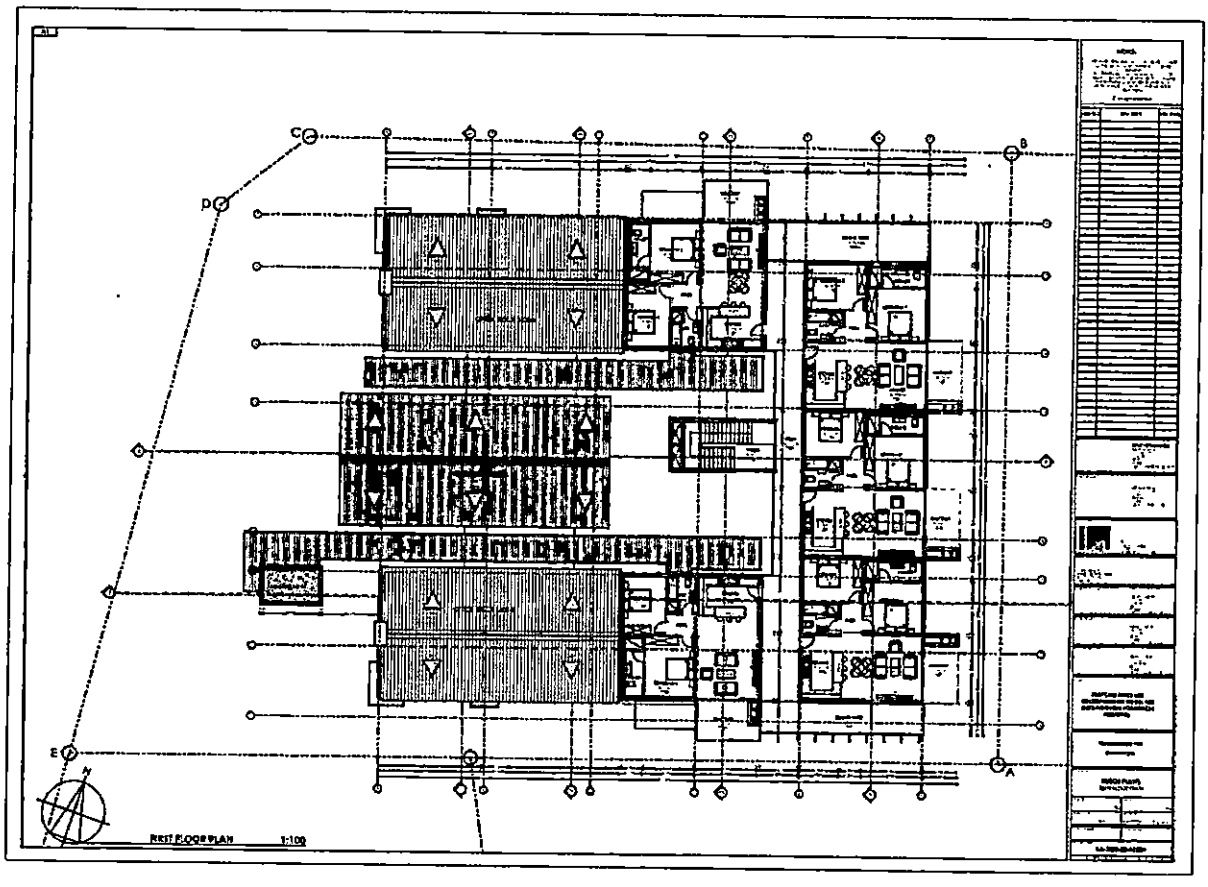


Figure 3: Plan showing the residential units

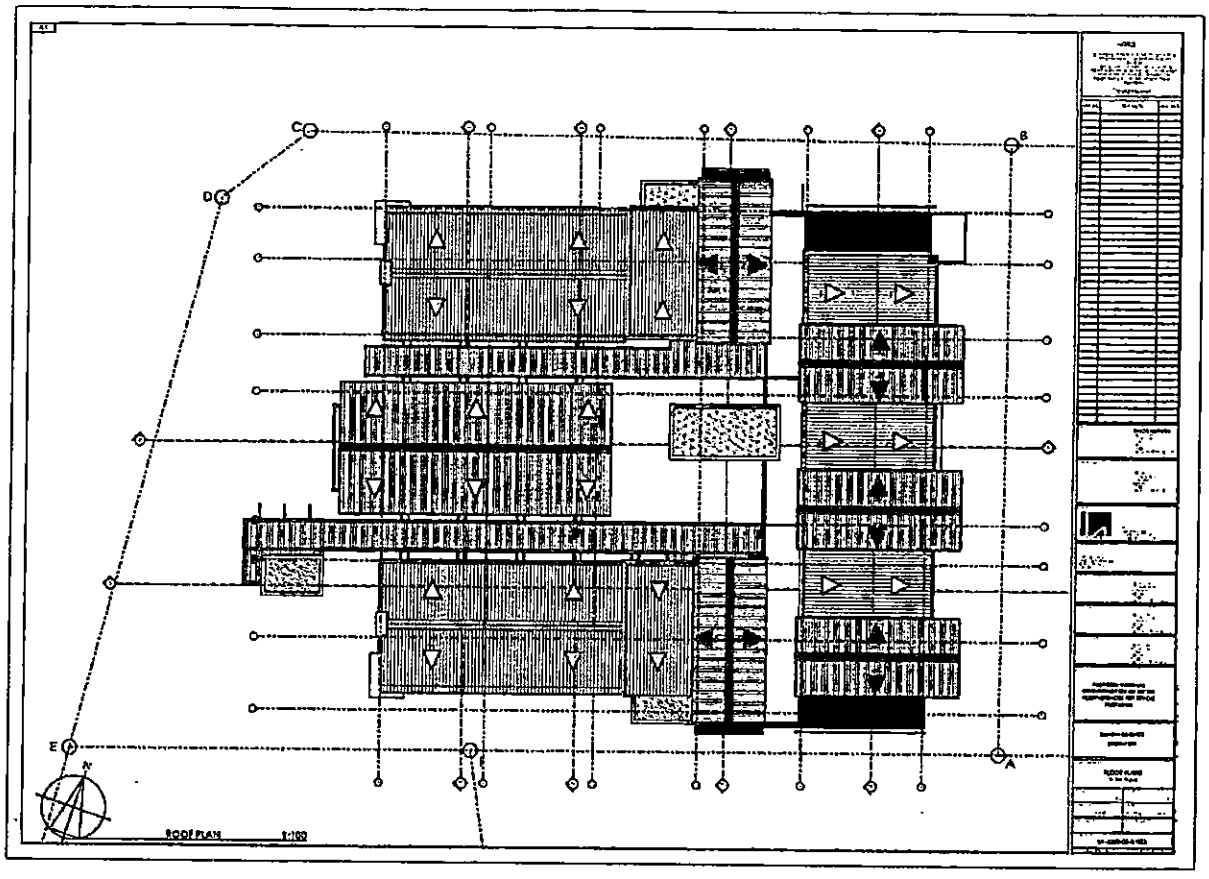


Figure 4: The roof plan

Figure 5: Architectural impression of the western entrance to the building

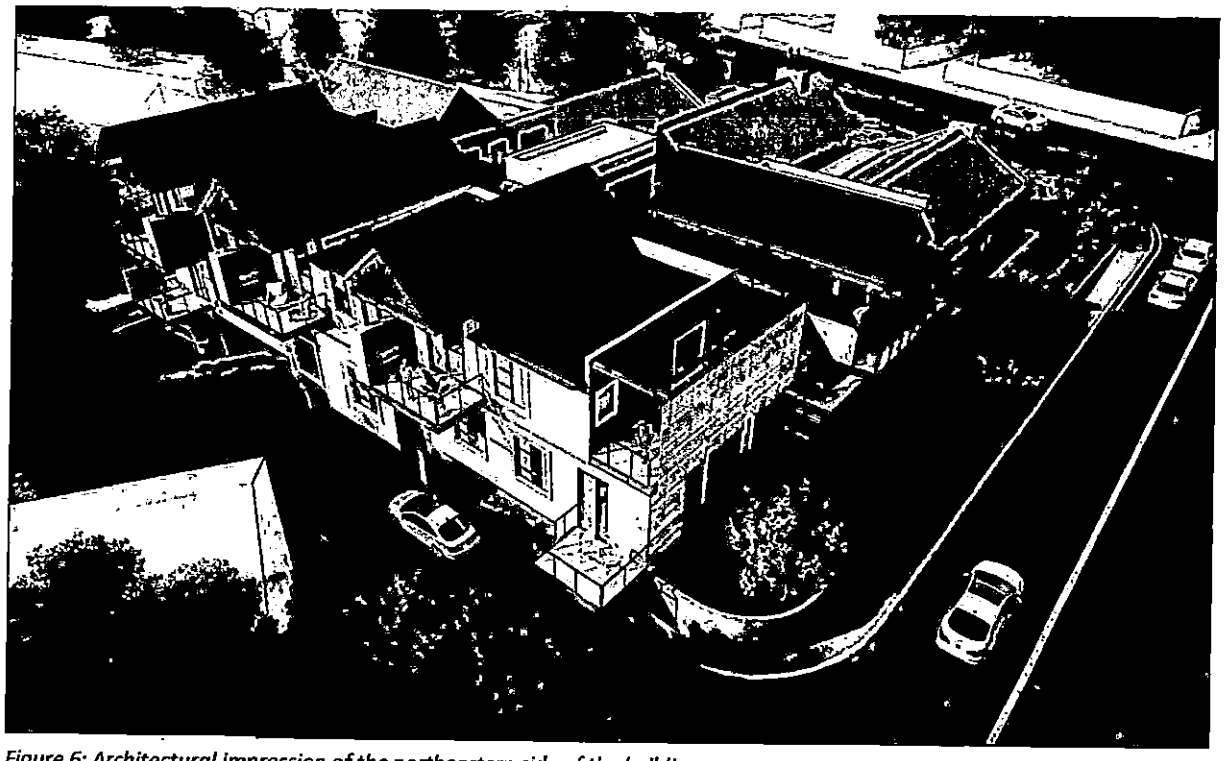


Figure 6: Architectural impression of the northeastern side of the building

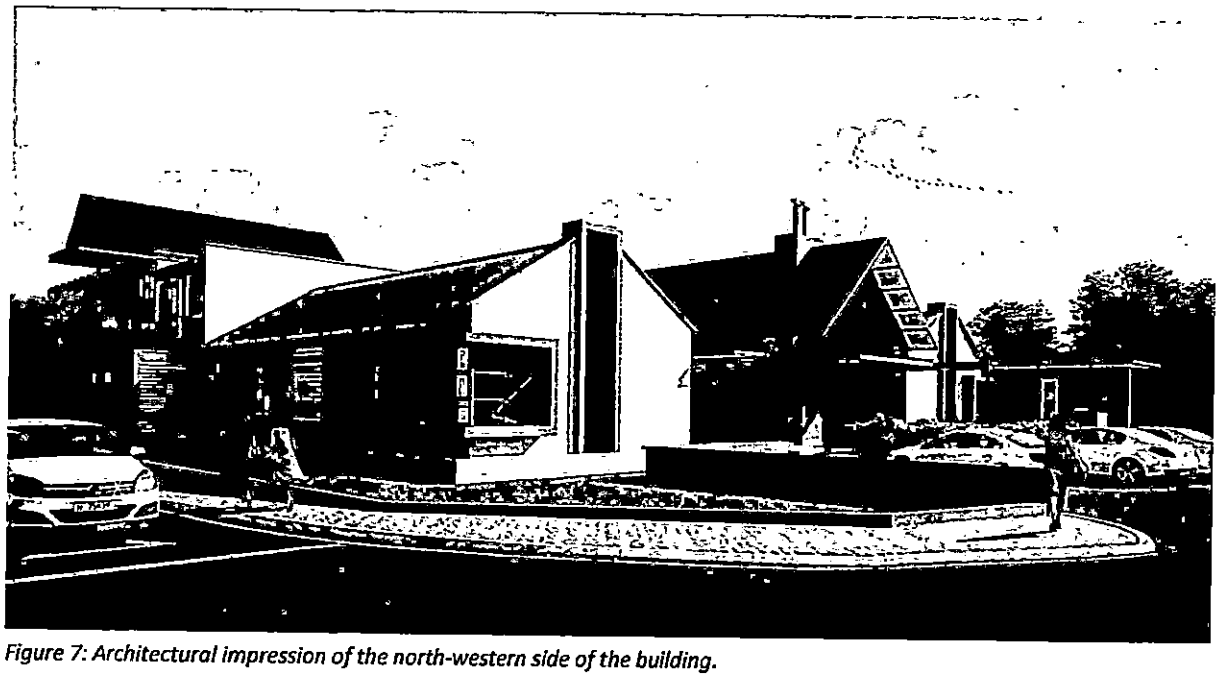


Figure 7: Architectural impression of the north-western side of the building.

Erf Re/103 Klein Windhoek, is situated in a transition area, between business/ office and residential. A transition area can be best described as an area between single family homes and areas of higher intensity uses. In transition areas, the size and scale of development is generally lower than that of the core areas or higher intensity business areas. The approved office policy area, approved by Council in 2019, is one such area where a bulk of 0.4 can be considered (interim policy area as approved by Council in 2019 below).

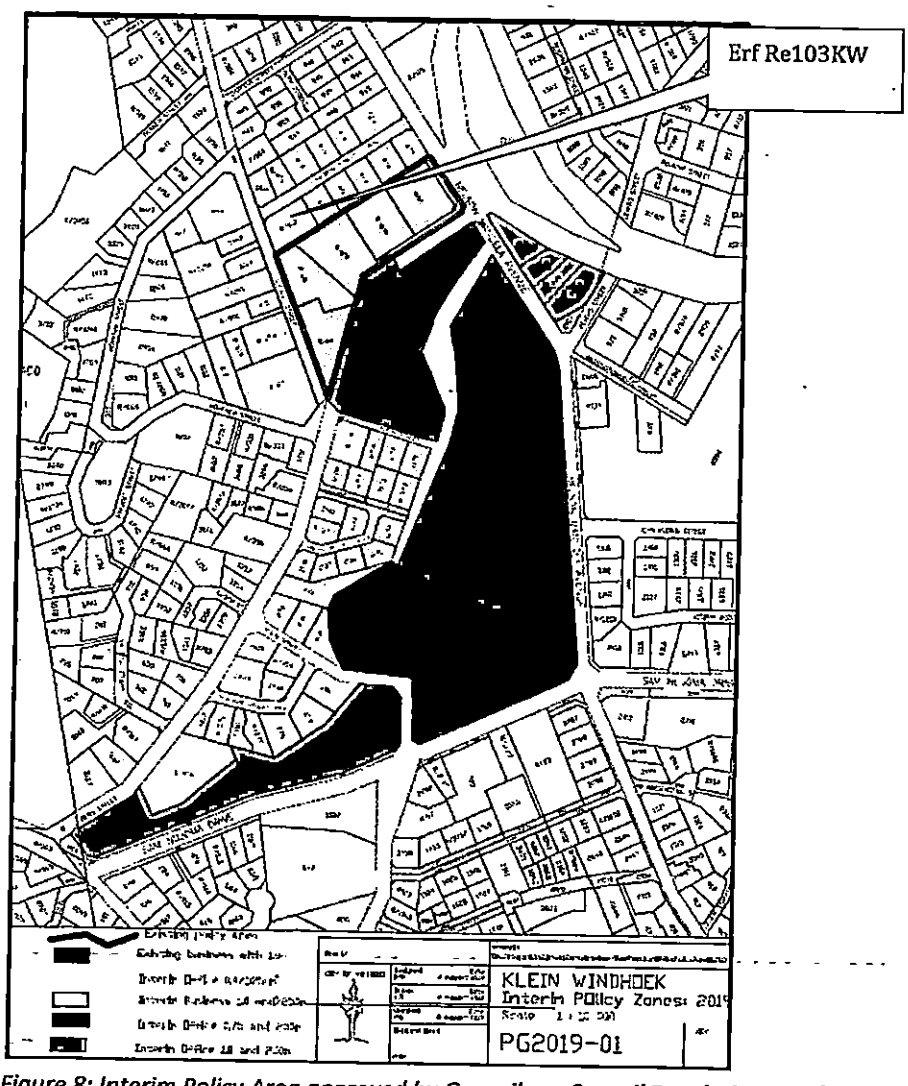


*Figure 8: Interim Policy Area approved by Council per **Council Resolution 204/09/2019.***

There has been an increase in medical consulting rooms moving to the suburbs in Windhoek. This because of three reasons:

- High cost of rental space within CBD
- Lack of rental space within CBD or business areas
- Difficulties in accessing parking in close proximity of consulting rooms.
- Addressing the needs of clients by moving closer to the clients and making offices more accessible for clients.

This also fits with planning trends of making our neighborhoods more diverse, denser, and bringing "life" back to the neighbourhoods. With the increase in traffic cost, increase of rental prices and general increase in almost everything, moving of certain amenities such as doctor consulting rooms, clinics, shops closer to the people is the ideology of the "live, work and play" of the New Urbanism movement. The aim is to move towards liveable and walkable neighbourhoods and there is no better way to do that than to bring in a mix-use development of medical consulting rooms (offices) with a residential component.

Erf Re/103 already has a general residential zoning, which with the current density and erf size means that the owner can develop 5 dwelling units on the property with the current zoning. It is therefore not expected that rezoning to an Office with a bulk of 0.4 and FRB will have a much bigger impact than the current zoning and density.

The expansion of the Klein Windhoek Policy Area by Council in September 2019 increased the potential for development within the Klein Windhoek area. The area where Erf Re/103 is located is already seeing a change of land use over the years and this shows that the area is increasingly becoming a transition area. Some of these land uses that underwent or are in the process are:

- Erf 3544 and Re/101 – in 2018 as per NAMPAB item 122/2018, NAMPAB upheld an appeal and recommended a Business zoning with bulk of 0.75 for these two erven. As part of this appeal, the owner of the erf did undertake an infrastructure study which was submitted to the City of Windhoek for evaluation in June 2020. The infrastructure study investigated the larger interim Policy Area as approved by Council and this study also includes Erf Re/103.
- Erf Re/102 and Re/826 contains a number of flats
- Erven 395 contains a number of shops and offices
- There is a SPAR and number of line shops on Erf Re/100
- Erven 1259 and 1260, contains the Embassy Liquor Store and a shop.
- Erf 524 has approval for a bed and breakfast establishment
- Erf Re/105 contains a number of offices, medical consulting rooms and restaurant
- There are also a number of resident occupations for offices in the area indicating a need for office amenities in the area.
- Council recently supported the rezoning of Erf Re/98 or rezoning to 'office' with a bulk of 0.4 which will include a number of consent uses.

From the above few listed activities the area is changing in nature from purely residential towards an office and business area.

As per the Windhoek Town Planning Scheme, a 'business building' can be allowed as a 'consent use' under the zoning 'office' under Table B of the Town Planning Scheme.

XII .Office	Offices	Dwelling units, Residential buildings, Institutions, Places of public worship, Business buildings, hotels, Restaurant	Other uses not under columns 2 and 3

Where a:

Business building means a building designed and/or used as offices, warehouses, medical or dental consulting rooms, laboratories or other business purposes but does not include other buildings specifically defined or mentioned elsewhere in this Scheme with the exception of offices.

Conclusion: The most suitable zoning for Erf Re/103 is thus 'office' with consent for a business building for medical consulting rooms, a pharmacy and small coffee shop.

2.1 Findings of the Infrastructure Study

With the expansion of the policy area for Klein Windhoek and approval of the interim policy area by Council in September 2019 and the undertaking of an infrastructure study for this interim policy area it is expected that the area will proceed to change.

The owners of Erven Re/101 and 3544 Klein Windhoek, after obtaining their appeal approval from NAMPAB and as instructed by the City of Windhoek before their zoning can be implemented, appointed Consulting Engineers (Element Consulting Engineers) to carry out an infrastructure study to provide an overview of existing infrastructure capacity and future demands (such as electricity, water, sewer discharge, traffic, solid waste and public transport) for the entire Interim Policy Area as approved by Council in 2019.

The study was submitted to the Urban Policy Division in July and copies can be made available on request. Details on the study will thus not be repeated in this application, however we would like to highlight a few key findings of the study. These findings were based on the "worst-case scenario" where all the erven are operational at a maximum capacity:

a. Water

The study indicated that no upgrading is necessary with regards to the water infrastructure in the study area.

b. Sewer

From the analysis done on the sewer infrastructure and the calculated future effluent no additional infrastructure or upgrades to existing infrastructure is required for the study area.

c. Electricity

The existing infrastructure has the capacity to commence rezoning as only low voltage upgrades are required to feed the new business erven. The proposed upgrades to supply the completed projects are to the distribution Station as well as upgrading the existing miniature substation feeder cables. This cost is estimate at N$21 million, but these upgrades will be done over time and is not a requirement at this stage.

d. Roads & Transport

For the existing traffic operations on an acceptable LOS at the various intersections no upgrades are required. However, upgrades of the infrastructure at some of the intersections and settings at the existing signalized intersections will be required to accommodate the traffic as a result of the densification once all the owners have taken up their rights. These upgrades are listed below and will also be required to be undertaken over time.

INTERSECTION	PROPOSED UPGRADE	ESTIMATED COST (N$)
Nelson Mandela/Sam Nujoma	Signal timings	0
Sam Nujoma / Stein	Right turn lane on northern approach	150 000
Sam Nujoma / Eadie	Left in / Left out & Right turn restriction	5 000
Sam Nujoma / Berg	Round about intersection & traffic calming	4 500 000
Berg / Kock / Dr Kaunda	Mini round about	200 000
Nelson Mandela / Berg	Signalized intersection and dedicated left turn lanes	500 000
Dr Kaunda / Hoepfner	None	0
Nelson Mandela / Hugo Hahn / Gevers	Lane markings and minor geometric changes & Signal timings	100 000
Nelson mandela / John Ludwig	Signalized intersection and minor geometric changes	400 000

e. Solid waste

The current solid waste system does have some spare capacity and is flexible enough to accommodate the gradual growth in volumes of the different categories of waste which is expected due to the possible future rezoning of properties within the study area.

From the above, the rezoning of this property will be entirely possible as the infrastructure findings and recommendations are all recommendations that can be dealt with and is not impossible.

3. Infrastructure Study cost to be set off against betterment fee

Council, with the approval of the additional policy areas, also resolved:

3 That the applicants be responsible for the execution of the necessary infrastructure studies pursuant to the implementation of any Policy Area to ensure that adequate infrastructure is available to support the intended development. [Studies executed to the benefit of Council will be off-set against betterment fees to be recovered from future beneficiaries. The same principle to apply to infrastructure upgrading requirements.]

Should this application be approved, and the betterment fee/ development charge is determined, you are kindly requested to set off the costs for the infrastructure study and Town Planning costs against the development charges payable upon rezoning.

4. Free Residential Bulk

With the various office policies all over town, the opportunity was created for erf owners of residential zoned land to convert the residential property to offices. This resulted in many houses being replaced with offices. To address the shortage of housing and limited land, and to encourage erf owners to also

provide housing, provision was made in the Town Planning Scheme in terms of Section 23 (1) so as to provide for housing as a development option additional to office rights.

Council therefore accepted a policy to encourage developers to create a more integrated, mixed and functional City, by adopting the 'free residential bulk' policy. This policy was introduced to enhance the vibrancy of Office Areas and to make these areas more active during the night by keeping people in the office areas at night.

Council confirmed this policy per resolution 167/06/2011 and inter alia resolved:

1 *That the free Residential Bulk Policy continue to be implemented as an effective means to promote urban densification.*

2 *That free residential bulk consent be granted, subject to the following conditions:*

2.1 .....

2.2 *That free residential bulk be limited in the office areas to only 50 % of the approved bulk factor for office use. [In the Central Business District (CBD) the free residential bulk consent shall be limited to a floor area equal to the approved office bulk factor.]*

....."

Application is also made in terms of the above provisions for Free Residential Bulk which will allow for 50% of the allowable bulk.

5. Registered conditions

The conditions registered against Erf Re/103, Klein Windhoek under Deed of Transfer T200/2007 are the old title conditions and does not have any influence as it is superseded by the Windhoek Town Planning Scheme. A copy of the Title Deed is attached.

6. Parking requirements and services

The current buildings on the property will be demolished to make way for the new development. Sufficient parking will therefore be provided for the new development as per the attached parking layout with a proposed underroof parking where roughly 40 parking bays is to be constructed. The boundary wall onto Dr Kaunda Street will also be moved back onto the property and an additional 8 parking bays will be provided on-site. See below the plans showing the parking to be provided on site.

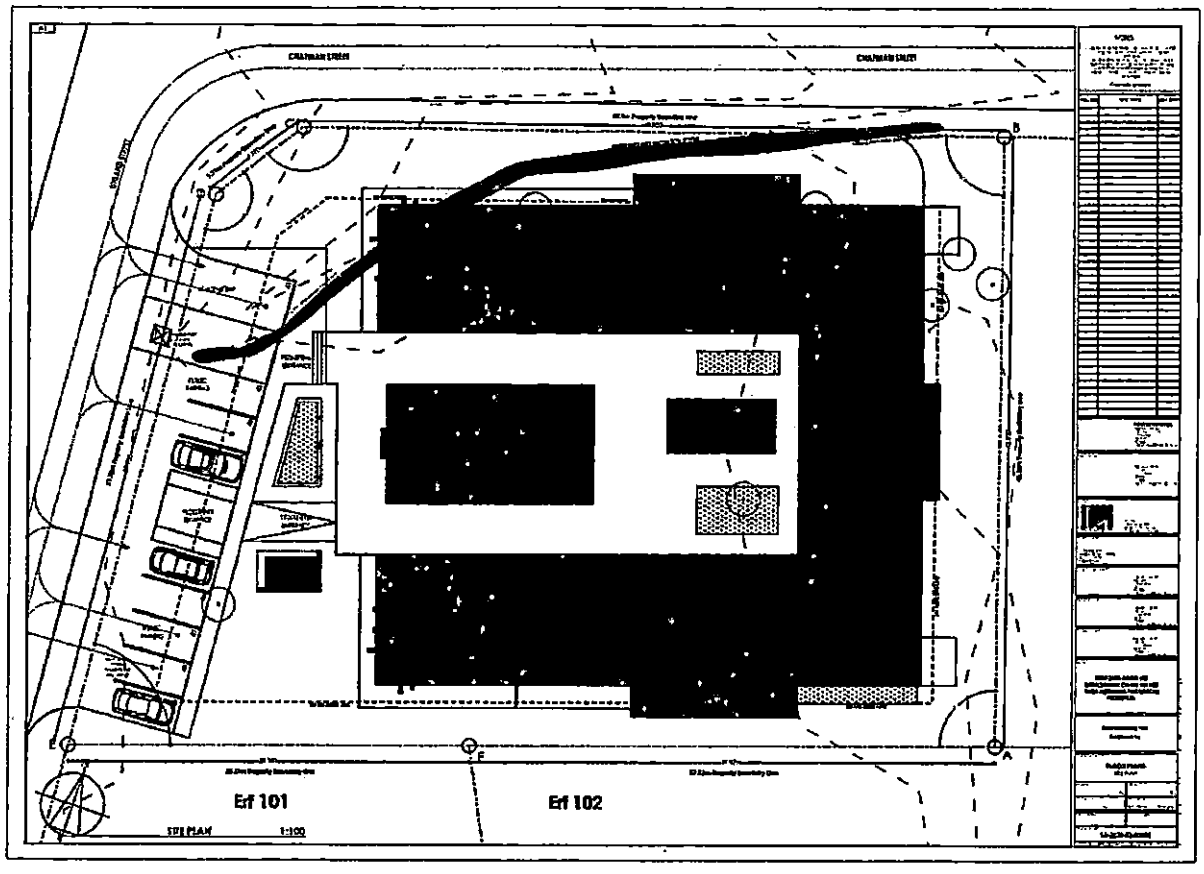


Figure 9: Groundfloor parking layout

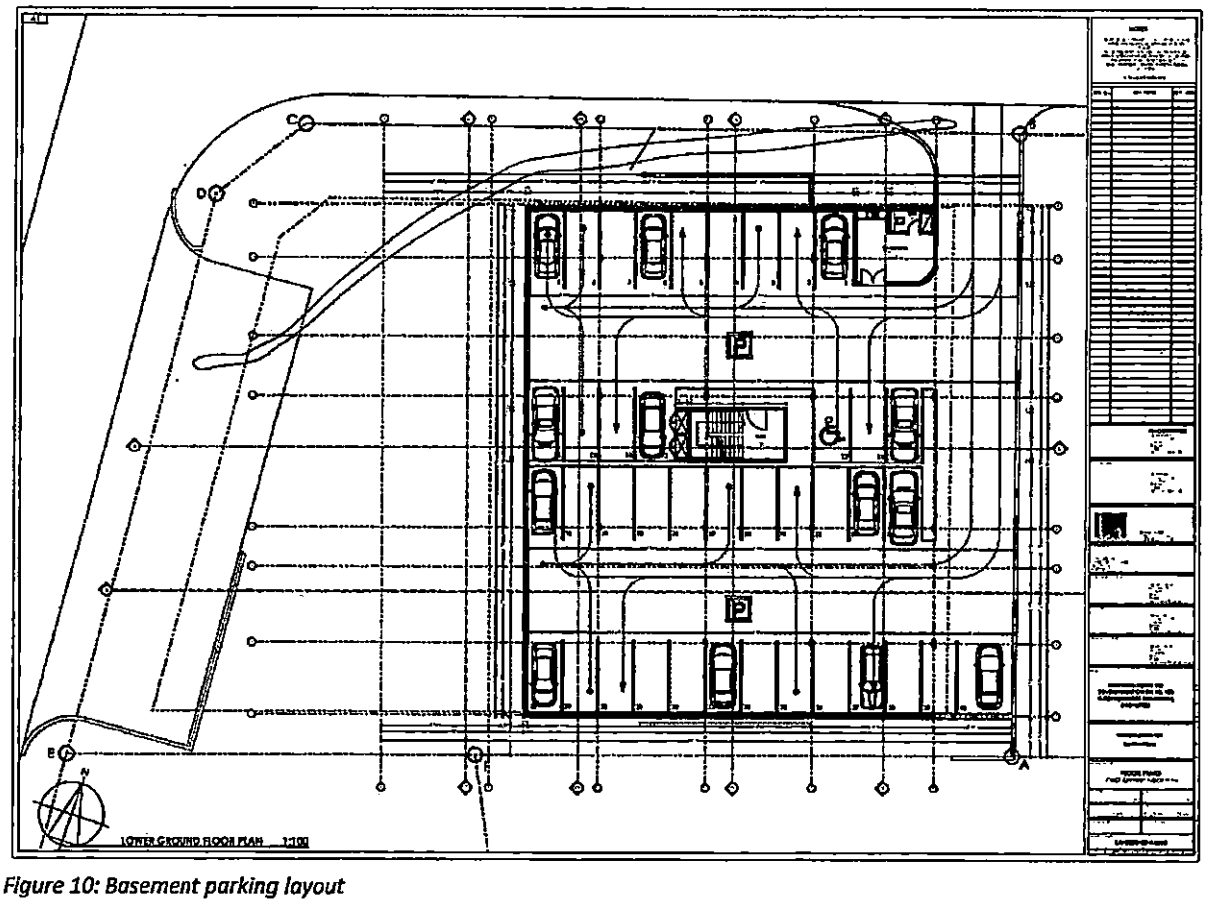


Figure 10: Basement parking layout

Erf Re/103 Klein Windhoek is already connected to the municipal services network. There is an existing storm water drainage channel that will be relocated. These engineering drawings will be submitted to the City of Windhoek during the building plan submission process. Access onto the property for vehicles will be from Chapman Street.

7. Advertising procedures and comments

In accordance with the Urban and Regional Planning Act, 2018 (Act No 5 of 2018), notice of the application will be given to the prescribed persons as well as the public upon receipt of a complete application by Council in terms of section 105 (Section 107, subsection (1)).

Council will be copied on the documents used for the public participation as well as the feedback received.

8. Credit Check and payment of application fees.

As per new requirements, a Credit Clearance was conducted on behalf of the owner of Erf Re/103, Klein Windhoek and the account was in good standing. See copy attached.

See attached proof of the payment of the application fee.

9. Conclusion

Erf Re/103 already has a general residential zoning, which with the current density and erf size means that the owner can develop 5 dwelling units on the property. It is therefore not expected that rezoning to an Office with a bulk of 0.4 and FRB will have a much bigger impact than the current zoning and density.

The revised office policy area of Klein Windhoek was approved by Council as per Council Resolution ***Council Resolution 204/09/2019.*** Erf RE/103 Klein Windhoek is within this extended Office Policy area earmarked for officed with a bulk of 0.4. The intended development is of high quality and a big investment for the owners.

10. Application

Application is herewith made for

10.1 Rezoning of the Remainder of Erf 103 (Nr 14 David Kenneth Kaunda Street) Klein Windhoek from General Residential with a density of 1:500m² to Office with a bulk of 0.4;

10.2 Consent in terms of Table B of the Windhoek Town Planning Scheme to use the erf for a "business building" for medical consulting rooms a pharmacy and coffee shop;

10.3 Consent in terms of Section 23(1) of the Windhoek Town Planning Scheme and Council's Policy to allow for an additional floor area, which shall be for residential use

10.4 Consent to use the erf in accordance with the new proposed zoning while the rezoning is formally being completed since the erf is located in an approved policy area.

10.5 That the cost for any infrastructure requirements required, be deducted from the betterment fee/ development charges

11. Attachments

Attached 5 copies of the following documents:

1	Application by Consultant or Owner of the Erf/ Portion/ Farm on the prescribed form.	Attached
2	Locality and Detailed Sketch Plan (Illustrating the whole boundary of the Local Authority area under which the application is made)	Attached
	Portion Number (s) or Erf number (s) from Surveyor General's Office	**Not applicable**
	Existing Zoning Plan/Zoning Certificate Intended Zoning Plan	Attached
	Parking Layout -	Attached
3	Conditions to be registered (if applicable)	**Not applicable**
4	Special Power of Attorney including Revenue Stamps with relevant initials	Attached
5	Closure Certificate and Environmental Clearance Certificate (if applicable)	**Not applicable**
6	Previous Board approvals (Townships Board or NAMPAB) (if applicable).	**Not applicable**
7	Road Authority approval together with the sketch plan indicating the access point (s) (if applicable)	**Not applicable**
8	A) Copy of Founding Statement (CC 1/2) (if registered in the name of Close Corporation)	**Not applicable**
	B) Copy of Company Resolution (if registered in the name of a Company)	Not applicable (Sole Director) attached
9	Copy of Title Deed or Certificate of Registered Title	Deed of Transfer T200/2007
10	Conditions of Establishment attached to all copies (if applicable)	**Not applicable**
11	Copy of Erf diagram at time of application	Attached
12	Proof of Payment of CoW submission Fee	Attached
13	Credit Clearance Certificate	Attached
14	Council Resolution 204/09/2019 and interim policy area	Attached

Based on the above motivation and supportive documents, it is trusted that the application will favourable considered by Council. Should you need additional information, do not hesitate to contact our office.

Kind regards

Dorette Opperman

FORM 1 OF ANNEXURE 4

MINISTRY OF URBAN AND RURAL DEVELOPMENT

NOTICE OF INTENTION TO APPLY FOR REZONING
TO WHOM IT MAY CONCERN

Please take note that DU TOIT TOWN PLANNING CONSULTANTS
(full names of applicant)

intends to apply to the local authority of City of Windhoek and ~~of~~ the Board*
to rezone Re/Erf 103 (erf number) No. 14 Dr. Kenneth David Kaunda Street (street address) Klein Windhoek
(township area or other area) ~~for~~ from 'office' gen residential' with a density of 1:500 to 'office' with a bulk of 0.4
(details of the amendment concerned)

Please further take note that -

(a) the plan of the erf or land lies for inspection at room ..... of the offices of the authorised planning authority or other local authority or the Board;*

(b) any person having objections to the rezoning concerned or who wants to comment, may in writing lodge such objections and comments, together with the grounds, with the authorised planning authority or other local authority or the Board* ,and with the applicant within 14 days of the last publication of this notice.

The recommendation of the authorised planning authority or other local authority or Board*, if any, and any conditions determined by it with regard to the rezoning concerned are as follows:

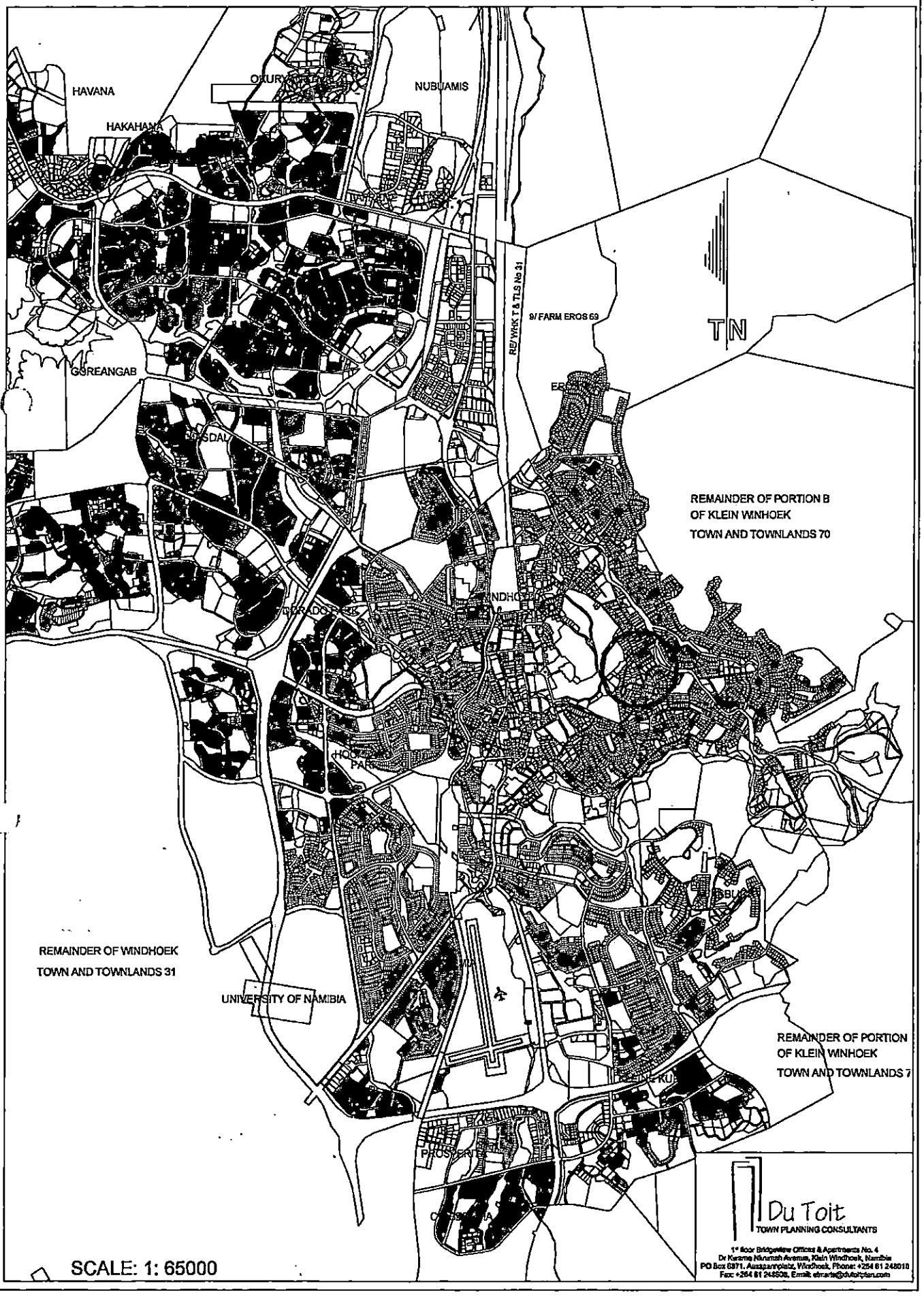
.....

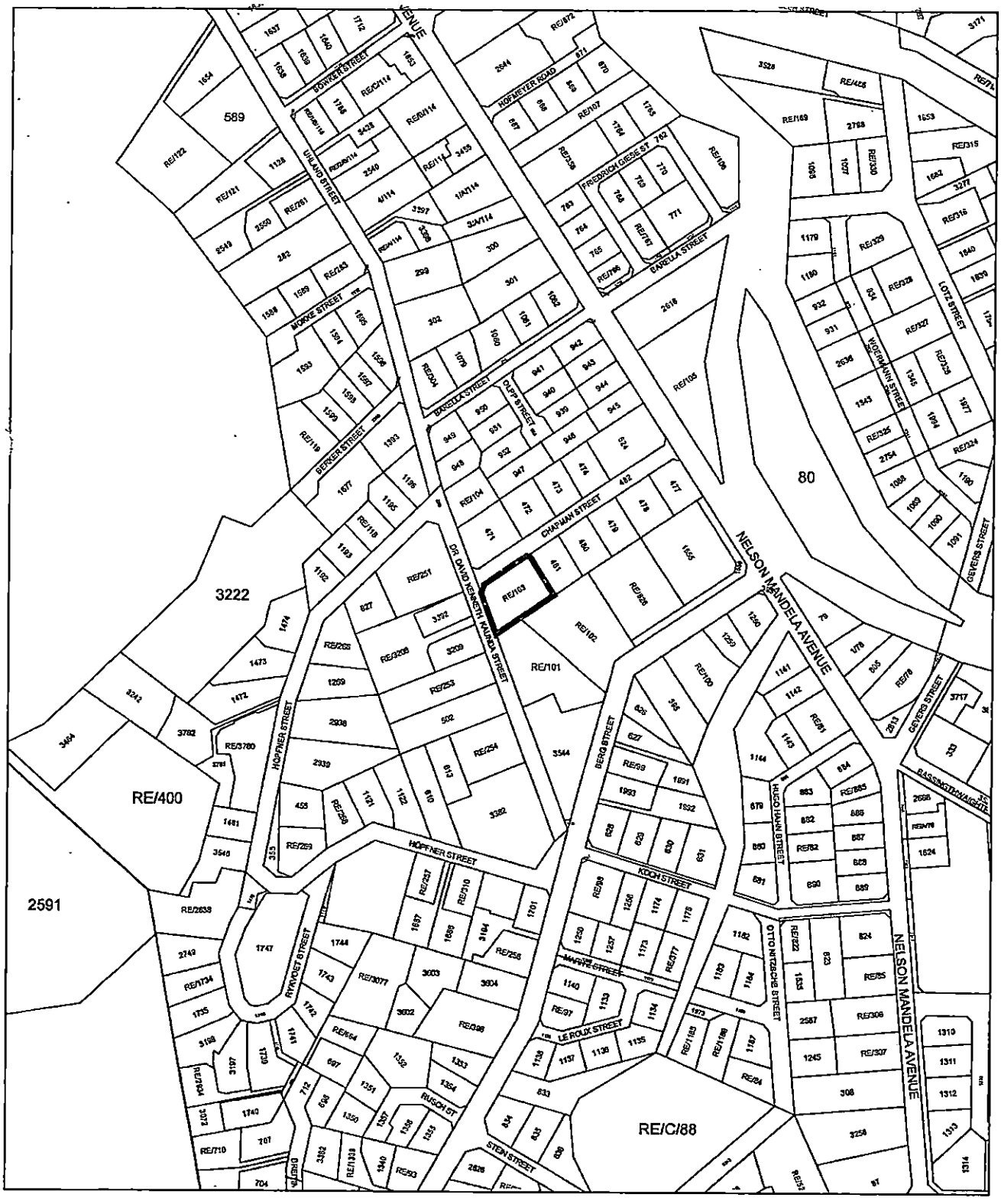
.....

..... 28/09/2022
Signature of applicant Date
Address of applicant: 1st Floor, Bridgeview building, Dr. Kwame Nkrumah Ave Klein Windhoek

* Delete whichever is not applicable.

LOCALITY PLAN : ERF RE/103 Dr. DAVID KENNETH KAUNDA STREET. KLEIN WINDHOEK





Scale: 1/5000

DATE: OCT.2019

PLAN NO. 103KW_L

TN

LOCALITY PLAN OF ERF RE/103
Dr. DAVID KENNETH KAUNDA STREET
KLEIN WINDHOEK

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248508, Email: elmarie@dutoitplan.com

EXISTING BUILDINGS

Scale: 1/2000

DATE: OCT.2019

PLAN NO. 103KW_R

TN

REZONING OF ERF RE/103 KLEIN WINDHOEK
FROM 'GENERAL RESIDENTIAL'
WITH A DENSITY OF 1:500m²
TO 'OFFICE' WITH A BULK OF 0,4

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Auaspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248008, Email: eimarie@dutoitplan.com

Town Planning Certificate No. 1:
Town Planning Scheme Information

948

Ref : 103 KW

Enq : Salome

Tel : 2902372

Applicants Address _____

_____

Telephone Number : _____

Sir / Madam

Erf No: 103

Township : KLEIN WINDHOEK/KLEIN WINDHOEK BLOCKS/LUDWIGSDORF

Street : UHLAND STR

In terms of the Windhoek Town Planning Scheme the following conditions apply to the above mentioned erf.

1. Use Zone : GENERAL RESIDENTIAL — Refer to Table B.
2. Density : 1 DWELLING / 500M² — Refer to Table E.
3. Bulk Factor : 0 10 — Refer to Table F.
4. Coverage : 40 % — Refer to Table G.
5. Erf Size : 2 539 m²
6. Parking : _____

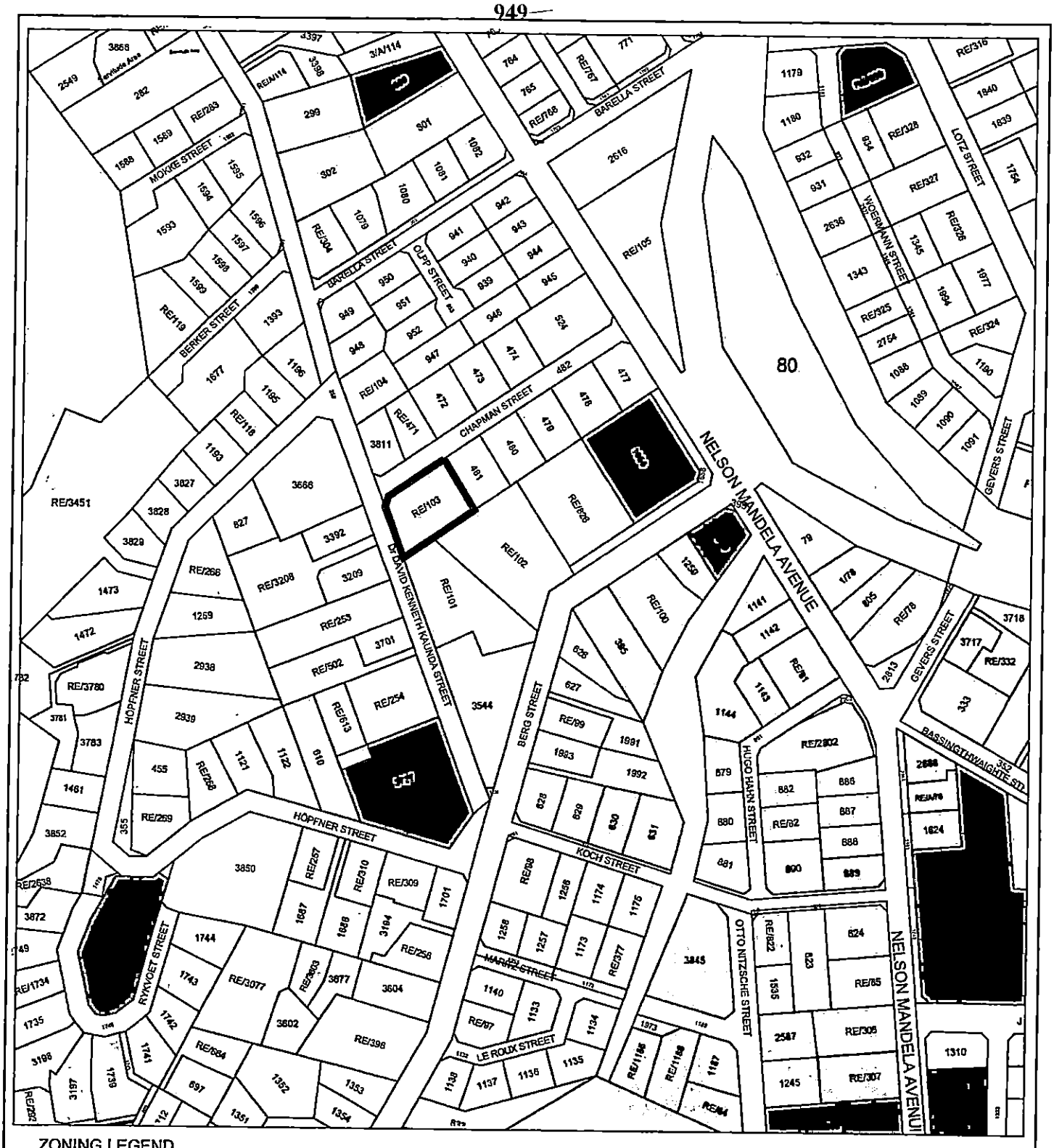
(The parking ratio should be confirmed with the Transportation Department for erven in the business zone, and for restaurants, grouped housing schemes, hotels, bed & breakfasts, resident occupations, places of amusement, social halls and churches)

7. Street Build Lines _____
8. Position Of Buildings : _____
9. Street Address : 14 UHLAND STR
10. Flood Line : _____
11. Height Restriction : _____ Refer to Table J.
12. Street Reservation : _____
13. Other : _____

The TOWN PLANNING SCHEME and MAP are open for inspection on the passage wall of the 7th floor of the town house. The information provided herein must be verified by the applicant by inspection of the Scheme and Map.

Your attention is further directed to any condition which may be registered against your property in the title deeds. You may be required to furnish a certified copy of the title deeds conditions before any building plans are approved.

CITY OF WINDHOEK
DEPT OF URBAN AND INNOVATIVE PLANNING
2019 -12- 03
URBAN PLANNING
BP3


NELSON MANDELA AVENUE
Dr DAVID KENNETH KAUNDA STREET
CHAPMAN STREET
BARELLA STREET
OLPP STREET
BERKER STREET
MOKUKE STREET
HOPFNER STREET
RYKVOET STREET
BERG STREET
KOCH STREET
MARAIS STREET
LE ROUX STREET
HUGO HAHN STREET
OTTO NITZSCHE STREET
WOERMANN STREET
LOTZ STREET
GEVERS STREET
BASSINGTHWAIGHTE STR
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RE/2802
RE/3803
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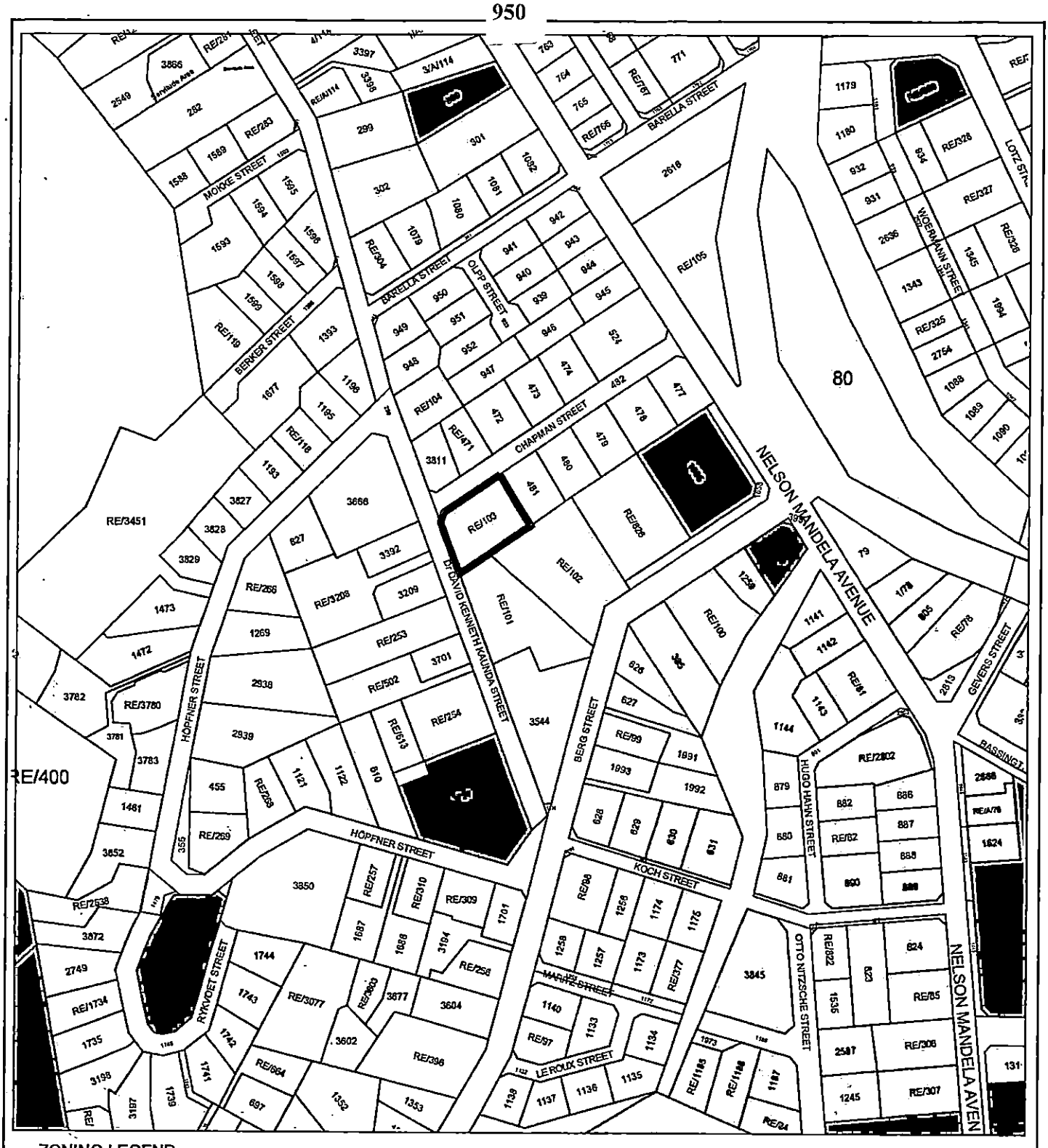


ZONING LEGEND

RESIDENTIAL	BUSINESS	RESTRICTED BUSINESS	PUBLIC OPEN SPACE
GENERAL RESIDENTIAL	OFFICE	UNDETERMINED	INSTITUTIONAL

REZONING OF ERF RE/103 KLEIN WINDHOEK
FROM 'GENERAL RESIDENTIAL' WITH
A DENSITYOF 1:500m² TO 'OFFICE'
WITH A BULK OF 0,4

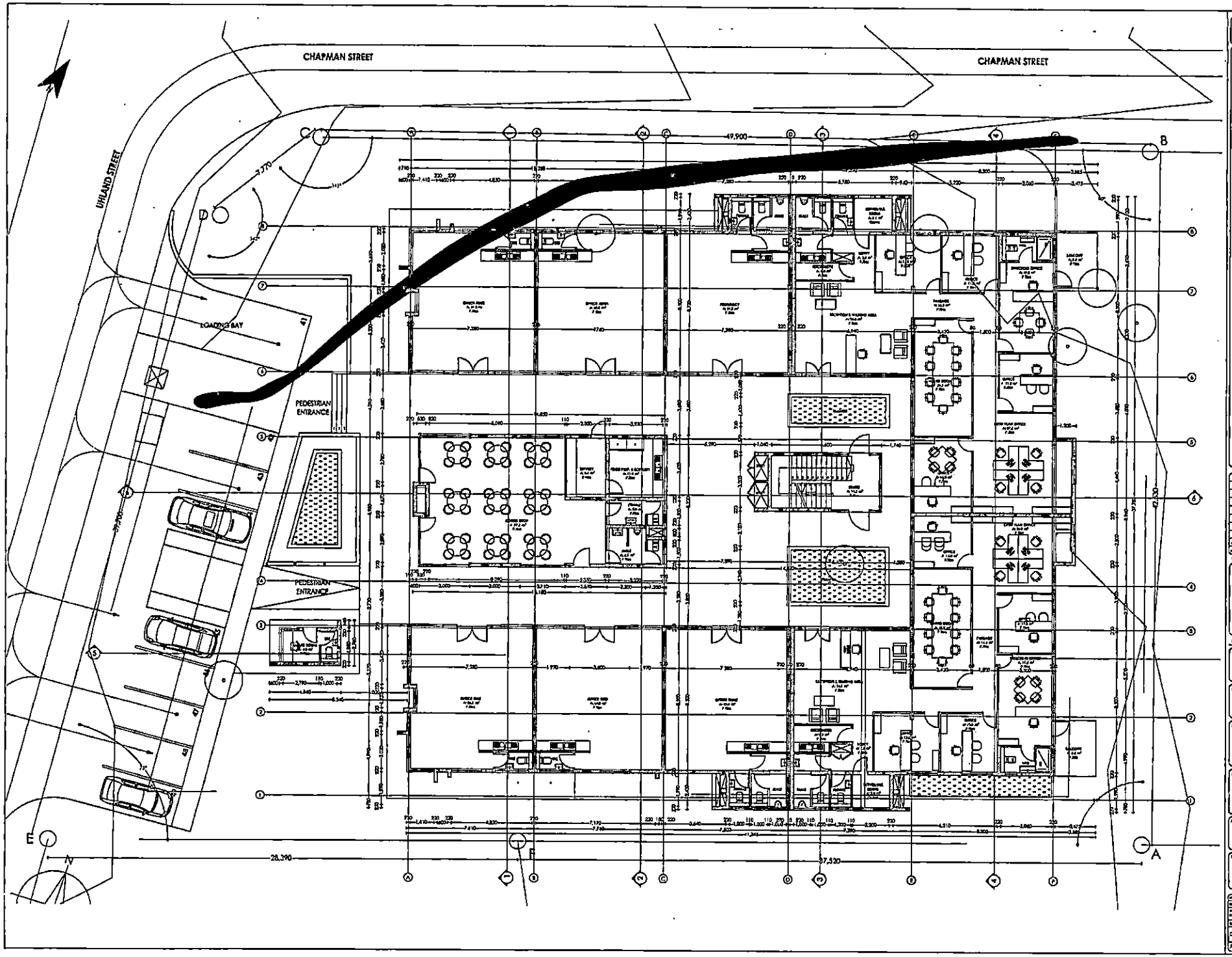
TN

DATE: OCT. 2019

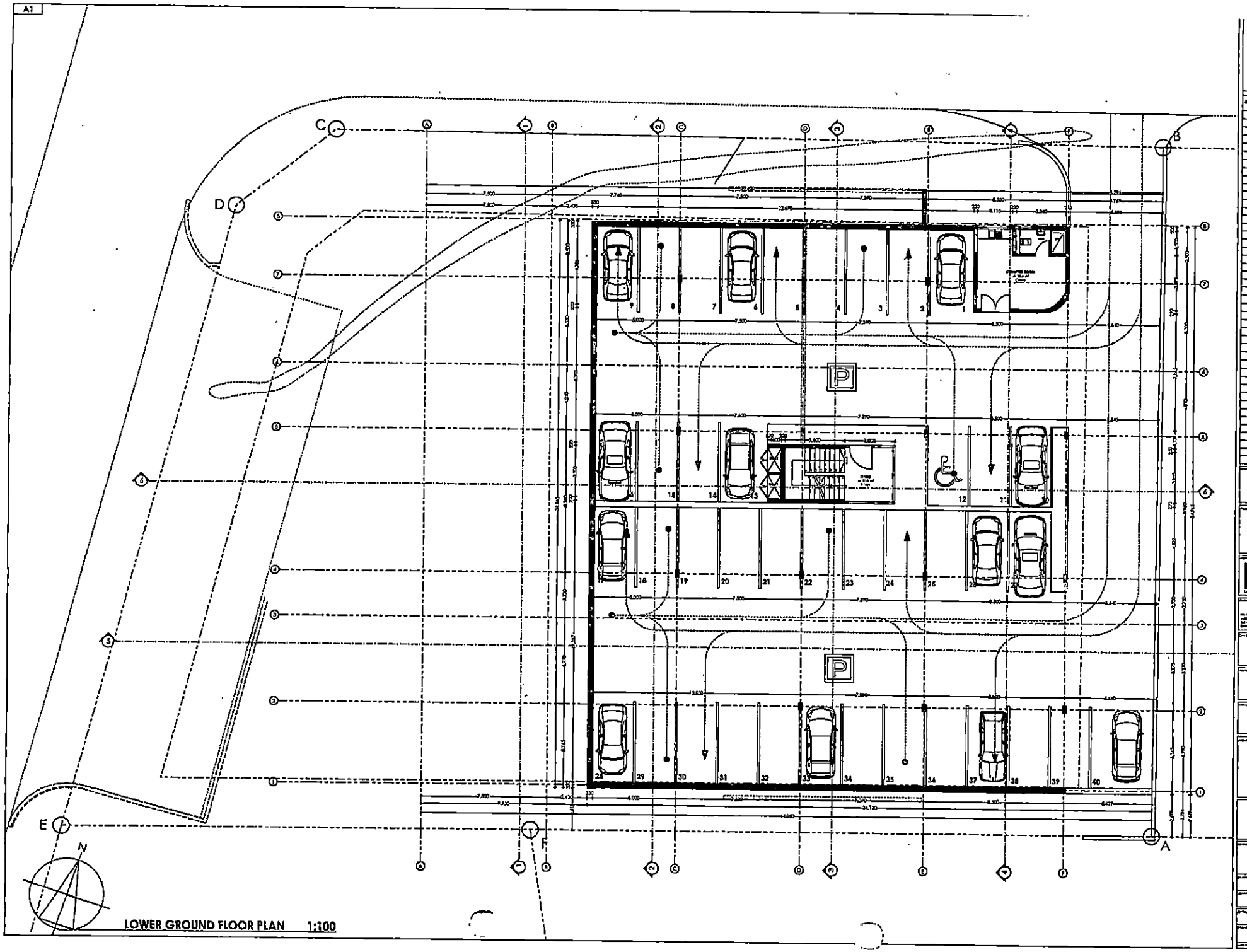
SCALE: 1/4000

PLAN NO. AMS

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 5871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248508, Email: esmarie@dutoitplan.com


CHAPMAN STREET
CHAPMAN STREET
UHLAND STREET
LOADING BAY
PEDESTRIAN ENTRANCE
PEDESTRIAN ENTRANCE
49,900
28,390
37,520
42,300
ALL DIMENSIONS AND LEVELS ARE TO BE VERIFIED ON SITE BY THE CONTRACTOR BEFORE COMMENCING ANY WORK.
951
CLIENT
CONSULTANTS
ARCHITECT
QUANTITY SURVEYOR
DENCHI
DENCHI
PROPOSED MIXED USE DEVELOPMENT ON ERF RE/ 103 KLEIN WINDHOEK FOR DENCHI PROPERTIES
GROUND FLOOR LAYOUT PLAN
DRAWING NO. P1931-GRD 01
REVISIONS A
SHEET SIZE A1

A1



LOWER GROUND FLOOR PLAN 1:100

NOTES:

COPYRIGHT RESERVED

REV. NO.	REV. NOTE	REV. DATE

952

PROPOSED MIXED USE DEVELOPMENT ON ERF 82/103 KLEIN WINDHOEK FOR DENCKI PROPERTIES

DRAWING ISSUED FOR INFORMATION

FLOOR PLANS
LOWER GROUND FLOOR PLAN

P.J. P.J.

1:100 2/11/2020 7:52 AM

LA-2020-02-A1002

A1

CHAPMAN STREET

CHAPMAN STREET

UHLAND STREET

49.9m Property Boundary Line

49,900

7.77m Property Boundary Line

7,770

existing stormwater drainage to be removed

existing storm water drainage to be removed

LOADING BAY

PUBLIC PARKING

PEDESTRIAN ENTRANCE

PEDESTRIAN ENTRANCE

PEDESTRIAN ENTRANCE

PUBLIC PARKING

39.70m Property Boundary Line

39,700

42.53m Property Boundary Line

42,530

3m BUILDING LINE

3m BUILDING LINE

3m BUILDING LINE

3m BUILDING LINE

A

B

C

D

E

F

N

28.39m Property Boundary Line

28,390

37.52m Property Boundary Line

37,520

Erf 101

Erf 102

SITE PLAN 1:100

NOTES:

Copyright reserved

REV. NO.	REV. NOTE	REV. DATE

953

PROPOSED MIXED USE DEVELOPMENT ON ERF RE/103 KLEIN WINDHOEK FOR DENCHI PROPERTIES

DRAWING ISSUED FOR INFORMATION

FLOOR PLANS
SITE PLAN

P.L.

P.L.

1:100

2/11/2020 7:52 AM

LA-2020-02-A1001

SPECIAL POWER OF ATTORNEY

I, the undersigned

DENIS MAXWELL

In my capacity as

Sole Director

duly authorized thereto and acting on behalf of

Denchi Properties (Proprietary) Limited the owner of the Remainder of Erf 103, Klein Windhoek

do hereby nominate, constitute and appoint

Du Toit Town Planning Consultants

with power of Substitution, to be my lawful Agent in my name, place and stead, to make the necessary application to the Windhoek Municipality and the Ministry of Urban and Rural Development (Urban and Regional Planning Board) for the:

rezoning of the Remaining Extent of Erf 103, Klein Windhoek

at the cost of the applicant and generally for effecting the purpose aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes I might or could do if personally present and acting herein – hereby ratifying, allowing and confirm all and whatsoever our said Agent shall lawfully do or cause to be done, by virtue of these present.

Signed at Windhoek this 1st day of September 2022, in

the presence of the undersigned witnesses

WITNESSES:

1. _____

2. _____

_____
SUBSCRIBER

Prepared by me:

CONVEYANCER
LINDA ERASMUS

ORIGINAL
STAMPED
DUTY N$ 18 400,00
FEES

MORTGAGE 19 OCT 2007 (No. B 6749 /2007)
for $ 1 260 000-00 (with preference for
an additional amount not exceeding $ 189 000-00)
DEEDS OFFICE, WINDHOEK.
REGISTRAR OF DEEDS.

8000000076924

DEED OF TRANSFER

T 200 2007

Be it hereby made known

THAT **LINDA ERASMUS**

appeared before me, Registrar of Deeds at WINDHOEK she, the Appearer, being duly authorized thereto by a Power of Attorney granted to her by

QUINTEN JOHN WEBB
Born on 29 MARCH 1956
Married out of Community of Property

dated the 12 DECEMBER 2006 and signed at WINDHOEK

And the said Appearer declared that his Principal had truly and legally sold on the 4 DECEMBER 2006

and that she in her capacity aforesaid did, by these presents, cede and transfer, in full and free property, to and on behalf of

DENCHI PROPERTIES (PROPRIETARY) LIMITED
Registration number 2001/481

Its successors in title or assigns

CERTAIN: REMANING EXTENT OF ERF 103 KLEIN WINDHOEK

SITUATE: In the Municipality of WINDHOEK

REGISTRATION DIVISION "K" KHOMAS REGION

MEASURING: **2539 (TWO FIVE THREE NINE)** Square Metres

FIRST REGISTERED by Government Grant No 7/1922 with Diagram relating thereto,

AND HELD BY Deed of Transfer No T 1695/1986

A. SUBJECT to the following conditions created in the said Government Grant No 7/1922, and imposed by the Government of South West Africa for its benefit, namely: The Administrator may at any time and in any manner and under such conditions as he may think fit, resume for public purposes the whole or any portion of the said land subject to the payment of such compensation as may be agreed upon or in default of such agreement as may be determined by arbitration.

B. FURTHER SUBJECT to the following conditions imposed by the Administrator in terms of section 22 of the Townships Ordinance, 1928, in granting his consent to the subdivision of Erf No 103 Klein Windhoek, and endorsed on Deed of Transfer No 459/1950 dated the 14th July, 1950, namely:

(a) The erf may be used for residential purposes only and not more than one dwelling with the necessary outbuildings may be built thereon.

(b) Except for outbuildings for servants quarters may not be occupied by anyone except the bona fide domestic servants rendering their services on the erf.

(c) The building value of ht main building, excluding outbuildings, nay not be less than N$ 5 000.00.

(d) The erf may not be subdivided without the consent of the Administrator.

WHEREFORE the Appearer, renouncing all the right and title which the said TRANSFEROR heretobefore had to the premises, did, in consequence also acknowledge the said TRANSFEROR to be entirely dispossessed of, and disentitled to, the same, and that, by virtue of these presents, the said TRANSFEREE, and Its successors in title or assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging the purchase price to be the sum of
N$ 1 850 000,00.

Signed at WINDHOEK on 30 JAN 2007

together with the Appearer, and confirmed with my seal of office,

In my presence,

Registrar of Deeds

Signature of Appearer

1. Transfer Duty Receipt No. 103192233
Issued at WINDHOEK
On **17 JANUARY 2007**
for **N$ 148 000.00**

Checked: 1._____ 2._____

2. I, the undersigned LINDA ERASMUS Conveyancer hereby certify in terms of section 78 of Act No. 23 of 1992 that all rates leviable in respect of such immovable property in terms of this Act , and all the fees, charges and charges and other moneys due to the local authority council in respect of any service, amenity or facility supplied to such property in terms of this Act, inclusive of any availability charge and minimum charge provided for in section 30(1)(u) has been paid up to and including the date of registration hereof.

CONVEYANCER

2010-06-01 MORTGAGED (No) B2806 2010

for N$1 350 000-00 (with preference for

an additional amount not exceeding N$202 500-00)

DEEDS OFFICE
WINDHOEK

W.T.S. EISEB
DEPUTY REGISTRAR OF DEEDS

Form CM22

REPUBLIC OF NAMIBIA
COMPANIES ACT, 1973

Revenue stamp or revenue franking machine impression N$2

Notice of Registered Office and Postal Address of Company

[Section 170]

(To be lodged in duplicate upon incorporation and prior to change of addresses)

Registration No. of company 2001/481

Name of Company DENCHI PROPERTIES (PROPRIETARY) LIMITED

(a) The situation of the registered office and the postal address of the above-mentioned company are as follows:

(i) Registered address 24 ORBAN STREET, KLEIN WINDHOEK, WINDHOEK, NAMIBIA

(ii) Postal address P O BOX 30, WINDHOEK, NAMIBIA

(b) The date of the intended changes in the addresses is 7 March 2006

(Both addresses must be furnished at all times)

Date 28 February 2006 Signature

~~Director~~/Secretary/Manager

KPMG
Tel. 264 (061) 276000
Fax 264 (061) 232309 - Box 30
WINDHOEK - NAMIBIA

The changes take effect on

REGISTRAR OF COMPANIES

3/3/2006
DATE

Name of Company DENCHI PROPERTIES (PTY) LTD

Postal address P O BOX 30
WINDHOEK

OFFICE USE

Data processing

(1) Recorded

Date and initials

(2) Corrections

Date and initials

Date stamp of Companies Registration Office

Reproduced under South African Printer's Copyright authority 10184 dated 11 December 1998

Contents of Register of Directors, Auditors and Officers

CM29

Companies Act, 1973, Sec, 216(2), 276, 322(1), 325(1) and 327(1),
COMPANIES REGISTRATION OFFICE
MINISTRY OF TRADE AND INDUSTRY
P.O. Box 21214
WINDHOEK, NAMIBIA

DENCHI PROPERTIES (PTY) LTD

P O Box 30
Windhoek

Registration No. of Company
2001/481

NAMIBIA REVENUE N$2

Return of particulars as at 11 October 2006

I, SWART GRANT ANGULA
(name of director or officer)

state that, the written consent of the directors or officers whose names appear in this return have been obtained on a duly completed form CM 27, the directors or officers are not disqualified under section 218 or 219.

Signed _____ Date: _____

SWART GRANT ANGULA

A Directors

KEY TO PERSONAL PARTICULARS REQUIRED	PERSONAL PARTICULARS
1. Surname	MAXWELL
2. Full forenames	DENIS
3. Former surname and forenames	
4. Identity number or, if not available, date of birth	Year / Month / Day
5. (a) Date of appointment	26 November 2001
(b) Designation	DIRECTOR
6. Residential address	1 BAUER STREET WINDHOEK
7. Business address	44 BISMARCK STREET WINDHOEK
8. Postal address	P O BOX 2484 WINDHOEK NAMIBIA
9. Nationality (if not Namibian)	~~ZIMBABWEAN~~ Namibian
10. Occupation	ENGINEER
11. Resident in Republic (Yes or No)	YES
12. Nature of change in 1 to 6 above and date	NO CHANGE

No. OF CERTIFICATE
2

Share Certificate

No. OF SHARES
100

LISTING PROPERTIES (PROPRIETARY) LIMITED

Issued without stamp duty, being a bona fide share transfer.

This is to Certify

that DENIS MAXWELL

of P O BOX 80352, WINDHOEK

is the Registered Proprietor of ONE HUNDRED ORDINARY SHARES

DISTINCTIVE NUMBERS		NUMBER OF SHARES
FROM	TO	
1	100	100

Fully Paid Shares of ONE NAMIBIAN DOLLAR each, numbered as per margin inclusive, in the above-named Company, subject to the Memorandum and Articles of Association and the Rules and Regulations of the Company.

Given at WINDHOEK this 26TH day of NOVEMBER 2001

CYBER BUSINESS CONSULTANTS CC
P. O. Box 24305
WINDHOEK

SECRETARY

DIRECTORS

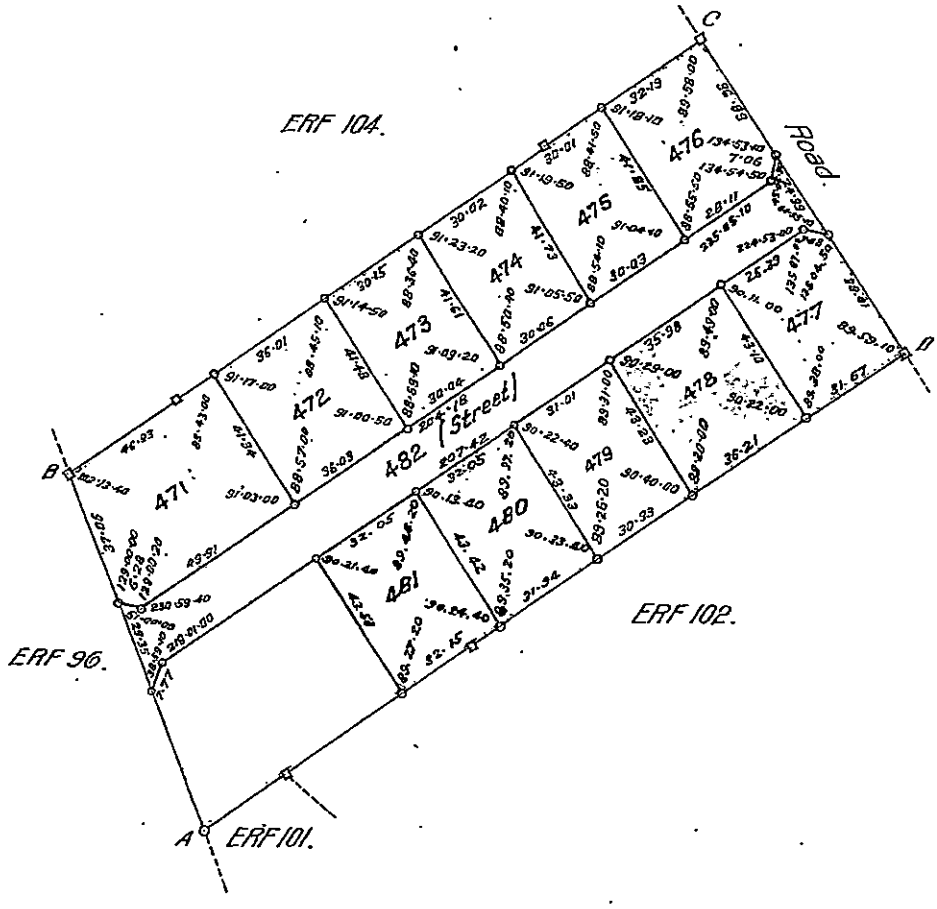
Surveyor-General's Copy

S. G. No. A. 197/2

962

T. N.

Sides.		Angles.	
A B	102·15		
B C	205·41		
C D	99·95		
D A	226·62		



Scale 1 : 2000

The above figure A.B.C.D represents 2 Ha. 15 Ar. 44 Sq. Metres of Land, being Erf No. 103 (formerly Parg. 33), situate in the Township of KLEIN WINDHOEK South-West Africa, as appears on General Plan Sheet No. 2 and bounded as indicated above.

True Extract from General Plan Sheet No. 2 Township of Klein Windhoek. A. G. [illegible] Surveyor-General	This Diagram is annexed to Government Grant No. 7/1922 registered this day. (Sgd.) A. N. Rowan Registrar of Deeds

No.	Portion.	Diag. No.	Ha.	Ar.	Sq.	No.	Ha.	Ar.	Sq.	T.P. No.	Date.	Initials.
1	Erf 482 (Street)	454/51	—	32	88	1	82	56		414/1952	21-5-1952	
2	Erf 471	443/51	—	20	87	1	61	69		415/1952	21-5-1952	
3	Erf 476	448/51	—	13	56	1	48	13		416/1952	21-5-1952	
4	Erf 475	447/51	—	12	54	1	35	59		416/1952	21-5-1952	
5	Erf 472	444/51	—	14	91	1	20	68		417/1952	21-5-1952	
6	Erf 473	445/51	—	12	50	1	08	18		418/1952	21-5-1952	
7	Erf 474	446/51	—	12	52	—	95	66		419/1952	21-5-1952	
8	Erf 479	451/51	—	13	40	—	82	26		254/1953	30-3-1953	for S.G.
9	Erf 478	450/51	—	15	58	—	66	68		348/1953	1-5-1953	for S.G.
10	Erf 477	449/51	—	13	45	—	53	23		411/1953	27-5-1953	for S.G.
11	Erf 480	A452/51	—	13	88							for S.G.
12	Erf 481	A453/51	—	13	96	—	25	39		395/1953	22-5-1953	for S.G.

DEBT MANAGEMENT CREDIT CHECK FORM

Surname MAXWELL First name(s) DENIS

Erf/Stand no RE/103 Township KLEIN WINDHOEK

If company or registered under CC DENCHI PROPERTIES (PTY) LTD

Namibian I. D / Passport no. 571225 10069

Postal address BOX 80268 Township of address WINDHOEK

Physical Residential or Business address NO. 1 BAUER STR KLEIN WH

Tel no (H) Cell 081 127 2529

Acc No: 1255 9636 DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments: Proceed

CITY OF WINDHOEK 2022 -09- 27 CREDIT CONTROL

Acc. Technician Credit Control

Signature Acc. Tech Credit Control

Date stamp

LAND SALES

Comments: Proceed

CITY OF WINDHOEK 27 SEP 2022 Supply Debtors Finance Department

Acc. Technician Land Sales

Signature Acc. Technician Land Sales

Date stamp

ACCOUNTANT LAND SALES:

City of Many Faces

965
INV20 70

CITY OF WINDHOEK

P O Box 59, WINDHOEK NAMIBIA
Telephone No: (061) 290 2911

TAX INVOICE

VAT Reg. Number 2646057-01-5

Invoice Number : INV2019103170	**Date Issued :** 2019/12/04
Account Number : N/A	**Vote Number :** 5000132050048
Name : DENCHI PROPERTIES (PTY) LTD	**Reference Number :** RE/103, KLEIN WINDHOEK
Address : N/A	**System Reference :** INV223094
	Issued By : 17304 - HAIKONDA (D)
	Contact Details : +264 61 290 3517
Description : REZONING OF ERF RE/103, KLEIN WINDHOEK FROM 'RESIDENTIAL' TO 'OFFICE' WITH A BULK OF 0.4	

PAYMENT DUE

Total Amount Excluding VAT	: N$ 3500.00
Total VAT Amount	: N$ 525.00
Total Amount Payable	: N$ 4025.00

INVOICE DETAILS

Department : 5000 - URBAN & TRANSPORT PLANNING

Tariff Code	: N/A
Tariff Description	: N/A
Quantity Provided	: 1
Unit Price	: N$ 3500.00
Tariff Amount Excluding VAT	: N$ 3500.00
Tariff VAT Amount	: N$ 525.00
Tariff Total Amount	: N$ 4025.00
Service Code	: N/A

City of Windhoek Banking Details - Bank: First National Bank - Number: 62012146115 - Branch: 281872

Standard Bank

Receipt

Standard Bank

Transaction with transaction id 32693244 submitted successfully.

NAD **4,025.00**

CITY OF WINDHOEK

FIRST NATIONAL BANK NAMIBIA

62012146115

Transaction ID
32693244

From
DU TOIT

Date
Sep 28, 2022

Payment Priority
Normal

My Reference
COWAppFee Erf Re103KWhk

Their Reference
Re103KWhk Rezoning and consent

Disclaimer

Any confirmation of a transaction must not be constructed as a confirmation of credit into a beneficiary's account
Due to the nature of the internet, transactions may be subjected to interruption, transmission blockout, delayed transmission and incorrect data transmission.
The Bank is not liable for malfunctions in communication facilities not within its control that may affect the accuracy of timeliness of messages and transactions you send.
All transactions are subject to our verification and our normal fraud checks

[Municipal Council Minutes: 2019-09-05]

10.3.11 FNS.9 [UTP] PROPOSED ADDITIONAL POLICY AREAS TO GUIDE DEVELOPMENT IN WINDHOEK (13/2/20))

On proposal by Councillor Ms AK Ashilelo, it was

RESOLVED

1 That the following additional areas be approved as Council Policy Areas (as defined on the maps attached as pages 1112 - 1120 to the agenda) and that bulk and density factors be restricted as indicated until such time as a formal Policy Area study has been completed:

1.1 Okuryangava: Southern portion of Ongava Street (Business Corridor with bulk of 0.4);

1.2 Havana: Erven abutting Outapi Street up to the intersection with Zambia Street (Business Corridor with a bulk of 0.4);

1.3 Katutura: Business Corridor with a bulk of 0.4 on erven abutting Abraham Mashego Street from the intersection with Claudius Kandovazu Street southwards up to the intersection with Ceasar/Mungunda Streets;

1.4 Otjomuise (erven abutting Frankfurt and Cassamba Streets and Erven 2949 to 2961 along Bonn Street);

1.5 Goreangab: Business Corridor with a bulk of 0.4 (western part of Green Mountain Dam Road and erven abutting Matshitshi Street up to Monte Christo Road and up to the intersection with Green Mountain Dam Road);

1.6 Eros Medical Policy Area (Heliodoor Corridor);

1.7 Kenneth Kaunda/Sam Nujoma Policy Area (Klein Windhoek); and

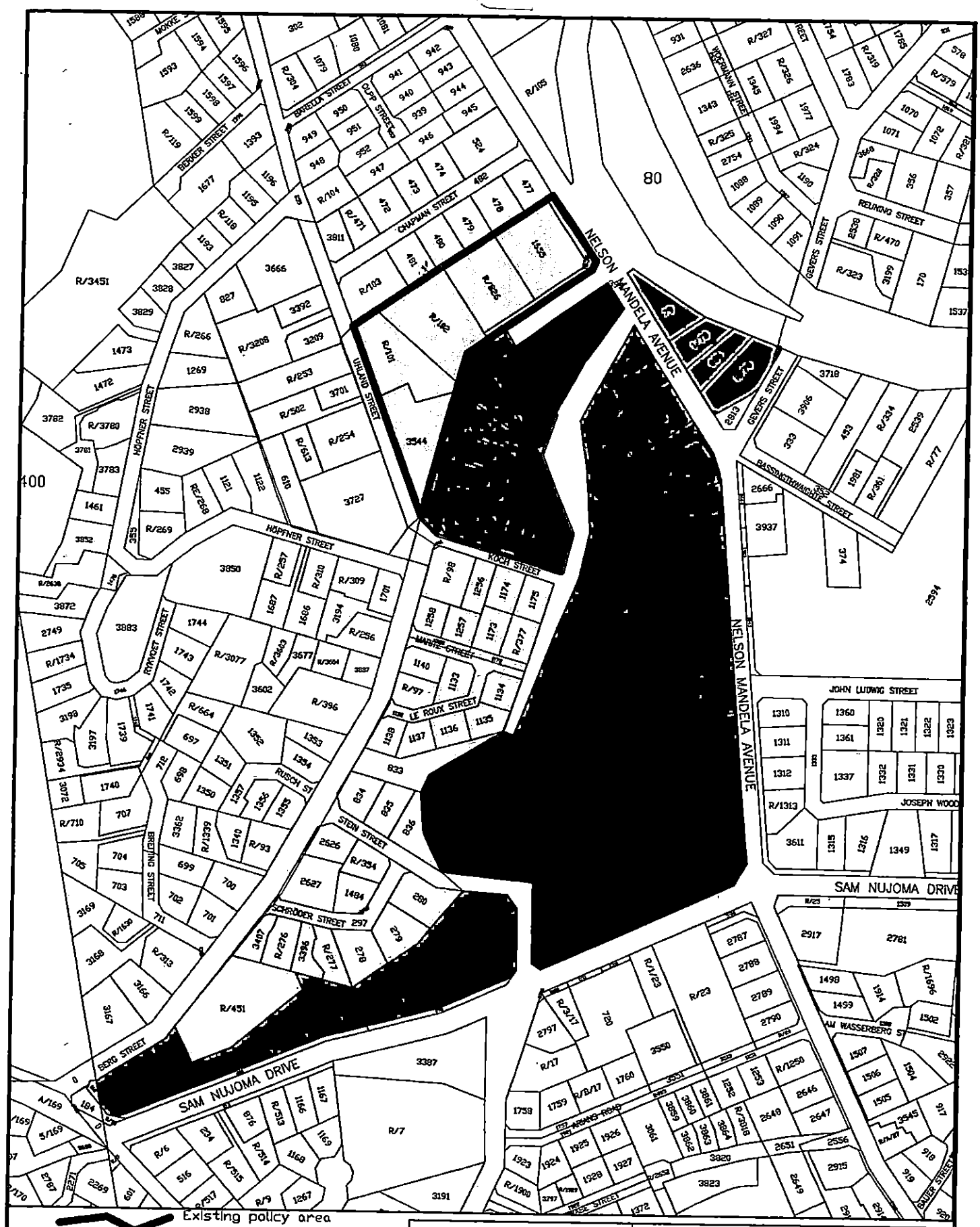
1.8 Hans Dietrich Genscher/Florence Nightingale Policy Area (Khomasdal).

2 That land use changes be restricted to official policy areas as included in Table I of the Windhoek Town Planning Scheme as well as additional policy areas approved until the new Policy Areas have been formally re-designed and approved.

3 That the applicants be responsible for the execution of the necessary infrastructure studies pursuant to the implementation of any Policy Area to ensure that adequate infrastructure is available to support the intended development. [Studies executed to the benefit of Council will be off-set against betterment fees to be recovered from future beneficiaries. The same principle to apply to infrastructure upgrading requirements.]

4 That due to the current outstanding development proposal approvals, the resolution be implemented prior to confirmation of the minutes.

RESOLUTION 204/09/2019



Existing policy area

Existing business with 1.0

Interim Office 0.4/1:250m²

Interim Business 1.0 and 7/250m

Interim Office 0.75 and 250m

Interim Office 1.0 and 250m

File L/		Network: D:_Groups\LS\CJe\GeoCartoDrawings\TownPlanning\OfficePolicyZone0L2013
CITY OF WINDHOEK	Designed pen — Date 2 August 2019	KLEIN WINDHOEK
	Drawn yJo — Date 2 August 2019	Interim POlicy Zones: 2019
	Checked elg — Date 2 August 2019	Scale 1 : 10 000
	Divisional Head 2019	PG2019-01 — REV

969
Du Toit
TOWN PLANNING CONSULTANTS

1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010, Fax: +264 61 248608, Mobile: +264 81 281 0836, Email: elmarie@dutoitplan.com

Enquiries: D Opperman
Tel: +264 81 835 2021
Ref: Re103KW_Letters

BV Investment No. 493 CC
P O Box 588
WINDHOEK

Per email : janet@hejalodge.com

14 November 2022

Dear Sir/Madam

REZONING OF THE REMAINDER OF ERF 103 (Nr 14 Dr Kenneth David Kaunda Street), KLEIN WINDHOEK FROM GENERAL RESIDENTIAL WITH A DENSITY OF 1 DWELLING PER 500m² TO OFFICE WITH A BULK OF 0.4 AND SUBSEQUENT CONSENT APPLICATIONS

In terms of the new, extended Klein Windhoek Office policy area and the subsequent infrastructure study of the policy area, our office is lodging a new application on behalf of the owner of the Remainder of Erf 103, Klein Windhoek, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:

- Rezoning of the Remainder of Erf 103 (Nr 14 David Kenneth Kaunda Street) Klein Windhoek from General Residential with a density of 1:500m² to Office with a bulk of 0.4;
- Consent in terms of Table B of the Windhoek Town Planning Scheme to use the erf for a "business building" for medical consulting rooms, a pharmacy and coffee shop;
- Consent in terms of Section 23(1) of the Windhoek Town Planning Scheme and Council's Policy to allow for an additional floor area, which shall be for residential use
- Consent to use the erf in accordance with the new proposed zoning while the rezoning is formally being completed since the erf is located in an approved policy area

In terms of the new Urban and Regional Planning Act, 2018 (Act 5 of 2018) and the Windhoek Town Planning Scheme, you as the owner of a neighbouring erf are hereby again granted the opportunity to comment on the proposal. We kindly request that you provide us with your comments no later than **30 November 2022.**

Erf Re/103 Klein Windhoek is located on the corner of Chapman and Dr David Kenneth Kaunda Street within the new approved Klein Windhoek policy area. The Erf is zoned 'general residential with a density of 1:500m² and is 2,539m² in extent. There are currently a main house and a flat on the property and it previously had consent for a Bed and Breakfast establishment on the erf for 6 leasable rooms. It is a corner erf and access are currently from Dr Kenneth David Kaunda Street.

Intention: The owner will demolish the current buildings on the property to make way for the new proposed office building, which will consist of a small medical consulting centre (for two doctors, 1 optician and a dentist), a pharmacy and small coffee shop on the property, with a residential component as part of the free residential bulk. Considering the size of the erf, the maximum development potential would be an office building of 1015m² and a residential component of 507m² provided sufficient parking can be supplied.

To provide sufficient parking, a basement parking area is needed where about 40 parking bays can be provided. A small number will be provided on the sidewalk. All parking will be as per the City of Windhoek requirements. The following images provides an indication of the appearance of the intended development.

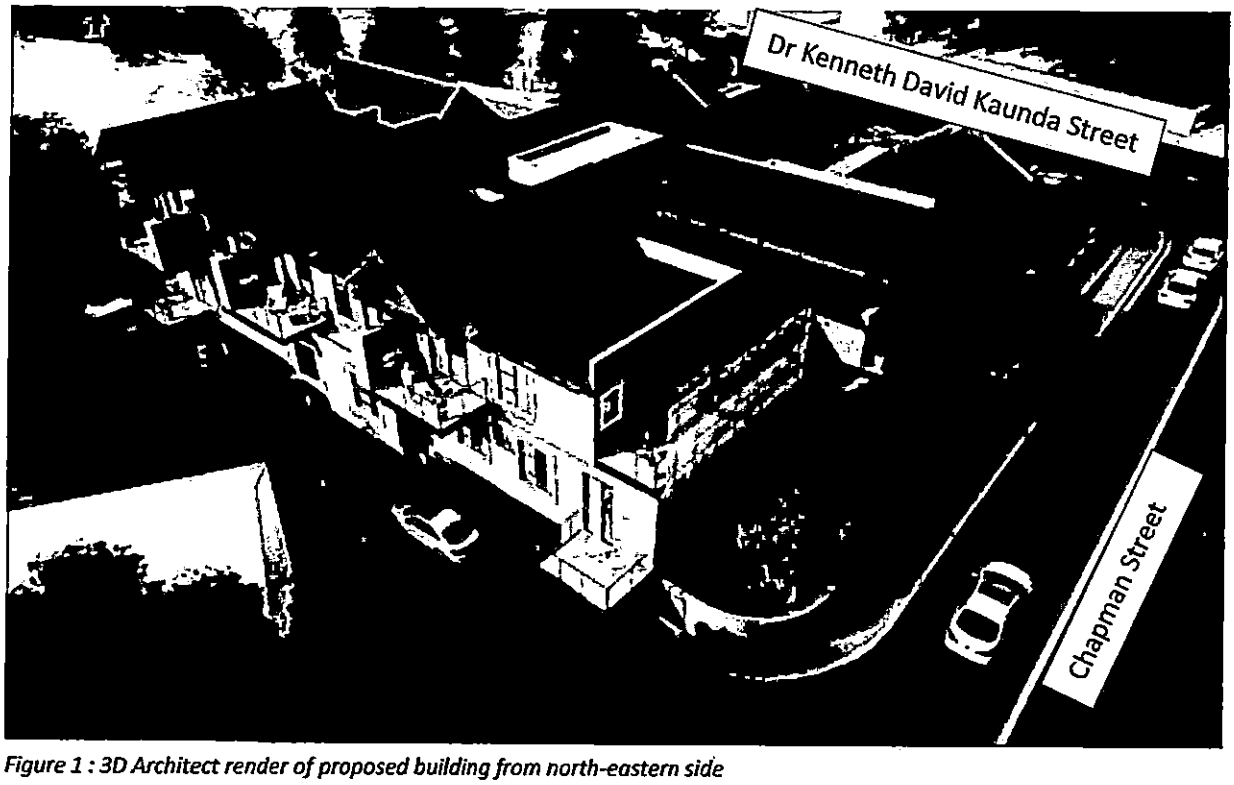


Figure 1 : 3D Architect render of proposed building from north-eastern side

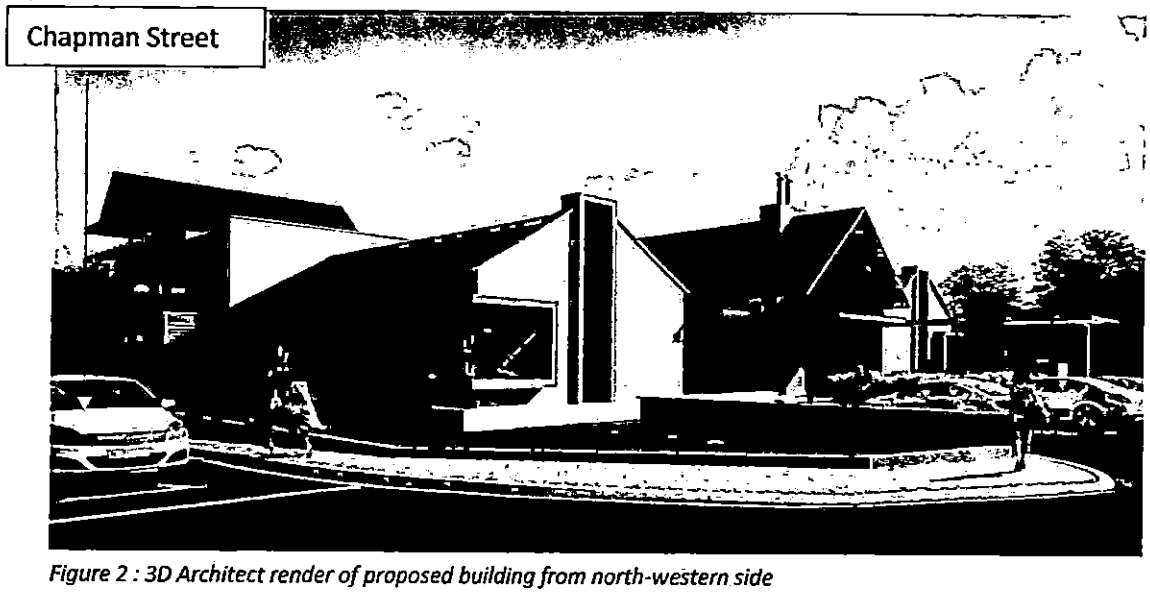


Figure 2 : 3D Architect render of proposed building from north-western side

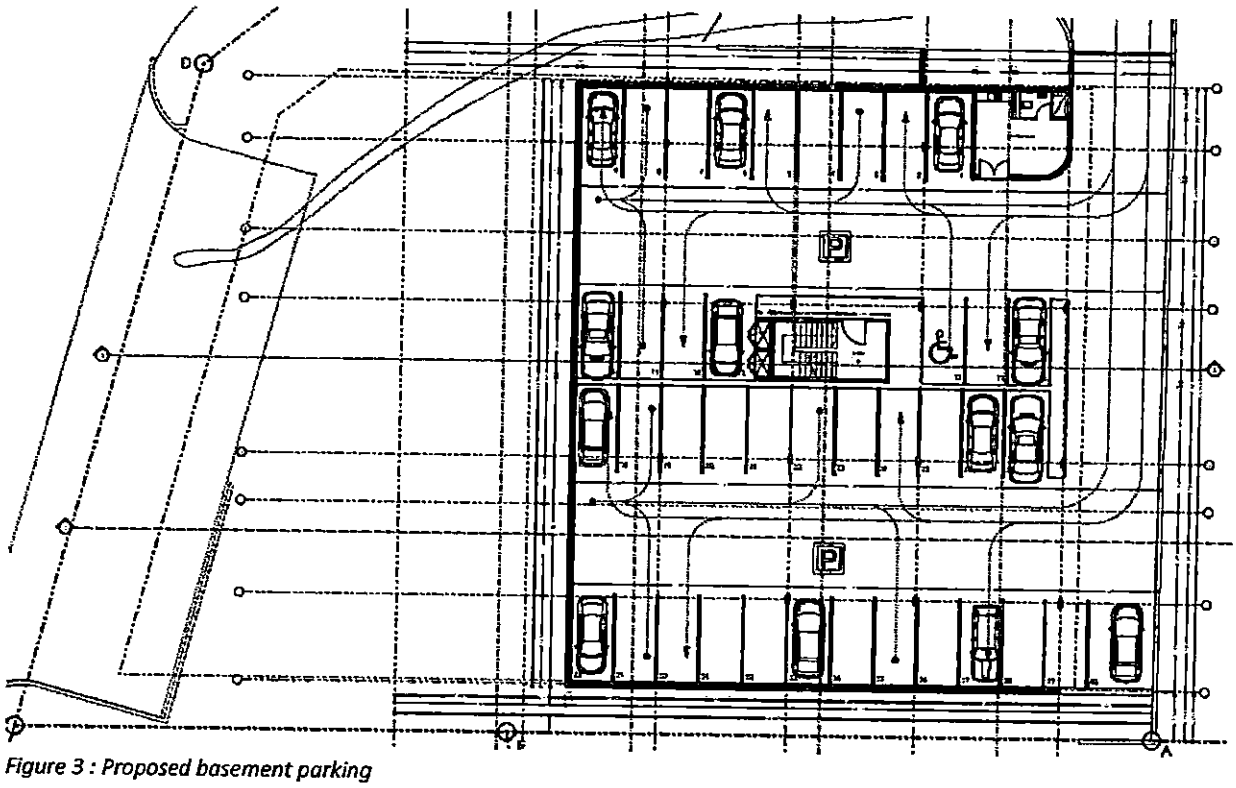
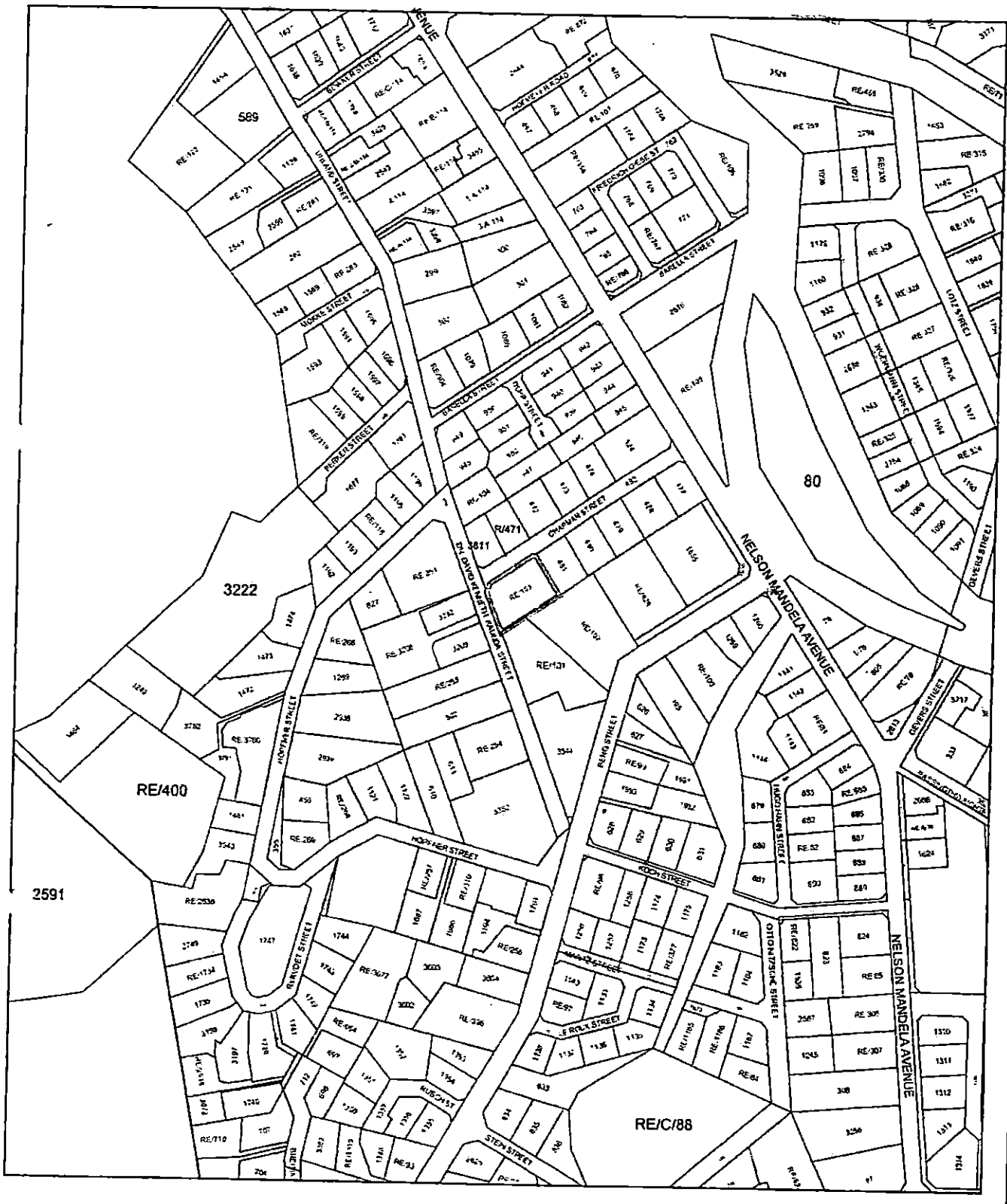


Figure 3 : Proposed basement parking

In light of the above, your comments on the intended application will be highly appreciated. Kindly note that should we not receive any comments by the closing date of **30 November 2022**, we would assume you do not have any objection.

Kind regards

Dorette Opperman



Scale: 1/5000

DATE: OCT.2019

PLAN NO. 103KW_L

TN

LOCALITY PLAN OF ERF RE/103
Dr. DAVID KENNETH KAUNDA STREET
KLEIN WINDHOEK

Du Toit
TOWN PLANNING CONSULTANTS
1st Floor Bridgeview Offices & Apartments No 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 246010
Fax +264 61 245608, Email e-mail@dutoitplan.com

Du Toit
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1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010, Fax: +264 61 248608, Mobile: +264 81 281 0836, Email: elmarie@dutoitplan.com

Enquiries: D Opperman
Tel: +264 81 835 2021
Ref: Erf Re/103KW

The Windhoek City Council
P O Box 59
WINDHOEK

Dear Ms Stella

17 October 2022

ERF OWNERS AND ADDRESSES: Erf Re/103, No. 14 Dr Kenneth David Kaunda Street, Klein Windhoek

Good Day, Ma'am

Could you kindly provide me with the names and addresses (and phone numbers/email addresses where available) of the owners of the following properties, please:

ERF NO	NAME & ADDRESS	TEL/EMAIL
3811 KW Chapman Street	A BURGER ADROLIXB@GMAIL.COM	0813559878
Re471 KW Chapman Street	A STEINKOPFF PVALMUT@MWEB.COM.NA	0812422776
472 KW Chapman Street	W PREUER SWUG1@IWAY.NA	(061)222475
481 KW Chapman Street	EMEMLOUN@HOTMAIL.COM CHAPMAN 481 CC	(061)250649 0813236915
Re102 KW Berg Street	ISMONYIN@GMAIL.COM BODY CORP HAMBURG COURT	
Re/101 KW Dr Kenneth David Kaunda Street	LH HENTSCHEL	P.O. BOX 904 WINDHOEK.

3209 KW Dr Kenneth David Kaunda Street	JANET@HEJALODGE.COM JD BN INVESTMENT NO 493 CC	081148337 0811222280
Re/3208 KW Dr Kenneth David Kaunda Street	HASSELTANDREA@GMAIL.COM KLE HASSELT	(061) 227211. 0812164203
3392 KW Dr Kenneth David Kaunda Street	CITY OF WINDHOEK	
3666 KW Dr Kenneth David Kaunda Street	F. FREDERICKS FFF2@AFOL.COM.NA	

Thank you
Dorette Opperman

ERF Re 103 KW

LIST OF REGISTERED ITEMS POSTED

by DU TOIT TOWN PLANNING CONSULTANTS

NAMPOST

Sender's reference no.	Addressee's name and address	Registration no.
Re/471 KW	A. Steinkopff PO Box 6053 Ausspannplatz	RR 014 222 360 NA
472 KW	W. Preuer PO Box 5887 Ausspannplatz	RR 014 222 373 NA
Re101KW	L. H. Hertschel PO Box 904 Windhoek	RR 014 222 387 NA

Studio DRM 13647

Number of items 3

Received by Jo G

Date stamp

No compensation will be considered unless enquiry regarding this postal article is made within one year after the date of posting.

Erf Re103, Klein Windhoek					
	Erf Number	Street address	Name	Telephone	Email
Objections received	473	Chapman Street	Gudrun Gongoll	811296683	bingo@afol.com.na
	472	Chapman Street	W Preuer	061 222475	swugi@iway.na
	Re471	Chapman Street	A Steinkopff	812422776	pvalmut@mweb.com.na
	481	Chapman Street	M M Louw	811289695	ememlouw@hotmail.com
	946	Olp Street	H & J Von Alvensleben	811291221	wjw@iafrica.com.na
	Re102	Berg Street	Hamburg Court BC	817300414	ismonyvw@gmail.com
			K Lombard - Unit 1	811277712	zouna@iway.na
			M Prickett - Unit 10 & 12	812716144	maike.prickett@gmail.com
			Nina Lampbrecht - Unit 2 & 9	812757273	lampl@iway.na
			F O Nel - Unit 5	812780303	fnel@hollardnam.com
	480	Chapman Street	Paul Dreyer	244938023421	pauld@maxnet.ao
No objections	3666	Dr Kenneth David Kaunda Street	F Frederiks	811281985	frankiefred@gmail.com
	3209	Dr Kenneth David Kaunda Street	J Dresselhaus	811281199	janet@hejalodge.com
	Re101	Dr Kenneth David Kaunda Street	L H Hentschel	852613271	hentschelhermann@gmail.com

Market Watch Kleinadve 977 sies • Classifieds

SPERTYE: 13:00 TWEE WERKSDAE VOOR PLASING
DEADLINES: 13:00 TWO WORKING DAYS PRIOR TO PLACEMENT

TEL: 061*297 2175 FAX: 061*239 638
EMAIL: classifieds@synergi.com.na

Geen advertensies sal telefonies aanvaar word nie.
No advertisements will be accepted telephonically.

INHOUDSOPGAWE / CONTENTS

001	Sterfgevalle	001	Death Notices
002	In Memoriam	002	In Memoriam
003	Dankbetuigings	003	With Gratitude
004	Verlore	004	Lost
005	Kennisgewings	005	Notices
006	Persoonlik	006	Personal
007	Opleiding	007	Training
008	Betrekkings gevra	008	Employment Wanted
009	Vakatures	009	Vacancies
010	Spesiale dienste	010	Services
011	Gelukswensings	011	Congratulations
012	Eiendomme	012	Properties
013	Bou en verf	013	Construction
014	Akkommodasie	014	Accommodation
015	Te huur gevra	015	Wanted to Let
016	Te huur	016	To Let
017	Kommersieel te huur gevra	017	Commercial Wanted to Let
018	Kommersieel te huur	018	Commercial to Let
019	Kommersieel te koop gevra	019	Commercial Property to Buy
020	Kommersieel te koop	020	Comm. Property for Sale
021	Allerlei te koop gevra	021	Goods Wanted to buy
022	Allerlei te koop	022	Goods for Sale
023	Diere	023	Animals
024	Motorfietse en fietse	024	Bicycles and Motorcycles
025	Motors	025	Vehicles
026	Vragmotors en sleepwaens	026	Trucks and Trailers
027	Huise te koop gevra	027	Residential Prop. to Buy
028	Huise te koop	028	Residential Prop. for Sale
029	Besighede	029	Businesses
030	Plase te koop gevra	030	Farms Wanted to Buy
031	Plase te koop	031	Farms for Sale
032	Veilings	032	Auctions
033	Erwe te koop gevra	033	Erven Wanted to Buy
034	Erwe te koop	034	Erven for Sale
035	Regskennisgewings	035	Legal Notices

RATES & DEADLINES

To avoid disappointment of an advertisement not appearing on the date you wish, please book timeously. Classified smalls, notices and display smalls: 13:00, two working days prior to placing.
A handling fee of 15% is payable on cancellations received in writing by 13:00 two days before scheduled publication. No cancellation will be accepted if received after this deadline.

RATES:
(Monday - Friday)
- Classifieds Smalls: N$95.45 for the first 20 words and N$2.40 (15% Vat included) for every word thereafter
- Display Smalls: N$103.10 per col/cm (15% Vat included)
- School notices: N$66.70 (15% Vat included) per col/cm
- Churches: N$66.70 (15% Vat included) per col/cm
- Sport Clubs: N$66.70 (15% Vat included) per col/cm
- Births, engagements, marriages, deaths, In memoriam: N$66.70 (15% Vat included) per col/cm
- Legal Notices: N$633.65 for the first 300 words and N$2.40 (15% Vat included) for every word thereafter

CONDITIONS OF ACCEPTANCE:
Republikein reserves the right to withhold or cancel any advertisement order that has been accepted. Republikein accepts no liability for failure to publish an advertisement received by telephone.

ERRORS:
Please report errors immediately. Republikein accepts no responsibility for more than one incorrect insertion of any advertisement of any cost beyond the cost of the space occupied by the faulty advertisement. No re-publication will be given due to small typographical errors which do not lessen the effectiveness of the advertisement. Republikein does not accept responsibility for misprestentation in advertisements.

BOOK & PAY FOR YOUR CLASSIFIED ADS ONLINE

Visit https://classifieds.sy.na " log in via your my.na account and follow the easy steps to upload your classified ad.

Occupational therapists (OTs) focus on promoting health and well-being by enabling people to participate in the everyday occupations of life. Occupational therapy services can be used to meet the specific and individual needs of students with disability that affect what they need to do at school

009 Vakatures / Vacancies

MEGA SHADE is looking for sewer men for an industrial sewing job in Windhoek. Contact: 061-249097
DM0202200406350

VACANCY AT ANGELS FUNERAL SERVICES: Position: Gobabis Branch Manager:
Duties and Responsibilities: Oversee the sales of the branch according to target, identify new business and sales opportunities, assist Client in the quotation and selling process, plan, schedule and coordinate burials and cremations, maintain stock of the branch, ensure adequate record keeping and control measures, implement internal operational processes and procedures, manage staff levels
Job Requirements: Excellent communication and sales skills, excellent operational and execution skills, at least 3 years' experience in a management position, funeral industry experience will be advantageous
Please send CV tocv@angelsnamibia.com
Closing date 4 November2022
DM0202200406361

013 Bou en verf / Construction

SPECIALS, SPECIALS, SPECIALS! Adriaan Oberholzer. Building & renovations. Specializes in roof sealing, painting, plumbing, building, paving, welding, etc. Call 081-4909420.
DM0202200406319

016 Te huur / To Let

EAGLE ROCK COMPLEX: 2 bed room, 1 bathroom secure flat. Not pet friendly. Water and Electricity excluded. Rent N$8500, deposit N$8500 (payable in installments). Available end of October Contact: 081-2847960
DM0202200406339

TO LET: Moth Centre (Maerua Mall)- Upmarket 1 bedroom flat on first floor Under roof parking N$ 7,000 available December. Khomasdal Gladiator Court- Spacious 2 bedroom duplex flat Full bathroom Courtyard N$ 7,000 available1 January Contact- Annelize0811285451
DM0202200406345

NUBUAMIS HILLS PLOT, 4 Slaapkamer woonstel te huur. Skakel 081-2622267.
DM0202200406230

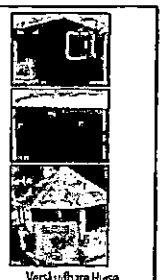
KLEIN WINDHOEK - VON ECKENBRECHER STREET. Garden flat: 2 Bedroom, bathroom, separate toilet, open-plan kitchen and lounge, shade port. Rent N$8 500 pm, 1 month's deposit Call 081-1284900
DM0202200406287

022 Allerlei te koop / Goods for Sale

DEMO UNITS GALORE clearance sale. to accommodate new models all units used for shows and exhibitions
Kleinbaas boskos Mill electric N$65000
Mini mixer electric N$48000
Sakkie boskos Mill diesel key start stationery N$48 000
3 ton/ hr mahangu thresher diesel, key start. mobile N$118 000
1 ton Multi crop thresher mobile diesel, key start. N$75000
081-2917214 081- 2592745
DM0202200406219

ELECTRICAL SPLIT BOX N$2000, Big wooden doorN$250 and aluminum window frames, cut pieces and glasses N$2500. Contact: 081-6073274

022 Allerlei te koop / Goods for Sale



- Verskuifbare Huise
- Snikhuise en houthuise dwarsoor Namibia
- Enige grootte

Kontak: 081 462 3700

JOE'S BEERHOUSE CAR BOOT SALE: 29 October- It's the place to go & the prices are so low! Clothing only FROM 8h00-11h00
DM0202200406304

025 Motors / Vehicles

BUSES FOR SALE: 2x Scania 45-seaters with air-cons. Offers will be accepted. Contact 081-2354803 or 061-210779.
DM0202200406172

027 Huise te koop gevra / Residential Prop. to Buy

MLG REAL ESTATE CC urgently needs houses to sell or let in all areas of Windhoek. Call Manfred at 081-2473803
DM0202200406126

028 Huise te koop / Residential Prop. for Sale

ON SHOW - SUNDAY:30 OCTOBER FROM 9AM to 3PM Price N$570,000. Lock Up and Go for Sale in 24 Hour
Otjomuise Community Lifestyle Estate with 2 bedrooms, 1 bathroom, open plan kitchen/living area and parking.
Contact Tresia 081 652 6572 for viewing. YellowSquare Properti
DM0202200406388

FOR SALE- OTJOMUISE (MAINSTAY COMPLEX): renovated 2 bedroom ground floor unit Courtyard, carport N$ 580,000 Annelize 0811285451
DM0202200406328

029 Besighede / Businesses

ABRIKI CONSTRUCTION & ELECTRICAL: Electrical installations, geyser installations and repairs, solar installations, painting and roof sealing. Call 081-2091378.
DM0202200406300

034 Erwe te koop / Erven for Sale

NEW DEVELOPMENT: 10 Minutes before Windhoek: Choose your plot and let's build your dream house for you. Prices range from N$895 000 for 2 bedrooms, 1 bathroom. Pre-approved clients contact us: +264 814 639 417
DM0202200406099

Market Watch
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035 Regskennisgewings / Legal Notices

REZONING OF THE REMAINDER OF ERF 103 (Nr 14 Dr David Kenneth Kaunda Street), KLEIN WINDHOEK FROM GENERAL RESIDENTIAL WITH A DENSITY OF 1 DWELLING PER 500m² TO OFFICE WITH A BULK OF 0.4 AND SUBSEQUENT CONSENT APPLICATIONS. DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owner of the Remainder of Erf 103, No. 14 Dr David Kenneth Kaunda Street, Klein Windhoek, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:
* Rezoning of the Remainder of Erf 103 (Nr 14 David Kenneth Kaunda Street)Klein Windhoek from General Residential with a density of 1:500m² to Office with a bulk of 0.4;
* Consent in terms of Table B of the Windhoek Town Planning Scheme to use the erf for a "business building" for medical consulting rooms, a pharmacy and coffee shop;
* Consent in terms of Section 23(1) of the Windhoek Town Planning Scheme and Council's Policy to allow for an additional floor area, which shall be for residential use
* Consent to use the erf in accordance with the new proposed zoning while the rezoning is formally being completed since the erf is located in an approved policy area
Erf Re/103 Klein Windhoek is located on the corner of Chapman and Dr David Kenneth Kaunda Street within the new approved Klein Windhoek policy area. The Erf is zoned "general residential with a density of 1:500m² and is 2,539m² in extent. There are currently a main house and a flat on the property and there was previously consent for a Bed and Breakfast establishment on the erf for 6leasable rooms. It is a corner erf and erves are currently from Kenneth Kaunda Street. There is a slight downward slope towards Nelson Mandela. The owner will demolish the current buildings on the property to make way for the new proposed office building, which will consist of a small medical consulting centre (for two doctors, 1 optician and a dentist), a pharmacy and small coffee shop on the property, with a residential component as part of the free residential bulk. Considering the size of the erf, an office building of 1015m² and a residential component of 507m² may be developed provided sufficient parking can be supplied. The intention is to have a basement parking area where about 40 parking bays can be provided. A small number will be provided on the sidewalk. All parking will be as per the City of Windhoek requirements.
Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.
Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14days of the last publication of this notice (final date for objections is 18November 2022).
Should you require additional information you are welcome to contact our office
Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel 061-248010
Email planner1@dutoitplan.com

035 Regskennisgewings / Legal Notices

REZONING AND CONSENT: ERF 8275, NO. 29 ANTON LUBOWSKI STREET, WINDHOEK FROM 'RESIDENTIAL' 1 DWELLING PER ERF TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:500m² DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owner of Erf8275, Anton Lubowski Street, Windhoek, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:
* Rezoning of Erf 8275, No. 29 Anton Lubowski Street, Windhoek from 'residential' with a density of 1 dwelling per Erf to 'general residential' with a density of 1 dwelling per 500m²
* Consent for a three storey building on a residentially zoned erf. Erf 8275, situated at No. 29, Anton Lubowski Street, in 'Luxury Hill' neighbourhood measures 2687m² and is zoned "residential" with a density of 1dwelling per Erf which means that only one residential dwelling is allowed on the erf. The current dwelling is old and in dire need for upgrading and or replacement. The Erf, due to its size of 2687m2, is underutilized with large areas of vacant space.
The land is situated above street level with an upward slope to the back. The property takes access from Anton Lubowski Street.
It is thus the intention of the owner to demolish the existing dwelling and to replace it with 5 modern dwelling units contained in one structure of 3 storeys. As the erf is sloping towards the street it is the intention to excavate the erf to provide for a basement with parking garages and storerooms as well as 3 additional floors for residential units above the basement level. The first and second floor will accommodate 2 residential units each with one residential unit on the third floor. The units will be luxury apartments ideal for people that prefer lock-up-and-go living units or have continental lifestyles and are only in residence in Namibia for some months.
To achieve this, Erf 8275 needs to be rezoned to 'general residential' with a density of 1 dwelling per 500m² and consent requested for a three storey building on a residential zoned erf. It is not expected that the rezoning the Erf as proposed will impact negatively on the residential character of this neighbourhood as the proposed development will be of an upmarket nature, similar in standard to the surrounding dwellings and designed to fit in with residential character and natural ambiance of the area. The steep topography allows for the intended design and low impact the new residential units will have on the neighbourhood.
Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr Kwame Nkrumah Avenue, Klein Windhoek.
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AUSSPANNPLATZ
WINDHOEK
Tel 061-248010

035 Regskennisgewings / Legal Notices

CONSENT TO USE THE REMAINDER OF ERF 526, KLEIN WINDHOEK FOR 'INSTITUTIONAL' PURPOSES FOR AN 'END-OF-LIFE CANCER HOSPICE' DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owner of the Remainder of Erf 526, No. 3 Jan Jonker Road, Klein Windhoek, in terms of the stipulations of the Urban and Regional Planning Act 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:
Consent in terms of Table B of the Windhoek Town Planning Scheme to use the Remainder of Erf 526, No. 3 Jan Jonker Road, Klein Windhoek for institutional purposes for an end-of-life cancer hospice.
Erf Re/526, Klein Windhoek measures 1200m² and is zoned "residential" with a density of 1 dwelling per 900m². It is located along the eastern side of Jan Jonker Road, opposite St Paul's College, in the older area of Klein Windhoek. The Cancer Association of Namibia (CAN) is in the process to purchase Erf Re/526, Klein Windhoek in order to convert the dwelling into an end-of-life hospice for cancer patients. There is a great need for additional accommodation to take care of cancer patients and assist families and friends of cancer patients who reach the end of their life in fighting cancer. Since 'institution' is listed consent use in Table B of the Windhoek Zoning Scheme under the 'residential' zoning the consent from City of Windhoek is required to accommodate and operate a hospice for end-of-life cancer patients on Erf Re/526, Klein Windhoek. The definition of 'institution' makes provision for it to be a place where persons receive medical, charitable, or other care or treatment and related administrative activities and thus the intended hospice fits in the definition.
All parking will be provided on site and in terms of the requirements of City of Windhoek.
Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr Kwame Nkrumah Avenue, Klein Windhoek.
Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 15 November2022).
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REPUBLIC OF NAMIBIA
MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998
(regulations 14, 26 & 33)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region **OSHIKOTO**

1 Name and postal address of applicant **ISAK HITUWOLWISHO SHANGHALA**
2 Name of business or proposed Business to which applicant relates **ENKEMBE LOUNGE AND GRILL**
3 Address/Location of premises to which Application relates **ERF 1504 (PORTION OF ERF 228) SAM NUJOMA DRIVE, TSUMEB**
4 Nature and details of application **SPECIAL LIQUOR LICENCE**
5 Clerk of the court with whom Application will be lodged **TSUMEB MAGISTRATE COURT**
6 Date on which application will be Lodged **31 OCTOBER 2022**
7 Date of meeting of Committee at Which application will be heard **07 DECEMBER 2022**

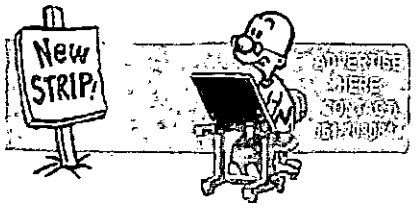
Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered o the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard

REPUBLIC OF NAMIBIA
MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998
(regulations 14, 26 & 33)

Notice is given that an application in terms of the Liquor Act, 1998 particulars of which appear below will be made to the Regional Liquor Licensing Committee, Region **OMUSATI**

1 Name and postal address of applicant, **NOSEA SHIMAKUJA, P O BOX 7215, OSHAKATI**
2 Name of business or proposed Business to which applicant relates **ACCESS LOUNGE**
3 Address/Location of premises to which Application relates **OLYAVAHENGE**
4 Nature and details of application **SPECIAL LIQUOR LICENCE**
5 Clerk of the court with whom Application will be lodged **OUTAPI MAGISTRATE COURT**
6 Date on which application will be Lodged **17-25 OCTOBER 2022**
7 Date of meeting of Committee at Which application will be heard **19 NOVEMBER 2022**

Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard



Green Earth

CALL FOR PUBLIC PARTICIPATION/COMMENTS ENVIRONMENTAL IMPACT ASSESSMENT AND ENVIRONMENTAL MANAGEMENT PLAN TO OBTAIN AN ENVIRONMENTAL CLEARANCE FOR THE CONSTRUCTION AND OPERATION OF TRANSSHIPMENT FACILITIES ON THE REMAINDER OF FARM 775, GOBABIS, OMAHEKE REGION

Green Earth Environmental Consultants have been appointed to attend to and complete an Environmental Impact Assessment and Environmental Management Plan (EMP) in order 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 proposed construction and operation of a container and breakbulk terminal and bulk terminal on a portion of the Remainder of Farm 775, Gobabis (the railway station), Omaheke Region

Name of proponent: Sea Rail Botswana (Pty) Ltd

Project location and description:
It is the intention of the proponent to develop a container and breakbulk terminal as well as a bulk terminal on the Remainder Farm 775 Gobabis (the site of the railway station in Gobabis). The container and breakbulk terminal will handle, store, and transship breakbulk and containerized cargo at the facility from rail to road and vice versa. A bulk terminal will also be developed and operated to receive coal from road trucks which will be stockpiled and loaded into rail wagons to be taken to the Port of Walvis Bay to be shipped to international customers. A locality plan of the site is available at the offices of Green Earth Environmental Consultants at Bridgeview Offices, No 4 Dr Kwame Nkrumah Avenue, Klein Windhoek.

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. A public meeting will be held only if there is enough public interest. Only I&APs that registered will be notified of the possible public meeting to be held.

The last date for comments and/or registration is 17 November 2022.

Contact details for registration and further information:
Green Earth Environmental Consultants
Contact Persons Charlie Du Toit/Carlen van der Walt
Tel 0811273145
E-mail carlen@greenearthnamibia.com

NOTICE OF INTENTION TO APPLY FOR REZONING

Please take note that Asinovative Planning Consultant, in terms of the Urban and Regional Act, Act No 5 of 2018, intends to apply to the Omuthiya Town Council and the Urban and Regional Planning Board on behalf of the registered owner of Erf 2135 Omuthiya, Extension 8 to rezone Erf 2135 Omuthiya, Extension 8 from 'Residential' to 'General Residential' with a density of 1 per 100 m2. Erf 2135 Omuthiya, Extension 8 is zoned 'Residential' in terms of the Omuthiya Zoning (Town Planning) Scheme and measures 1,025 m2 in size. The owner intends to construct flats on the subject erf once the erf is rezoned.

Please further take note that the plan of the erf or land lies for inspection at the Offices of the Omuthiya Town Council. Further, take note that any person having objections to the rezoning concerned or who wants to comment, may in writing lodge such objections and comments, together with the grounds, with the Acting Chief Executive Officer, Omuthiya Town Council, P O Box 19262, Omuthiya and with the applicant within 14 business days of the last publication of this notice, i.e. no later than 11th November 2022.

Asinovative

Asinovative Planning Consultant
P.O. Box 81555, Olympia,
Windhoek
asinovative@gmail.com

REPUBLIC OF NAMIBIA
MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998
(regulations 14, 26 & 33)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee Region **OHUSATI**

1 Name and postal address of applicant, **ASINO KASHIMA SHEEBIE PO BOX292, OUTAPI**
2 Name of business or proposed Business to which applicant relates **WEST AFRICA**
3 Address/Location of premises to which Application relates **OKANO OSHEMEA VILLAGE, UUKOLONKADHI**
4 Nature and details of application **SHEBEEN LIQUOR LICENCE**
5 Clerk of the court with whom Application will be lodged **OUTAPI MAGISTRATE COURT**
6 Date on which application will be Lodged **17-31 OCTOBER 2022**
7 Date of meeting of Committee at Which application will be heard **14 DECEMBER 2022**

Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard

REPUBLIC OF NAMIBIA
MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998
(regulations 14, 26 & 33)

Notice is given that an application in terms of the Liquor Act 1998, particulars of which appear below will be made to the Regional Liquor Licensing Committee, Region **HARDAP**

1 Name and postal address of applicant **JAN JOHANNES DEUKES PO BOX 4312, REHOBOTH**
2 Name of business or proposed Business to which applicant relates **RIVER INN ENTERTAINMENT**
3 Address/Location of premises to which Application relates **FARM SCHUIP NO 472, HARDAP**
4 Nature and details of application **SPECIAL LIQUOR LICENCE**
5 Clerk of the court with whom Application will be lodged **REHOBOTH MAGISTRATE COURT**
6 Date on which application will be Lodged **02 NOVEMBER 2022**
7 Date of meeting of Committee at Which application will be heard **14 DECEMBER 2022**

Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard

REZONING AND CONSENT: ERF 8275, NO. 29 ANTON LUBOWSKI STREET, WINDHOEK FROM 'RESIDENTIAL' 1 DWELLING PER ERF TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:500m²
DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owner of Erf 8275, Anton Lubowski Street, Windhoek, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for
•Rezoning of Erf 8275, No. 29 Anton Lubowski Street, Windhoek from 'residential' with a density of 1 dwelling per Erf to 'general residential' with a density of 1 dwelling per 500m²
•Consent for a three storey building on a residentially zoned erf.

Erf 8275, situated at No 29 Anton Lubowski Street, in Luxury Hill neighbourhood measures 2687m² and is zoned "residential" with a density of 1 dwelling per Erf which means that only one residential dwelling is allowed on the erf. The current dwelling is old and in dire need for upgrading and or replacement. The Erf, due to its size of 2687m², is underutilized with large areas of vacant space. The land is situated above street level with an upward slope to the back. The property takes access from Anton Lubowski Street.

It is thus the intention of the owner to demolish the existing dwelling and to replace it with 5 modern dwelling units contained in one structure of 3 storeys. As the erf is sloping towards the street it is the intention to excavate the erf to provide for a basement with parking garages and storerooms as well as 3 additional floors for residential units above the basement level. The first and second floor will accommodate 2 residential units each with one residential unit on the third floor. The units will be luxury apartments ideal for people that prefer lock-up-and-go living units or have continental lifestyles and are only in residence in Namibia for some months.

To achieve this, Erf 8275 needs to be rezoned to 'general residential' with a density of 1 dwelling per 500m² and consent requested for a three storey building on a residential zoned erf. It is not expected that the rezoning the Erf as proposed will impact negatively on the residential character of this neighbourhood as the proposed development will be of an upmarket nature, similar in standard to the surrounding dwellings and designed to fit in with residential character and natural ambiance of the area. The steep topography allows for the intended design and low impact the new residential units will have on the neighbourhood.

Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 15 November 2022).

Should you require additional information you are welcome to contact our office.

Applicant:
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P O Box 6871
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Tel: 061-248010
Email:
planner1@dutoitplan.com

REZONING OF THE REMAINDER OF ERF 103 (Nr 14 Dr David Kenneth Kaunda Street), KLEIN WINDHOEK FROM GENERAL RESIDENTIAL WITH A DENSITY OF 1 DWELLING PER 500m² TO OFFICE WITH A BULK OF 0.4 AND SUBSEQUENT CONSENT APPLICATIONS.
DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owners of the Remainder of Erf 103, No. 14 Dr David Kenneth Kaunda Street, Klein Windhoek, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for
•Rezoning of the Remainder of Erf 103 (Nr 14 David Kenneth Kaunda Street) Klein Windhoek from General Residential with a density of 1:500m² to Office with a bulk of 0.4;
•Consent in terms of Table B of the Windhoek Town Planning Scheme to use the erf for a "business building" for medical consulting rooms, a pharmacy and coffee shop;
•Consent in terms of Section 23(1) of the Windhoek Town Planning Scheme and Council's Policy to allow for an additional floor area, which shall be for residential use
•Consent to use the erf in accordance with the new proposed zoning while the rezoning is formally being completed since the erf is located in an approved policy area

Erf Re/103 Klein Windhoek is located on the corner of Chapman and Dr David Kenneth Kaunda Street within the new approved Klein Windhoek policy area. The Erf is zoned 'general residential' with a density of 1 500m² and is 2,539m² in extent. There are currently a main house and a flat on the property and there was previously consent for a Bed and Breakfast establishment on the erf for 6 leasable rooms. It is a corner erf and access are currently from Kenneth Kaunda Street. There is a slight downward slope towards Nelson Mandela. The owner will demolish the current buildings on the property to make way for the new proposed office building, which will consist of a small medical consulting centre (for two doctors, 1 optician and a dentist), a pharmacy and small coffee shop on the property, with a residential component as part of the free residential bulk. Considering the size of the erf, an office building of 1015m² and a residential component of 507m² may be developed provided sufficient parking can be supplied. The intention is to have a basement parking area where about 40 parking bays can be provided. A small number will be provided on the sidewalk. All parking will be as per the City of Windhoek requirements.

Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr Kwame Nkrumah Avenue, Klein Windhoek.

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CONSENT TO USE THE REMAINDER OF ERF 526, KLEIN WINDHOEK FOR 'INSTITUTIONAL' PURPOSES FOR AN 'END-OF-LIFE CANCER HOSPICE'
DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owner of the Remainder of Erf 526, No 3 Jan Jonker Road, Klein Windhoek, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:
•Consent in terms of Table B of the Windhoek Town Planning Scheme to use the Remainder of Erf 526, No. 3 Jan Jonker Road, Klein Windhoek for Institutional purposes for an end-of-life cancer hospice.

Erf Re/526, Klein Windhoek measures 1200m² and is zoned "residential" with a density of 1 dwelling per 900m². It is located along the eastern side of Jan Jonker Road, opposite St Paul's College, in the older area of Klein Windhoek. The Cancer Association of Namibia (CAN) is in the process to purchase Erf Re/526, Klein Windhoek in order to convert the dwelling in an end-of-life hospice for cancer patients. There is a great need for additional accommodation to take care of cancer patients and assist families and friends of cancer patients who reach the end of their life in fighting cancer. Since institution is a listed consent use in Table B of the Windhoek Zoning Scheme under the 'residential' zoning, the consent from City of Windhoek is required to accommodate and operate a hospice for end-of-life cancer patients on Erf Re/526, Klein Windhoek. The definition of 'institution' makes provision for it to be a place where persons receive medical, charitable, or other care or treatment and related administrative activities and thus the intended hospice fit in the definition.

All parking will be provided on-site and in terms of the requirements of City of Windhoek.

Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 18 November 2022).

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planner1@dutoitplan.com

REZONING OF ERF 740, OLOF PALME STREET, EROSPARK FROM 'RESIDENTIAL' 1:900m² TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:700m²
DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owners of Erf 740, 160B Olof Palme Street, Erospark, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for
•Rezoning of Erf 740, No. 160B Olof Palme Street, Erospark from 'residential' with a density of 1 dwelling per 900m² to 'general residential' with a density of 1 dwelling per 700m²
•Consent to use the erf in accordance with the new zoning and density while the rezoning is formally being completed as the increase in density is only one category higher which is in line with Council's Policy.

Erf 740, measures 1627m² and is zoned "residential" with a density of 1 dwelling per 900m². It is located along the eastern side of Olof Palme Street, on the eastern boundary of Erospark suburb. The erf is used for residential purposes. Erf 740, Erospark was created from the consolidation of Erven 690 and Erf 739, Erospark. The main residence is located on the eastern half of the erf meaning that a large portion of the western half of the erf, on which the old substation is located, is vacant and underutilized. This area is large enough for further development of an additional dwelling unit. The owner of the erf intends to utilize the vacant portion for the construction of an additional residential dwelling. To be able to construct two dwellings on Erf 740, Erospark it must be rezoned from residential with a density of 1 dwelling per 900m² to 'general residential' with a density of 1 700m². The density of 1 700m² is one density category higher than the current zoning of 1 900m² which is in line with Council's rezoning policy. Sufficient parking will be provided on site in line with the requirements of City of Windhoek.

Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 15 November 2022).

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RATES & DEADLINES

To avoid disappointment of an advertisement not appearing on the date you wish, please book timeously. Classified small, notices and display small: 13.00, two working days prior to placing.
A handling fee of 15% is payable on cancellations received in writing by 13:00 two days before scheduled publication. No cancellation will be accepted if received after this deadline.

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(Monday - Friday)
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TODAY IS... 'HISTORY OF FOUNTAIN PEN DAY'

The tools used for writing have gone through some massive changes throughout history. To begin with it was thought need to rock stone, a bit of papyrus need to mark out the shapes of cuneiform or bits of charcoal used to mark words on pieces of Birch Bark or bits of leaf. Eventually ink was created, using various types of plant matter, animals and eventually iron and extract of Oak galls. Ink required a new tool and that tool was actually the dip quill pen a bit of feather (usually goose) with a carefully cut nib to draw up the ink and transfer it to paper

008 Betrekkings gevra / Employment Wanted

RUTH (32) is op soek na werk in bejaardetehuis of versorgingswerk van gestremde persone. Skakel: 081-2520434
DM0202200406481

009 Vakatures / Vacancies

OCCUPATIONAL THERAPIST needed to work in a pediatric practice in Windhoek. Qualifications: B Occ degree with more than 10 years clinical experience and experience in practice management. Send CV to liebenberg.marelize@gmail.com
DM0202200406500

FARM SUPERVISOR NEEDED, to join our team on a newly established farm, Blue Berries Namibia, to oversee and supervise farm operations such as fruit production and other agricultural activities. Requirements: Matric. Willingness to work in a start-up environment. Experience in Agriculture. E-mail Application to: hello@namibiaberries.com
DM0202200406452

PROJECT MANAGER at Weihai Construction Group Namibia: 12 Years work experience. Must be able to plan, procure, execute, complete a project and control the construction site independently. Subcontractor technique detail check and quality control. Must be able to read architectural drawings.
Qualification: Bachelor or above in Civil Engineering, project management or related major. Forward CV to: weihainamibia@gmail.com
DM0202200406470

013 Bou en verf / Construction

SPECIALS, SPECIALS, SPECIALS! Adriaan Oberholzer: Building & renovations. Specializes in roof sealing, painting, plumbing, building, paving, welding, etc. Call 081-4909420.
DM0202200406379

016 Te huur / To Let

AVIS VILLAGE COMPLEX 3 Bedroom unit to rent in Avis Village Complex, 2 bathrooms, lounge/dining room area, front- and backyard, 2 courtyards. Rent N$9 000 per month plus deposit. Water included, electricity excluded. Contact: 081-1405670 Ockert.
DM0202200406480

KLEIN WINDHOEK one bedroom bachelor flat, eclectic building style. N$4 500 W&E included, for single person, couples negotiable, no kids or pets. Contact: 081-2721129
DM0202200406492

NUBUAMIS HILLS PLOT, 4 Slaapkamer woonstel te huur. Skakel 081-2622267.
DM0202200406230

TO LET: OTJOMUISE (MAINSTAY COMPLEX): Newly renovated 2 bedroom ground floor unit. Courtyard, carport N$5 700 Annelize: 081-1285451
DM0202200406441

025 Motors / Vehicles

CITI GOLF WANTED: I am looking for a person selling a CITI GOLF 3 Car "Body" or even if its a full Car, but it has a multi-function engine or the engine is not operating properly/dead engine. I will freely accept it. The Body must be in good condition and owner must possess Registered Natis papers. Contact details: 081-6724380, Hiskia or Samuel 081-4639065
DM0202200406497

028 Huise te koop / Residential Prop. for Sale

ON SHOW - SUNDAY, 6 NOVEMBER FROM 9AM TO 3PM: Price N$570,000. Lock-Up and Go for Sale in 24 Hour Otjomuise Community Lifestyle Estate with 2 bedrooms, 1 bathroom, open plan kitchen/living area and parking. Contact Tresia: 081-652 6572 for viewing. YellowSquare Properties
DM0202200406434

GROOT AUB half-built house 3 bedrooms, double garage. Selling below value N$200 000 Contact: 081-3366171
DM0202200406472

OUTENIQUA COURT COMPLEX Spacious 1 bed room unit for sale in Windhoek Central/ Eros for N$1.2 million, negotiable with open plan living area, bathroom, single garage and courtyard. Contact: 081-1405670
DM0202200406479

035 Regskennisgewings / Legal Notices

CALL FOR PUBLIC PARTICIPATION/COMMENTS: ENVIRONMENTAL IMPACT ASSESSMENT AND ENVIRONMENTAL MANAGEMENT PLAN TO OBTAIN AN ENVIRONMENTAL CLEARANCE FOR THE CONSTRUCTION AND OPERATION OF TRANS SHIPMENT FACILITIES ON THE REMAINDER OF FARM 775, GOBABIS, OMAHEKE REGION
Green Earth Environmental Consultants have been appointed to attend to and complete an Environmental Impact Assessment and Environmental Management Plan(EMP) in order 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 February2012) for the proposed construction and operation of a container and breakbulk terminal and bulk terminal on a portion of the Remainder of Farm 775, Gobabis(the railway station), Omaheke Region.
Name of proponent: Sea Rail Botswana(Pty) Ltd
Project location and description: It is the intention of the proponent to develop a container and breakbulk terminal as well as a bulk terminal on the Remainder Farm 775, Gobabis (the site of the railway station in Gobabis). The container and breakbulk terminal will handle, store, and trans ship breakbulk and containerized cargo at the facility from rail to road and vice versa. A bulk terminal will also be developed and operated to receive coal from road trucks which will be stockpiled and loaded into rail wagons to be taken to the Port of Walvis Bay to be shipped to international customers. A locality plan of the site is available at the offices of Green Earth Environmental Consultants at Bridgeview Offices, No. 4 Dr. Kwame Nkruma Avenue, Klein Windhoek.
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. A public meeting will be held only if there is enough public interest. Only I&APs that registered will be notified of the possible public meeting to be held.
The last date for comments and/or registration is 17 November 2022.
Contact details for registration and further information:
Green Earth Environmental Consultants
Contact Persons: Charlie Du Toit/Carlen van der Walt
Tel: 0811273145
E-mail. carlen@greenearthnamibia.com
DM0202200406367

035 Regskennisgewings / Legal Notices

REZONING OF THE REMAINDER OF ERF 103 (Nr 14 Dr David Kenneth Kaunda Street), KLEIN WINDHOEK FROM GENERAL RESIDENTIAL WITH A DENSITY OF 1 DWELLING PER 500m² TO OFFICE WITH A BULK OF 0.4 AND SUBSEQUENT CONSENT APPLICATIONS. DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owner of the Remainder of Erf 103, No 14 Dr David Kenneth Kaunda Street, Klein Windhoek, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:
* Rezoning of the Remainder of Erf 103 (Nr 14 David Kenneth Kaunda Street)Klein Windhoek from General Residential with a density of 1:500m² to Office with a bulk of 0.4;
* Consent in terms of Table B of the Windhoek Town Planning Scheme to use the erf for a "business building" for medical consulting rooms, a pharmacy and coffee shop;
* Consent in terms of Section 23(1) of the Windhoek Town Planning Scheme and Council's Policy to allow for an additional floor area, which shall be for residential use
* Consent to use the erf in accordance with the new proposed zoning while the rezoning is formally being completed since the erf is located in an approved policy area
Erf Re/103 Klein Windhoek is located on the corner of Chapman and Dr David Kenneth Kaunda Street within the new approved Klein Windhoek policy area. The Erf is zoned 'general residential with a density of 1:500m² and is 2 539m² in extent. There are currently a main house and a flat on the property and there was previously consent for a Bed and Breakfast establishment on the erf for 6leasable rooms. It is a corner erf and access are currently from Kenneth Kaunda Street. There is a slight downward slope towards Nelson Mandela. The owner will demolish the current buildings on the property to make way for the new proposed office building, which will consist of a small medical consulting centre (for two doctors, 1 optician and a dentist), a pharmacy and small coffee shop on the property, with a residential component as part of the free residential bulk. Considering the size of the erf, an office building of 1015m² and a residential component of 507m² may be developed provided sufficient parking can be supplied. The intention is to have a basement parking area where about 40 parking bays can be provided. A small number will be provided on the sidewalk. All parking will be as per the City of Windhoek requirements.
Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.
Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 18 November 2022).
Should you require additional information you are welcome to contact our office.
Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email: planner1@dutoitplan.com
DM0202200406354

Elrine Els
11/01/1946 - 12/10/2022
Lewensherdenkingsdiens: Vrydag 4/11/2022 om 15h00 vanuit die NG Kerk Swakopmund.
Vir navrae kontak: Elmarine Maritz 081 243 0211

In Liefdevolle Herinnering
Louisa Maria Reid
Ons mama
Oumo wies..
Suster en vriendin

sonopkoms: 27/08/1955
Hemel toe: 19/10/2022

Kerkdiens
05/11/2022
10h00
NG Kerk
Suiderhof

Teraardestelling:
Windhoek Begraafplaas

Wynand 0317134580
Justus 0812568231

In tere herinnering aan
Gella Hunt
*23 Mei 1959
†28 Oktober 2022
In die ouderdom van 63 jaar
Inwoner van Windhoek
Lewensherdenking sal plaasvind op Vrydag, 4 November 2022 om 10h00 vanuit die Pionierspark Kapel. Sy word oorleef deur 1 seun, 1 dogter, 5 kleinkinders, familie en vriende.

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Gieljam Visser
*Januarie 20, 1961 †Oktober 26, 2022

Begrafnis sal plaasvind op Saterdag 05 November 2022 om 15:00 te NG Kerk – Otavi.
VIR NAVRAE KONTAK
Pieter 081 253 7535 / Renier 081 298 1556

980

CLASSIFIEDS

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Employment

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- Working at Height Training
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Tel 0812978075
Email
karnatakacc22@gmail.com
Find us Bay Watch View premises, Unit 2, Ongwe-street, Ongwediva

Zambezi Consulting Engineers

Vacancy:
Senior Electrical Engineer

To manage, coordinate and oversee the overall electrical designs, infrastructure and systems requirements for petrochemical water resources, mining and building projects

Requirements:
- BSc in Electrical Engineering
- Registered with the Engineering Council of Namibia as a Professional or Incorporate Engineer
- Minimum of 15years post qualification engineering experience within a consulting engineering firm
- Experience in water supply and sanitation projects, mining projects, petrochemical industry and building services projects
- Experience in large AC Motor & VSD installations
- Previous experience in high voltage power distribution systems and equipment
- Experience in managing contractors for installation of switchboards and MCC's in the water and sanitation and mining projects
- Demonstrated knowledge of project management, construction, testing and commissioning and understanding safety requirements of construction industry

Key Activities:
Leads and manages the detailed electrical engineering and design effort of the project from pre-concept/concept phase all the way to detailed, execution, testing and commissioning and handover
Ensures that the project effectively and consistently applies to standards and procedures, detailed electrical design criteria, electrical safety and operability requirements
Train and Mentor young Namibian engineering students
Applicants should forward their CVs to email
info@zambezice.com.na/
zambezice@gmail.com

Notices

Green Earth

CALL FOR PUBLIC PARTICIPATION/COMMENTS ENVIRONMENTAL IMPACT ASSESSMENT AND ENVIRONMENTAL MANAGEMENT PLAN TO OBTAIN AN ENVIRONMENTAL CLEARANCE FOR THE CONSTRUCTION AND OPERATION OF TRANSSHIPMENT FACILITIES ON THE REMAINDER OF FARM 775, GOBABIS, OMAHEKE REGION

Green Earth Environmental Consultants have been appointed to attend to and complete an Environmental Impact Assessment and Environmental Management Plan (EMP) in order 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 proposed construction and operation of a container and breakbulk terminal and bulk terminal on a portion of the Remainder of Farm 775, Gobabis (the railway station) Omaheke Region

Name of proponent: Sea Rail Botswana (Pty) Ltd

Project location and description: It is the intention of the proponent to develop a container and breakbulk terminal as well as a bulk terminal on the Remainder Farm 775, Gobabis (the site of the railway station in Gobabis) The container and breakbulk terminal will handle, store and transship breakbulk and containerized cargo at the facility from rail to road and vice versa A bulk terminal will also be developed and operated to receive coal from road trucks which will be stockpiled and loaded into rail wagons to be taken to the Port of Walvis Bay to be shipped to international customers A locality plan of the site is available at the offices of Green Earth Environmental Consultants at Bridgeview Offices, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek.

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. A public meeting will be held only if there is enough public interest. **Only I&APs that registered will be notified of the possible public meeting to be held.**

The last date for comments and/or registration is 17 November 2022.

Contact details for registration and further information:
Green Earth Environmental Consultants
Contact Persons: Charlie Du Toit/Carren van der Walt
Tel 0811273145
E-mail carlen@greenearthnamibia.com

Employment

Occupational therapist

needed to work in a pediatric practice in Windhoek. Qualifications: B Occ degree with more than 10 years clinical experience and experience in practice management
Send CV to
liebenberg.marelize@gmail.com

Notices

NOTICE OF ENVIRONMENTAL SCOPING ASSESSMENT (ESA) FOR: THE PROPOSED MINERAL EXPLORATION ACTIVITIES ON EXCLUSIVE PROSPECTING LICENSE (EPL) No. 7685 LOCATED WEST OF OKAKARARA, OTJOZONDJUPA REGION.

Under the Environmental Management Act No 7 of 2007 and its 2012 Environmental Impact Assessment (EIA) Regulations, the proposed prospecting and exploration activities require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry before commencement

The public is hereby notified, that an application for an ECC will be submitted to the Environmental Commissioner

Project Type & Location: The proposed prospecting & exploration of **Base & Rare Metals, Dimension stone, Industrial Minerals, Non-nuclear Fuel Minerals and Precious Metals** on EPL 7685 The 31 744 0067-ha EPL is located about 32 km West of Okakarara in the Otjozondjupa Region The EPL covers (overlies) Farms Okambukonde 417, Rocenslein 307, Ombujomatemba 297, New Otjikaru 526, Okuzauna 370, Chirima 352, Farm No 582, Okawakona 351 Okawaka 150

Proponent:
Emeketo Investment CC

Environmental Consultant:
Excel Dynamic Solutions (Pty) Ltd

Members of the public are invited to register as Interested and Affected Parties (I&APs) in order to comment/raise concerns or receive further information on the Environmental Assessment process

Public consultation meeting details will be communicated with all the registered I&APs.

Registration requests and comments should be forwarded to Excel Dynamic Solutions (Pty) Ltd on the contact details below, before or on the 11 November 2022.

Contact: Ms. Alli Iipinge
Email:
public@eds.na.mibia.com
Tel: + 264 (0) 61 259 530

IN THE HIGH COURT OF NAMIBIA, NORTHERN LOCAL DIVISION HELD AT OSHAKATI
CASE NO: HC-NLD-CIV-ACT-CON-2019/00013
In the matter between:
MATHEUS KAMATI
PLAINTIFF
AND
FILLEMON ANDREAS NDAFENONGO
DEFENDANT

NOTICE OF SALE IN EXECUTION

IN THE EXECUTION of a Judgment of the above Honourable Court, the following goods will be sold by Public Auction at, **ADVANCED REFRIGERATION, MAIN ROAD, OSHAKATI, at 12h00 on the 24th day of NOVEMBER 2022.**

1 X MITSUBISHI N 5394 WB

CONDITIONS OF SALE:
"VOETSTOOTS" – CASH TO THE HIGHEST BIDDER

Dated and SIGNED at OSHAKATI on this the 27th day of October 2022
SIGNED: J GREYLING

GREYLING & ASSOCIATES
ERF 849 : ROBERT MUGABE STREET
PRIVATE BAG 5552 : OSHAKATI
TEL. 065 221617/8 OR FAX 221619
REF. JG/002679

Notices

REZONING AND CONSENT. ERF 8275, NO. 29 ANTON LUBOWSKI STREET, WINDHOEK FROM 'RESIDENTIAL' 1 DWELLING PER ERF TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:500m²

DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owner of Erf 8275, Anton Lubowski Street, Windhoek, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for

- **Rezoning of Erf 8275, No. 29 Anton Lubowski Street, Windhoek from 'residential' with a density of 1 dwelling per Erf to 'general residential' with a density of 1 dwelling per 500m²**
- **Consent for a three storey building on a residentially zoned erf.**

Erf 8275 situated at No 29 Anton Lubowski Street, in 'Luxury Hill' neighbourhood measures 2687m² and is zoned "residential" with a density of 1 dwelling per Erf which means that only one residential dwelling is allowed on the erf. The current dwelling is old and in dire need for upgrading and or replacement. The Erf due to its size of 2687m², is underutilized with large areas of vacant space.

The land is situated above street level with an upward slope to the back. The property takes access from Anton Lubowski Street.

It is thus the intention of the owner to demolish the existing dwelling and to replace it with 5 modern dwelling units contained in one structure of 3 storeys. As the erf is sloping towards the street it is the intention to excavate the erf to provide for a basement with parking garages and storerooms as well as 3 additional floors for residential units above the basement level.

The first and second floor will accommodate 2 residential units each with one residential unit on the third floor. The units will be luxury apartments ideal for people that prefer lock-up-and-go living units or have continental lifestyles and are only in residence in Namibia for some months.

To achieve this, Erf 8275 needs to be rezoned to 'general residential' with a density of 1 dwelling per 500m² and consent requested for a three storey building on a residential zoned erf. It is not expected that the rezoning the Erf as proposed will impact negatively on the residential character of this neighbourhood as the proposed development will be of an upmarket nature, similar in standard to the surrounding dwellings and designed to fit in with residential character and natural ambiance of the area. The steep topography allows for the intended design and low impact the new residential units will have on the neighbourhood.

Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 18 November 2022).

Should you require additional information you are welcome to contact our office

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email:
planner1@dutoitplan.com

Du Toit

Notices

REZONING OF THE REMAINDER OF ERF 103 (Nr 14 Dr David Kenneth Kaunda Street), KLEIN WINDHOEK FROM GENERAL RESIDENTIAL WITH A DENSITY OF 1 DWELLING PER 500m² TO OFFICE WITH A BULK OF 0.4 AND SUBSEQUENT CONSENT APPLICATIONS.

DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owner of the Remainder of Erf 103, No 14 Dr David Kenneth Kaunda Street, Klein Windhoek, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for

- **Rezoning of the Remainder of Erf 103 (Nr 14 David Kenneth Kaunda Street) Klein Windhoek from General Residential with a density of 1,500m² to Office with a bulk of 0.4,**
- **Consent in terms of Table B of the Windhoek Town Planning Scheme to use the erf for a "business building" for medical consulting rooms, a pharmacy and coffee shop;**
- **Consent in terms of Section 23(1) of the Windhoek Town Planning Scheme and Council's Policy to allow for an additional floor area, which shall be for residential use**
- **Consent to use the erf in accordance with the new proposed zoning while the rezoning is formally being completed since the erf is located in an approved policy area**

Erf Re/103 Klein Windhoek is located on the corner of Chapman and Dr David Kenneth Kaunda Street within the new approved Klein Windhoek policy area. The Erf is zoned general residential with a density of 1 500m² and is 2,539m² in extent. There are currently a main house and a flat on the property and there was previously consent for a Bed and Breakfast establishment on the erf for 6 leasable rooms. It is a corner erf and access are currently from Kenneth Kaunda Street. There is a slight downward slope towards Nelson Mandela. The owner will demolish the current buildings on the property to make way for the new proposed office building, which will consist of a small medical consulting centre (for two doctors, 1 optician and a dentist), a pharmacy and small coffee shop on the property, with a residential component as part of the free residential built. Considering the size of the erf, an office building of 1015m² and a residential component of 507m² may be developed provided sufficient parking can be supplied. The intention is to have a basement parking area where about 40 parking bays can be provided. A small number will be provided on the sidewalk. All parking will be as per the City of Windhoek requirements.

Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr Kwame Nkrumah Avenue, Klein Windhoek.

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Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email: planner1@dutoitplan.com

Du Toit

Notices

CONSENT TO USE THE REMAINDER OF ERF 526, KLEIN WINDHOEK FOR "INSTITUTIONAL" PURPOSES FOR AN 'END-OF-LIFE CANCER HOSPICE'

DU TOIT TOWN PLANNING CONSULTANTS are applying on behalf of the owner of the Remainder of Erf 526 No 3 Jan Jonker Road, Klein Windhoek, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for

- **Consent in terms of Table B of the Windhoek Town Planning Scheme to use the Remainder of Erf 526, No. 3 Jan Jonker Road, Klein Windhoek for institutional purposes for an end-of-life cancer hospice.**

Erf Re/526, Klein Windhoek measures 1200m² and is zoned "residential" with a density of 1 dwelling per 900m². It is located along the eastern side of Jan Jonker Road opposite St Paul's College in the older area of Klein Windhoek. The Cancer Association of Namibia (CAN) is in the process to purchase Erf Re/526 Klein Windhoek in order to convert the dwelling in an end-of-life hospice for cancer patients. There is a great need for additional accommodation to take care of cancer patients and assist families and friends of cancer patients who reach the end of their life in fighting cancer. Since 'institution' is a listed consent use in Table B of the Windhoek Zoning Scheme under the residential zoning the consent from City of Windhoek is required to accommodate and operate a hospice for end-of-life cancer patients on Erf Re/526 Klein Windhoek. The definition of 'institution' makes provision for it to be a place where persons receive medical, therapeutic or other care or treatment and related administrative activities and thus the intended hospice fit in the definition. All parking will be provided on-site and in terms of the requirements of City of Windhoek.

Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre Municipal Offices Rev Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 18 November 2022).

Should you require additional information you are welcome to contact our office

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871, AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email: planner1@dutoitplan.com

Du Toit

REPUBLIC OF NAMIBIA
MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998
[regulations 14, 28 & 33]

Notice is given that an application in terms of the Liquor Act, 1998 particulars of which appear below will be made to the Regional Liquor Licensing Committee Region OSHANA

1 Name and postal address of applicant, GIDEON SHIGWEDHA
P O BOX 2933 OSHAKATI
2 Name of business or proposed business to which applicant relates OSAULU TRADING CC T/A VIDE HOUSE
3 Address/Location of premises to which Application relates ERF 8443, OSHAKATI MAIN ROAD TO OSHAKATI STADIUM
4 Nature and details of application LIQUOR LICENCE
5 Clerk of the court with whom Application and be lodged OSHAKATI MAGISTRATE COURT
6 Date on which application will be Lodged 14 NOVEMBER 2022
7 Date of meeting of Committee at which application will be heard 11 JANUARY 2023

Any objection or written submission in terms of section 28 of the Act in relation to the application must be sent or presented to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard

Du Toit

REPUBLIC OF NAMIBIA
MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998
[regulations 14, 28 & 33]

Notice is given that an application in terms of the Liquor Act, 1998 particulars of which appear below will be made to the Regional Liquor Licensing Committee Region OSHIKOTO

1 Name and postal address of applicant, JOHN MVULA UUKULE
P O BOX 1223 ONDANGWA
2 Name of business or proposed business to which applicant relates 3 TOWER STAR BAR
3 Address/Location of premises to which Application relates CHATYATYA OKATAYA
4 Nature and details of application SPECIAL LIQUOR LICENCE
5 Clerk of the court with whom Application is to be lodged ONDANGWA MAGISTRATE COURT
6 Date on which application will be Lodged 11 OCTOBER 2022
7 Date of meeting of Committee at which application will be heard 07 DECEMBER 2022

Any objection or written submission in terms of section 28 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard

Notices

REZONING OF ERF 740, OLOF PALME STREET, EROSPARK FROM 'RESIDENTIAL' 1,000m² TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:700m²

DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owners of Erf 740, 1008 Olof Palme Street, Erospark, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for

- **Rezoning of Erf 740, No. 1008 Olof Palme Street, Erospark from 'residential' with a density of 1 dwelling per 900m² to 'general residential' with a density of 1 dwelling per 700m²**
- **Consent to use the erf in accordance with the new zoning and density while the rezoning is formally being completed as the increase in density is only one category higher which is in line with Council's Policy**

Erf 740 measures 1627m² and is zoned residential with a density of 1 dwelling per 900m². It is located along the eastern side of Olof Palme Street, on the eastern boundary of Erospark suburb. The erf is used for residential purposes. Erf 740, Erospark was created from the consolidation of Erven 690 and Erf 739 Erospark. The main residence is located on the eastern half of the erf meaning that a large portion of the western half of the erf, on which the old substation is located is vacant and underutilized. This area is large enough for further development of an additional dwelling unit. The owner of the erf intends to utilize the vacant portion for the construction of an additional residential dwelling. To be able to construct two dwellings on Erf 740 Erospark it must be rezoned from residential with a density of 1 dwelling per 900m² to general residential with a density of 1 700m². The density of 1 700m² is one density category higher than the current zoning of 1 900m² which is in line with Council's rezoning policy. Sufficient parking will be provided on site in line with the requirements of City of Windhoek.

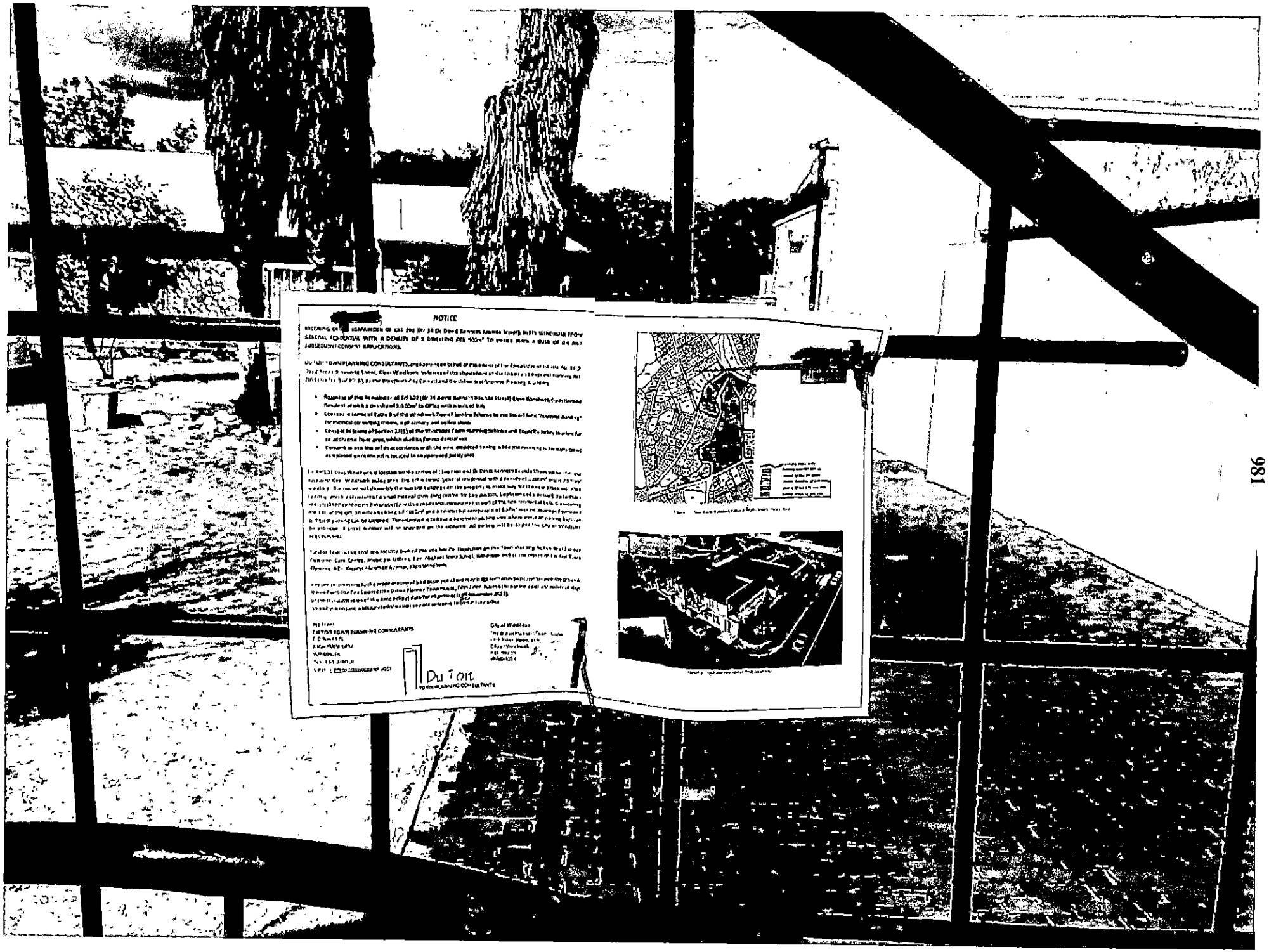
Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 18 November 2022).

Should you require additional information you are welcome to contact our office

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 687, AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email: planner1@dutoitplan.com

Du Toit



NOTICE

Du Toit
TOWN PLANNING CONSULTANTS

P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email: planner1@dutoitplan.com

The Urban Planner
(Town House, 5th Floor, Room 516)
City of Windhoek
P.O. Box 59
WINDHOEK

CITY OF WINDHOEK
DEPT OF URBAN AND ... PLANNING
26 OCT 2022
URBAN PLANNING
BP2

Du Toit
TOWN PLANNING CONSULTANTS

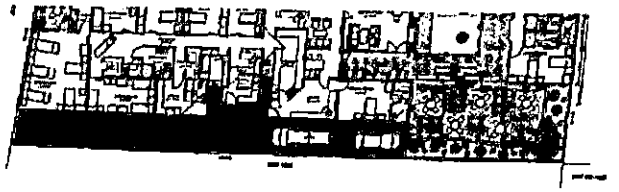


Figure 2: Proposed renovation to building, with amended layout

NOTICE

REZONING OF THE REMAINDER OF ERF 103 (Nr 14 Dr David Kenneth Kaunda Street), KLEIN WINDHOEK FROM GENERAL RESIDENTIAL WITH A DENSITY OF 1 DWELLING PER 500m² TO OFFICE WITH A BULK OF 0.4 AND SUBSEQUENT CONSENT APPLICATIONS.

DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owner of the Remainder of Erf 103, No. 14 Dr David Kenneth Kaunda Street, Klein Windhoek, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:

- **Rezoning of the Remainder of Erf 103 (Nr 14 David Kenneth Kaunda Street) Klein Windhoek from General Residential with a density of 1:500m² to Office with a bulk of 0.4;**
- **Consent in terms of Table B of the Windhoek Town Planning Scheme to use the erf for a "business building" for medical consulting rooms, a pharmacy and coffee shop;**
- **Consent in terms of Section 23(1) of the Windhoek Town Planning Scheme and Council's Policy to allow for an additional floor area, which shall be for residential use**
- **Consent to use the erf in accordance with the new proposed zoning while the rezoning is formally being completed since the erf is located in an approved policy area**

CITY OF WINDHOEK
DEPT OF URBAN AND ... PLANNING
26 OCT 2022
URBAN PLANNING
BP2

Erf Re/103 Klein Windhoek is located on the corner of Chapman and Dr David Kenneth Kaunda Street within the new approved Klein Windhoek policy area. The erf is zoned 'general residential with a density of 1:500m² and is 2,539m² in extent. There are currently a main house and a flat on the property and there was previously consent for a Bed and Breakfast establishment on the erf for 6 leasable rooms. It is a corner erf and access are currently from Kenneth Kaunda Street. There is a slight downward slope towards Nelson Mandela. The owner will demolish the current buildings on the property to make way for the new proposed office building, which will consist of a small medical consulting centre (for two doctors, 1 optician and a dentist), a pharmacy and small coffee shop on the property, with a residential component as part of the free residential bulk. Considering the size of the erf, an office building of 1015m² and a residential component of 507m² may be developed provided sufficient parking can be supplied. The intention is to have a basement parking area where about 40 parking bays can be provided. A small number will be provided on the sidewalk. All parking will be as per the City of Windhoek requirements.

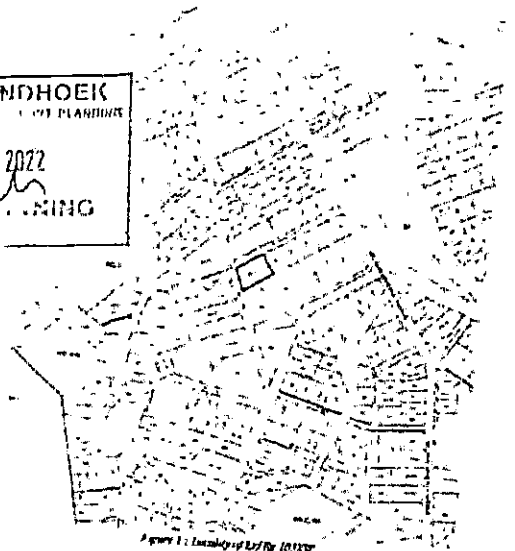


Figure 1: Location of Erf Nr 103 KW

Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 18 November 2022).

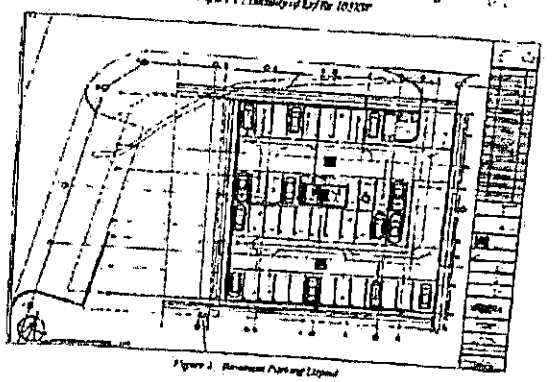


Figure 3: Basement Parking Layout

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email: planner1@dutoitplan.com

City of Windhoek:
The Urban Planner
(Town House, 5th Floor, Room 516)
City of Windhoek
P.O. Box 59
WINDHOEK

...a per 900m² to 'general residential' w... ...the rezoning is formally
...it to use the erf in accordance with the ...
...completed as it 1 density category higher.

...o. 7 Lotz Street, Klein Windhoek, is 2323m² in extent and zoned 'residential' with a density of ...r 900m². There is an existing residential and some outbuilding on the erf which are used for ...urposes, while the western part of the erf is ...

982

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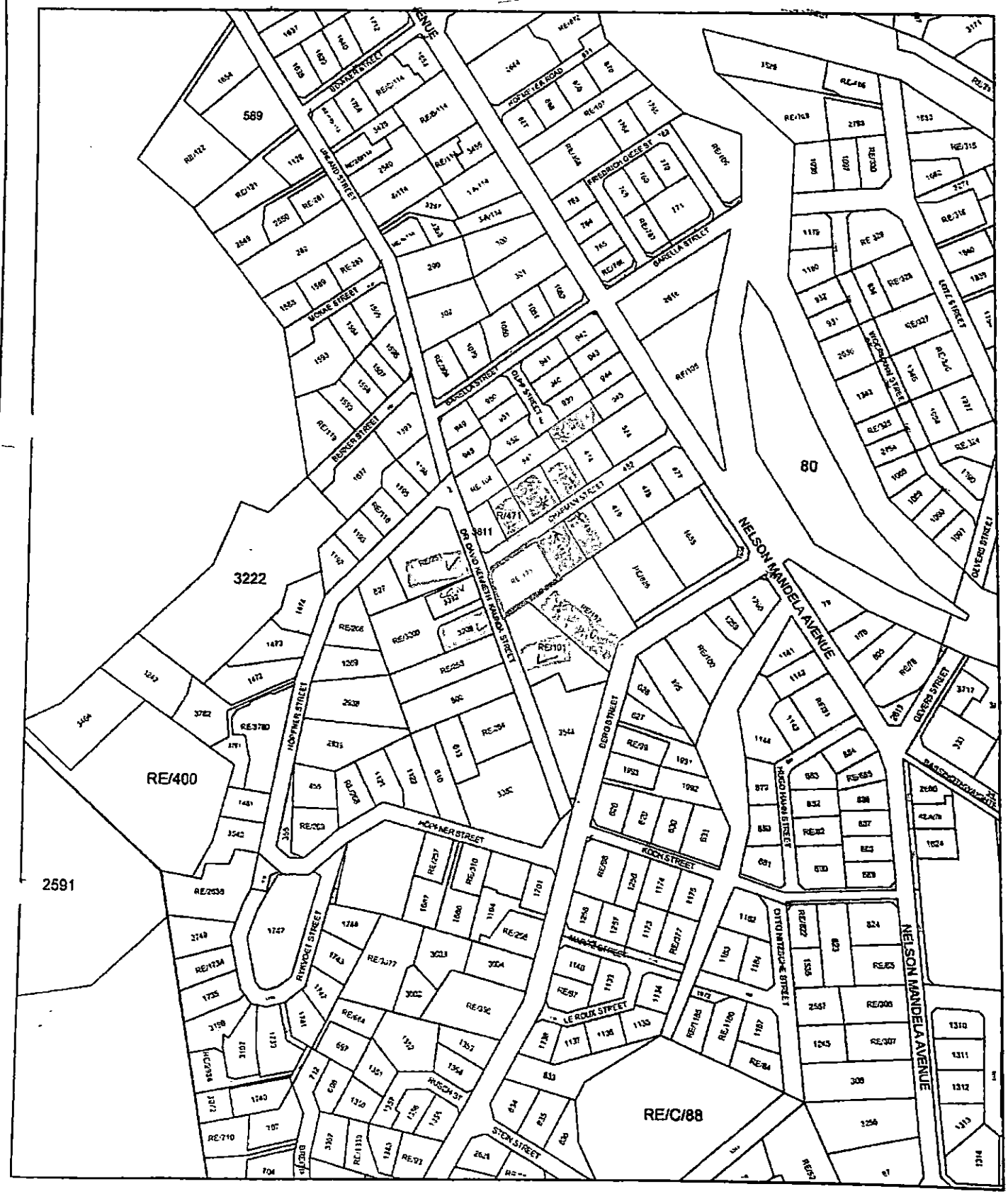
OBJECTIONS NO OBJECTIONS



Scale: 1/5000

DATE OCT 2019

PLAN NO. 103KW_L

TN

LOCALITY PLAN OF ERF RE/103
Dr. DAVID KENNETH KAUNDA STREET
KLEIN WINDHOEK

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax +264 61 248006, Email elmarie@dutoitplan.com

REZONING OF THE REMAINDER OF ERF 103 (Nr 14 Dr Kenneth David Kaunda Street), KLEIN WINDHOEK FROM GENERAL RESIDENTIAL WITH A DENSITY OF 1 DWELLING PER 500m² TO OFFICE WITH A BULK OF 0.4 AND SUBSEQUENT CONSENT APPLICATIONS

Name: Frank Frederick

Address: No 36 Hoepfner Street Klein Windhoek

Telephone: 0811281985 Email: frankefred@gmail.com

I, the owner of Erf 36, Chapman/Dr Kenneth David Kaunda Street

(Please indicated with "x" in appropriate box)

[X] **Do not object** [ ] **Do Object**

- Rezoning of the Remainder of Erf 103 (Nr 14 David Kenneth Kaunda Street) Klein Windhoek from General Residential with a density of 1:500m² to Office with a bulk of 0.4;
- Consent in terms of Table B of the Windhoek Town Planning Scheme to use the erf for a "business building" for medical consulting rooms, a pharmacy and coffee shop;
- Consent in terms of Section 23(1) of the Windhoek Town Planning Scheme and Council's Policy to allow for an additional floor area, which shall be for residential use
- Consent to use the erf in accordance with the new proposed zoning while the rezoning is formally being completed since the erf is located in an approved policy area

If objecting, please state the reasons:

.....

.....

.....

.....

.....

Signature

22/11/2022
Date

Kindly take note that comments should reach our office by 30 November 2022

REZONING OF THE REMAINDER OF ERF 103 (Nr 14 Dr Kenneth David Kaunda Street), KLEIN WINDHOEK FROM GENERAL RESIDENTIAL WITH A DENSITY OF 1 DWELLING PER 500m² TO OFFICE WITH A BULK OF 0.4 AND SUBSEQUENT CONSENT APPLICATIONS

Name: David Dessi Shaw

Address: 411 Sam Nujoma Drive

Klein Windhoek Box 883 Windh.

Telephone: 0811231149 Email: jim@hyt.info.com

I, the owner of Erf [redacted], Chapman/Dr Kenneth David Kaunda Street (3201)

(Please indicated with "x" in appropriate box)

[X] **Do not object** [ ] **Do Object**

- Rezoning of the Remainder of Erf 103 (Nr 14 David Kenneth Kaunda Street) Klein Windhoek from General Residential with a density of 1:500m² to Office with a bulk of 0.4;
- Consent in terms of Table B of the Windhoek Town Planning Scheme to use the erf for a "business building" for medical consulting rooms, a pharmacy and coffee shop;
- Consent in terms of Section 23(1) of the Windhoek Town Planning Scheme and Council's Policy to allow for an additional floor area, which shall be for residential use
- Consent to use the erf in accordance with the new proposed zoning while the rezoning is formally being completed since the erf is located in an approved policy area

If objecting, please state the reasons:

.....

.....

.....

.....

.....

Signature

14/11/2022

Date

Kindly take note that comments should reach our office by 30 November 2022
You can return the form to the following email address: planner1@dutoitplan.com

REZONING OF THE REMAINDER OF ERF 103 (Nr 14 Dr Kenneth David Kaunda Street), KLEIN WINDHOEK FROM GENERAL RESIDENTIAL WITH A DENSITY OF 1 DWELLING PER 500m² TO OFFICE WITH A BULK OF 0.4 AND SUBSEQUENT CONSENT APPLICATIONS

Name: L. H. HENTSCHEL

Address: P.O. BOX 904 WHK

DR. KENNETH KAUNDA NO. 12.

Telephone: +264 85 261 321 Email: hentschelhermann@gmail.com

I, the owner of Erf RE/101, ~~[illegible]~~/Dr Kenneth David Kaunda Street

(Please indicated with "x" in appropriate box)

[X] **Do not object** [ ] **Do Object**

- Rezoning of the Remainder of Erf 103 (Nr 14 David Kenneth Kaunda Street) Klein Windhoek from General Residential with a density of 1:500m² to Office with a bulk of 0.4;
- Consent in terms of Table B of the Windhoek Town Planning Scheme to use the erf for a "business building" for medical consulting rooms, a pharmacy and coffee shop;
- Consent in terms of Section 23(1) of the Windhoek Town Planning Scheme and Council's Policy to allow for an additional floor area, which shall be for residential use
- Consent to use the erf in accordance with the new proposed zoning while the rezoning is formally being completed since the erf is located in an approved policy area

If objecting, please state the reasons:

PROCEED.

Signature

27/11/22.

Date

Kindly take note that comments should reach our office by 30 November 2022
You can return the form to the following email address: planner1@autoplan.com

REZONING OF THE REMAINDER OF ERF 103 (N[illegible] Kenneth David Kaunda Street), KLEIN WINDHOEK FROM GENERAL RESIDENTIAL WITH A DENSITY OF 1 DWELLING PER 500m² TO OFFICE WITH A BULK OF 0.4 AND SUBSEQUENT CONSENT APPLICATIONS

Name: Almut Steinkopf

Address: P.O. Box 6053

Ausspannplatz, WHK

Telephone: 081 242 2776 Email: pvalmut@mweb.com.na

I, the owner of Erf 471 KW, Chapman/Dr Kenneth David Kaunda Street

(Please indicated with "x" in appropriate box)

[ ] **Do not object** [x] **Do Object**

- Rezoning of the Remainder of Erf 103 (Nr 14 David Kenneth Kaunda Street) Klein Windhoek from General Residential with a density of 1:500m² to Office with a bulk of 0.4;
- Consent in terms of Table B of the Windhoek Town Planning Scheme to use the erf for a "business building" for medical consulting rooms, a pharmacy and coffee shop;
- Consent in terms of Section 23(1) of the Windhoek Town Planning Scheme and Council's Policy to allow for an additional floor area, which shall be for residential use
- Consent to use the erf in accordance with the new proposed zoning while the rezoning is formally being completed since the erf is located in an approved policy area

If objecting, please state the reasons:

What will happen to the big Camelthorn Tree and the open stormwater channel? The plans do not make provision for that. The area is already overpopulated and the streets are both very busy. Underground parking will be difficult with mica stone underground. Noise pollution is also of concern!

Steinkopf

Signature

23.11.2022

Date

Kindly take note that comments should reach our office by 30 November 2022
You can return the form to the following email address: planner1@dutoitplan.com

REZONING OF THE REMAINDER OF ERF 103 (Nr 14 Dr Kenneth David Kaunda Street), KLEIN WINDHOEK FROM GENERAL RESIDENTIAL WITH A DENSITY OF 1 DWELLING PER 500m² TO OFFICE WITH A BULK OF 0.4 AND SUBSEQUENT CONSENT APPLICATIONS

Name: W. PREUER

Address: P.O. Box 5887

Auspannplatz

Telephone: 061/222475 Email: swugi@iway.na

I, the owner of Erf 472, Chapman/Dr Kenneth David Kaunda Street

(Please indicated with "x" in appropriate box)

☐ **Do not object** ☒ **Do Object**

- Rezoning of the Remainder of Erf 103 (Nr 14 David Kenneth Kaunda Street) Klein Windhoek from General Residential with a density of 1:500m² to Office with a bulk of 0.4;
- Consent in terms of Table B of the Windhoek Town Planning Scheme to use the erf for a "business building" for medical consulting rooms, a pharmacy and coffee shop;
- Consent in terms of Section 23(1) of the Windhoek Town Planning Scheme and Council's Policy to allow for an additional floor area, which shall be for residential use
- Consent to use the erf in accordance with the new proposed zoning while the rezoning is formally being completed since the erf is located in an approved policy area

If objecting, please state the reasons:

- Main concern is still the traffic – big lorries and cars taking shortcuts to avoid traffic in Nelson Mandela during peak hours and rainy season! Chapman is a small and narrow street, can't handle all this upcoming new traffic day and night, so do Dr. Kenneth David Kaunda Street. The corner of Berg-/Kaunda Street as well as Berg-/Dr. Sam Nujoma is already a big problem.
- There will be an over-concentration of people causing much noice-pollution, severe storm water, sewage problems and overloaded telephone lines (this is already a great concern to us!).
- More than enough Pharmacies, Coffee-Shops and Restaurants in the near vicinity!
- Green Market every Saturday worsen the traffic problems!

W. Preuer
Signature

29/11/2022
Date

Kindly take note that comments should reach our office by 30 November 2022
You can return the form to the following email address: planner1@dutaitplan.com

REZONING OF THE REMAINDER OF ERF 103 (Nr 1 ... Kenneth David Kaunda Street), KLEIN WINDHOEK FROM GENERAL RESIDENTIAL WITH A DENSITY OF 1 DWELLING PER 500m² TO OFFICE WITH A BULK OF 0.4 AND SUBSEQUENT CONSENT APPLICATIONS

Name: Gudrun Gongoll

Address: PO Box 2643

Windhoek

Telephone 0811296683 Email: bingo@afol.com.na

I, the owner of Erf 4730, Chapman/Dr Kenneth David Kaunda Street

(Please indicated with "x" in appropriate box)

☐ Do not object ☒ Do Object

- Rezoning of the Remainder of Erf 103 (Nr 14 David Kenneth Kaunda Street) Klein Windhoek from General Residential with a density of 1:500m² to Office with a bulk of 0.4;
- Consent in terms of Table B of the Windhoek Town Planning Scheme to use the erf for a "business building" for medical consulting rooms, a pharmacy and coffee shop;
- Consent in terms of Section 23(1) of the Windhoek Town Planning Scheme and Council's Policy to allow for an additional floor area, which shall be for residential use
- Consent to use the erf in accordance with the new proposed zoning while the rezoning is formally being completed since the erf is located in an approved policy area

If objecting, please state the reasons:

1. The increase of traffic generated and attracted by this development is to the detriment of the neighbours
2. Criminals are being attracted by parked vehicles and pose a risk to neighbourhood.
3. A lot of storm water comes down Chapman Street even after a small shower – adding this development will definitely increase the risk of erven and houses being flooded by storm and sewerage water
4. The tranquil and serene residential neighbourhood character of the Klein Windhoek Valley will be disturbed.

G. Gongoll
Signature

6 December 2022
Date

Kindly take note that comments should reach our office by 30 November 2022
You can return the form to the following email address: planner1@dutoitplan.com

990

REZONING OF THE REMAINDER OF ERF 103 (Nr 14 Kenneth David Kaunda Street), KLEIN WINDHOEK FROM GENERAL RESIDENTIAL WITH A DENSITY OF 1 DWELLING PER 500m² TO OFFICE WITH A BULK OF 0.4 AND SUBSEQUENT CONSENT APPLICATIONS

Name: **Paul Dreyer**

Address: **P O Box 9398**

Eros

Telephone : **+244938023421** Email: **pauld@maxnet.ao**

I, the owner of Erf **480**, Chapman/Dr Kenneth David Kaunda Street

(Please indicated with "x" in appropriate box)

[ ] **Do not object** [X] **Do Object**

- Rezoning of the Remainder of Erf 103 (Nr 14 David Kenneth Kaunda Street) Klein Windhoek from General Residential with a density of 1:500m² to Office with a bulk of 0.4;
- Consent in terms of Table B of the Windhoek Town Planning Scheme to use the erf for a "business building" for medical consulting rooms, a pharmacy and coffee shop;
- Consent in terms of Section 23(1) of the Windhoek Town Planning Scheme and Council's Policy to allow for an additional floor area, which shall be for residential use
- Consent to use the erf in accordance with the new proposed zoning while the rezoning is formally being completed since the erf is located in an approved policy area

If objecting, please state the reasons:

1. No height restrictions on building rights - privacy in neighbouring properties may be invaded.

Signature

6 December 2022

Date

Kindly take note that comments should reach our office by 30 November 2022
You can return the form to the following email address: planner1@dutoitplan.com

REZONING OF THE REMAINDER OF ERF 103 (Nr 14 Dr Kenneth David Kaunda Street), KLEIN WINDHOEK FROM GENERAL RESIDENTIAL WITH A DENSITY OF 1 DWELLING PER 500m² TO OFFICE WITH A BULK OF 0.4 AND SUBSEQUENT CONSENT APPLICATIONS

Name: M W Louw.

Address: PO Box 11454

Klein-Windhoek

Telephone: 0811289695 Email: eiwemlouw@hotmail.com.

I, the owner of Erf 481, Chapman/Dr Kenneth David Kaunda Street

(Please indicated with "x" in appropriate box)

[ ] **Do not object** [X] **Do Object**

- Rezoning of the Remainder of Erf 103 (Nr 14 David Kenneth Kaunda Street) Klein Windhoek from General Residential with a density of 1:500m² to Office with a bulk of 0.4;
- Consent in terms of Table B of the Windhoek Town Planning Scheme to use the erf for a "business building" for medical consulting rooms, a pharmacy and coffee shop;
- Consent in terms of Section 23(1) of the Windhoek Town Planning Scheme and Council's Policy to allow for an additional floor area, which shall be for residential use
- Consent to use the erf in accordance with the new proposed zoning while the rezoning is formally being completed since the erf is located in an approved policy area

If objecting, please state the reasons:

WE DO NOT HAVE A PROBLEM WITH THE DEVELOPMENT AS A WHOLE. WE DO NOT WANT THE RESIDENTIAL COMPONENT. AS DIRECT NEIGHBOURS IT WILL INFRINGE ON OUR PRIVACY, CAUSE A LOT OF NOISE AND WILL INCREASE THE TRAFFIC IN CHAPMAN STREET. THERE IS ~~ALSO~~ NO HEIGHT RESTRICTIONS INCLUDED WITH THE APPLICATION. THE DEVELOPER SHOULD LOOK INTO THE STORMWATER PROBLEM OF RUNOFF THROUGH HIS PROPERTY ONTO ERF 481, 480, 479, 478, 477.

Signature

30/11/2022.
Date

Kindly take note that comments should reach our office by 30 November 2022
You can return the form to the following email address: plancer1@autoitplan.com

REZONING OF THE REMAINDER OF ERF 103 (Nr 14 Dr Kenneth David Kaunda Street), KLEIN WINDHOEK FROM GENERAL RESIDENTIAL WITH A DENSITY OF 1 DWELLING PER 500m² TO OFFICE WITH A BULK OF 0.4 AND SUBSEQUENT CONSENT APPLICATIONS

Name: H + J van Alvensleben: Erf 94b Klein Windhoek CC Property

Address: 2 Opp Street
Klein Windhoek

Telephone: 0811291221 Email: wjw@iafrica.com.na

I, the owner of Erf 94b, KW, Chapman/Dr Kenneth David Kaunda Street 2 Opp Street

(Please indicated with "x" in appropriate box)

☐ **Do not object** ☒ **Do Object**

- Rezoning of the Remainder of Erf 103 (Nr 14 David Kenneth Kaunda Street) Klein Windhoek from General Residential with a density of 1:500m² to Office with a bulk of 0.4;
- Consent in terms of Table B of the Windhoek Town Planning Scheme to use the erf for a "business building" for medical consulting rooms, a pharmacy and coffee shop;
- Consent in terms of Section 23(1) of the Windhoek Town Planning Scheme and Council's Policy to allow for an additional floor area, which shall be for residential use
- Consent to use the erf in accordance with the new proposed zoning while the rezoning is formally being completed since the erf is located in an approved policy area

If objecting, please state the reasons:

See letter dated 07/12/2022

Signature

07.12.2022
Date

Kindly take note that comments should reach our office by 30 November 2022
You can return the form to the following email address: planner1@dutoitplan.com

07 December 2022

The Chief Executive Officer
Department of Planning, Urbanisation and Environment
PO Box 59
Windhoek
Namibia

Attention: Mr. P van Rensburg

OBJECTIONS AGAINST THE PROPOSED REZONING OF ERF R/103, KLEIN WINDHOEK

We strongly object against the proposed rezoning of Erf R/103, KW. The erf is located adjacent or in the vicinity of an already established node of activities which burden the traffic flow of Dr. Kenneth David Kaunda Street. These existing activities will now be discussed to weigh the reasoning behind our objection.

Erven R/101 & 3544, Klein Windhoek - Wilde Eend Bistro:
We take cognizance of the fact that erven R/101 and 3544, KW were included in the Klein Windhoek policy area in 2019. The owners appointed consulting engineers to provide an overview of existing infrastructure capacity and future demands for the entire Policy Area, as approved by Council in 2019.

Even if the findings were based on the "worst case scenario" where all the erven are operational at a maximum capacity, this neighbourhood has seen no change in visible infrastructure (such as road upgrades) over the past years.

It is inevitable that the existing uses on erven R/101, 3544 and 3382, KW, are increasing in volume (the Green Market is now even held on Wednesdays in addition to the weekly Saturday Market) yet no upgrades to the road network are being made.

Now another development with proposed rezoning is seeing its light, burdening the existing service infrastructure: our neighbourhood is plagued with electricity shortfalls and water interruptions and as mentioned above, the traffic flow in Dr. Kenneth David Kaunda Street is anything from desirable.

Erf 3382, Klein Windhoek – Green Market:

The traffic flow parking problems experienced by the Green Market being held every Saturday morning between 09:00 and 12:00 on the erf of the Christengemeinschaft, Erf 3382, is concerning. This concern has been raised since 2014 when the first rezoning applications in this neighbourhood were submitted for approval at the City of Windhoek.

Erf 3382 is zoned "Institutional" and the approval of the market (retailing of handmade good, hence retail) on an "Institutional" erf is open to discussion.

Although the City has made attempts to control the traffic situation by restricting parking on the eastern side of Dr. Kenneth David Kaunda Street (a continuous red line indicates no-parking was painted on Dr. Kenneth David Kaunda Street) the parking situation is to still the detriment of the road user. The church attempts to adhere to the parking requirements and erects no parking signs on the eastern side of Dr. Kenneth David Kaunda Street (a guard is also on duty signaling no parking to clients – an effort much appreciated), but what the City did not anticipate to happen is that the clients visiting the market now park 45° in Dr. Kenneth David Kaunda Street instead of parking parallel. This way of parking (45° parking) allows for more visitors to park in front of the market. Since Dr. Kenneth David Kaunda Street is only 15m wide, the cars now parking 45° now obstruct the tarred road surface considerably. Two-way traffic is virtually impossible since the road surface is to narrow for two crossing cars to pass each other. This situation is extremely dangerous and the approval of the market should be revisited.

What makes the situation even worse is the fact that the institutional erf is located on the corner of Uhland and Höpfner Street. The sight distance is very short and the driver after turning into Dr. Kenneth David Kaunda Street is immediately confronted with a congested street, first created by the Green Market and then by the overflow clients of the Wilde Eend, not knowing where to park.

Concluding remarks

The existing infrastructure is not equipped to handle another development (Office, Medical Consulting Rooms and Coffee Shop) on Erf R/103, KW, without a road upgrade: the mini round about that was suggested by the Consulting Engineers in 2019 (on the intersection Berf/Kock/Dr Kaunda) could serve as a relief but to date nothing has been undertaken to upgrade the intersection.

Maybe if the Service Departments of the City would invest in the infrastructure upgrades in a timely manner as proposed, the neighbours of Erf R/103 would be more open to change and would support the changes more openly. A proactive approach would lend itself more to proposed changes!

Regards.
Heike von Alvensleben (owner of Erf 946, KW, Erf 946 Property cc)

Dorette Opperman

From:	Ismony Van Wyk <ismonyvw@gmail.com>
Sent:	Tuesday, November 29, 2022 4:43 PM
To:	'Dorette Opperman'
Cc:	'Rolf Redecker'; 'Francois Nel'; Nina Lampl; maike.prickett@gmail.com; 'Janet Tap'; 'Carol-Jean Tap'; 'Kai Kronsbein'; 'Zouna'; 'Holli&Karin'; 'Ulli & Marcus Prickett'; 'Rene Rusch'; 'Johannes Coetzee'
Subject:	Hamburg Court ERF 102: Objection letters for rezoning of ERF Re103
Attachments:	F.O. Nel - Objection letter Re103KW_Erf Re102.pdf; N.D. Lampl - Objection letter Re103KW_Erf Re102.pdf; Maike Prickett - Objection letter Re103KW_Erf Re102.pdf; K. Lombard - Objection letter Re103KW_Erf Re102.pdf

Good day, Dorette,

Trust all is well.

RE: <u>Objection letters from the owners of Hamburg Court (ERF 102)</u>

Herewith attached are the objection letters from the owners of Hamburg Court (ERF 102).

The main concerns are the following:

- The construction of a two-story building onto a 3 –meter building line resulting in the encroachment of the privacy of the owners/tenants of ERF 102; and
- The impact the rerouting of the stormwater drainage will have on the already overloaded channel causing flooding of ERF 102 during heavy rainfalls.

According to Mr. Maxwell's response, the building will be moved and the drawings revised to maintain the 3 – meter building line. However, this is not satisfactory to the owners of ERF 102, they prefer a 5 to 6-meter building line must be maintained. Also, the rerouting of the stormwater drainage is an ongoing concern.

Will you please advise how the above objections can be addressed?

Please don't hesitate to contact me should you have any queries.

Kind regards,
Ismony van Wyk | I&A Management Agency | Cell: 081 7300 414 | P.O. Box 40098, Ausspannplatz, Windhoek, Namibia

This message (including any attachments) is intended only for the use of the individual or entity to which it is addressed and may contain information that is non-public, proprietary, privileged, confidential and exempt from disclosure under applicable law or may constitute as attorney work product. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, notify us immediately by telephone and (i) destroy this message if a facsimile or (ii) delete this message immediately if this is an electronic communication. Thank you.

From: Dorette Opperman [mailto:planner1@dutoitplan.com]
Sent: Tuesday, 22 November 2022 4:30 PM
To: 'Ismony Van Wyk' <ismonyvw@gmail.com>
Subject: FW: Neighbour notification : Rezoning Erf Re/103, No. 14 Dr Kenneth David Kaunda Street, Klein Windhoek

Dear Ismony,

What a crazy day!

Kindly see response below from our client to pass on to your owners.

REZONING OF THE REMAINDER OF ERF 103 (I 996 r Kenneth David Kaunda Street), KLEIN WINDHOEK FROM GENERAL RESIDENTIAL WITH A DENSITY OF 1 DWELLING PER 500m² TO OFFICE WITH A BULK OF 0.4 AND SUBSEQUENT CONSENT APPLICATIONS

Name: K. Lombard

Address: Hamburg Court - unit 1

43 Berg Street, Klein Windhoek

Telephone : 081 127 7712 Email: zouna@iway.na

I, the owner of Erf 102, Chapman/Dr Kenneth David Kaunda Street/Berg Street

(Please indicated with "x" in appropriate box)

☐ **Do not object** ☒ **Do Object**

- Rezoning of the Remainder of Erf 103 (Nr 14 David Kenneth Kaunda Street) Klein Windhoek from General Residential with a density of 1:500m² to Office with a bulk of 0.4;
- Consent in terms of Table B of the Windhoek Town Planning Scheme to use the erf for a "business building" for medical consulting rooms, a pharmacy and coffee shop;
- Consent in terms of Section 23(1) of the Windhoek Town Planning Scheme and Council's Policy to allow for an additional floor area, which shall be for residential use
- Consent to use the erf in accordance with the new proposed zoning while the rezoning is formally being completed since the erf is located in an approved policy area

If objecting, please state the reasons:

1. Plans indicate a 3 – meter building line with more than a single story – the proposed building will look down Hamburg Court's driveway – resulting in the encroachment on the privacy of its owners/tenants.

2. Proposed plans indicate that the stormwater drainage will be rerouted. Unclarity regarding the expected impact the rerouting of the stormwater drainage will have on ERF 102.

K Lombard

Signature

23/11/2022

Date

Kindly take note that comments should reach our office by 30 November 2022
You can return the form to the following email address: planner1@dutoitplan.com

REZONING OF THE REMAINDER OF ERF 103 (Nr 1 nneth David Kaunda Street), KLEIN WINDHOEK FROM GENERAL RESIDENTIAL WITH A DENSITY OF 1 DWELLING PER 500m² TO OFFICE WITH A BULK OF 0.4 AND SUBSEQUENT CONSENT APPLICATIONS

Name: F. O. Nel

Address: Hamburg Court - unit 5

43 Berg Street, Klein Windhoek

Telephone : 081 278 0303 Email: FNel@hollardnam.com

I, the owner of Erf 102, Chapman/Dr Kenneth David Kaunda Street/Berg Street

(Please indicated with "x" in appropriate box)

☐ **Do not object** ☒ **Do Object**

- Rezoning of the Remainder of Erf 103 (Nr 14 David Kenneth Kaunda Street) Klein Windhoek from General Residential with a density of 1:500m² to Office with a bulk of 0.4;
- Consent in terms of Table B of the Windhoek Town Planning Scheme to use the erf for a "business building" for medical consulting rooms, a pharmacy and coffee shop;
- Consent in terms of Section 23(1) of the Windhoek Town Planning Scheme and Council's Policy to allow for an additional floor area, which shall be for residential use
- Consent to use the erf in accordance with the new proposed zoning while the rezoning is formally being completed since the erf is located in an approved policy area

If objecting, please state the reasons:

1. Plans indicate a 3 – meter building line with more than a single story – the proposed building will look down Hamburg Court's driveway – resulting in the encroachment on the privacy of its owners/tenants.

2. Proposed plans indicate that the stormwater drainage will be rerouted. Unclarity regarding the expected impact the rerouting of the stormwater drainage will have on ERF 102.

Signature

23/11/2022
Date

Kindly take note that comments should reach our office by 30 November 2022
You can return the form to the following email address: planner1@dutoitplan.com

REZONING OF THE REMAINDER OF ERF 103 (Nr 14 Dr Kenneth David Kaunda Street), KLEIN WINDHOEK FROM GENERAL RESIDENTIAL WITH A DENSITY OF 1 DWELLING PER 500m² TO OFFICE WITH A BULK OF 0.4 AND SUBSEQUENT CONSENT APPLICATIONS

Name: Nina D. Lampl

Address: Hamburg Court - unit 2 & 9

43 Berg Str, Klein Windhoek

Telephone : 081 275 7273 Email: lampl@iway.na

I, the owner of Erf 102, Chapman/Dr Kenneth David Kaunda Street/ Berg Street

(Please indicated with "x" in appropriate box)

☐ Do not object ☒ Do Object

- Rezoning of the Remainder of Erf 103 (Nr 14 David Kenneth Kaunda Street) Klein Windhoek from General Residential with a density of 1:500m² to Office with a bulk of 0.4;
- Consent in terms of Table B of the Windhoek Town Planning Scheme to use the erf for a "business building" for medical consulting rooms, a pharmacy and coffee shop;
- Consent in terms of Section 23(1) of the Windhoek Town Planning Scheme and Council's Policy to allow for an additional floor area, which shall be for residential use
- Consent to use the erf in accordance with the new proposed zoning while the rezoning is formally being completed since the erf is located in an approved policy area

If objecting, please state the reasons:

1. Plans indicate 3- metre building line with more than single story - proposed building will look down Hamburg Court's driveway - Allocated bedrooms are on this side and will entrench on the privacy of the owners/tenants of Hamburg Court.

2. Proposed plan indicate that the stormwater drainage will be rerouted. Currently, most of the storm water is collected in the channel along ERF102's boundary wall and some in the river. ERF 102 is lower situated than ERF 103 which means that the storm water flows through ERF 102. What expected impact will the rerouting have on ERF102.

N. Lampl
Signature

24. 11. '22
Date

Kindly take note that comments should reach our office by 30 November 2022
You can return the form to the following email address: planner1@dutoitplan.com

REZONING OF THE REMAINDER OF ERF 103 (Nr 14 999 ___neth David Kaunda Street), KLEIN WINDHOEK FROM GENERAL RESIDENTIAL WITH A DENSITY OF 1 DWELLING PER 500m² TO OFFICE WITH A BULK OF 0.4 AND SUBSEQUENT CONSENT APPLICATIONS

Name: Maike Prickett

Address: Hamburg Court - unit 10 & 12

43 Berg Street, Klein Windhoek

Telephone : 081 271 6144 Email: maike.prickett@gmail.com

I, the owner of Erf 102, Chapman/Dr Kenneth David Kaunda Street/Berg Street

(Please indicated with "x" in appropriate box)

☐ **Do not object** ☒ **Do Object**

- Rezoning of the Remainder of Erf 103 (Nr 14 David Kenneth Kaunda Street) Klein Windhoek from General Residential with a density of 1:500m² to Office with a bulk of 0.4;
- Consent in terms of Table B of the Windhoek Town Planning Scheme to use the erf for a "business building" for medical consulting rooms, a pharmacy and coffee shop;
- Consent in terms of Section 23(1) of the Windhoek Town Planning Scheme and Council's Policy to allow for an additional floor area, which shall be for residential use
- Consent to use the erf in accordance with the new proposed zoning while the rezoning is formally being completed since the erf is located in an approved policy area

If objecting, please state the reasons:

1. Plans indicate a 3 – meter building line with more than a single story – the proposed building will look down Hamburg Court's driveway – resulting in the encroachment on the privacy of its owners/tenants.

2. Proposed plans indicate that the stormwater drainage will be rerouted. Unclarity regarding the expected impact the rerouting of the stormwater drainage will have on ERF 102.

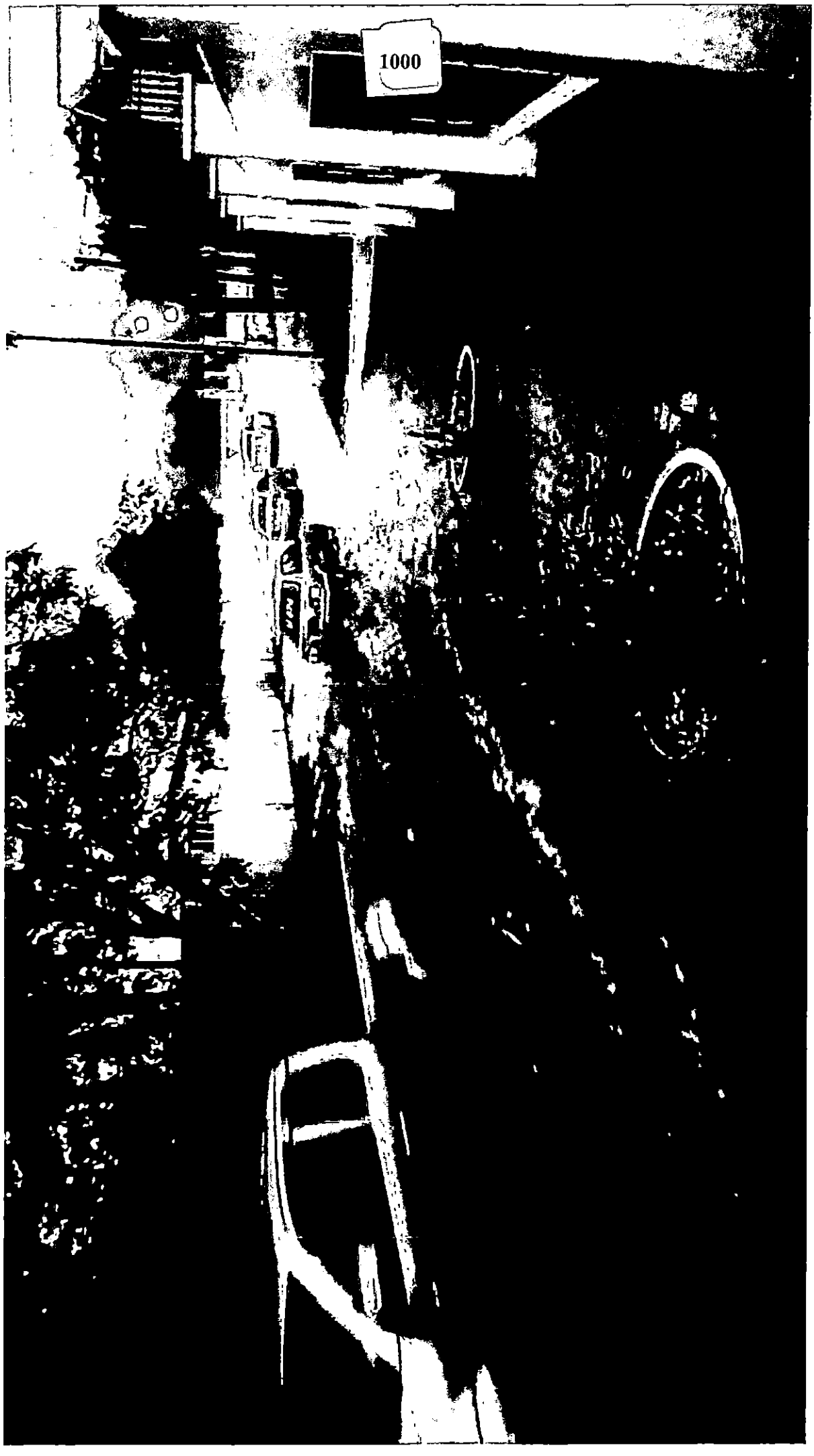
MPrickett

Signature

29.11.2022

Date

Kindly take note that comments should reach our office by 30 November 2022
You can return the form to the following email address: planner1@dutoitplan.com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Du Toit
TOWN PLANNING CONSULTANTS

1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010, Fax: +264 61 248608, Mobile: +264 81 281 0836, Email: elmarie@dutoitplan.com

Enquiries:	D Opperman
Tel:	+264 81 835 2021
Ref:	Re/103/KW

Strategic Executive
Department of Urban and Transport Planning
Windhoek City Council
P O Box 59
WINDHOEK

9 January 2023

For Attention: Mr. Hugo Rust

Dear Mr. Rust

SUMMARY AND RESPONSE TO OBJECTIONS : REZONING ERF RE/103, (Nr 14 Dr Kenneth David Kaunda Street), KLEIN WINDHOEK FROM GENERAL RESIDENTIAL WITH A DENSITY OF 1 DWELLING PER 500m² TO OFFICE WITH A BULK OF 0.4 AND SUBSEQUENT CONSENT APPLICATIONS.

As per our application submitted 29 September 2022, please find below a summary of the objections received as well as response in red text where applicable.

Stormwater channel:

- All responses were very concerned with the stormwater channel through Erf Re/103 and how it will be handled in the proposed development. They stated it affects the lower lying erven and Erf Re102 regularly and severely. Photo provided after extreme rain of 15 December 2022.

The owner cannot re-route/change the current stormwater channel without the approval of City of Windhoek. The City will impose the necessary conditions to deal with the stormwater channel appropriately. These conditions will have to be accepted by the owner.

Design:

- Direct neighbours opposed to residential component (Louw – 481 and a number of units from Hamburg Court) for privacy.
- No height restriction included with proposal (proposed design indicated 2 floors and basement parking)
- Building onto the 3m will encroach on privacy of owners/tenants on Hamburg Court

[illegible]

The proposed plans as provided to the neighbours have not yet been submitted to City of Windhoek as the outcome of the rezoning application is awaited. It, together with the architectural renders were included

General:

- What will happen to big Camelthorn Tree on Erf Re103 : The tree might need to be removed with construction but will be replaced with the new trees as part of the landscaping of the new development
- Underground parking difficult with mica stone : The owner is aware of the soil conditions and as a registered Engineer, is able to design and construct accordingly.
- Increase in noise and traffic; trucks take short cut and Chapman Street is small and narrow
- Criminals attracted by parked vehicles
- Neighbourhood character to be disturbed
- More than enough pharmacies, coffee shops and restaurants in the vicinity
- Green Market on Sunday worsen the traffic problem
- Berg/Dr Kaunda Street and Berg/Sam Nujoma Street is already a problem; the already established node/activities burden the roads and other infrastructure and no change were implemented by CoW.
- Existing infrastructure not equipped to handle another mix use development without a road upgrade.
- Pro-active approach by City would lend itself to more proposed changes.

In response to all above points, the change in the neighbourhood is a natural occurrence and not to be avoided in an urban environment. The need for change from purely residential to more mixed character has been identified during the past number of years and was more formally established with the approval of the extended Klein Windhoek Office and High Residential Policy area. The findings of the infrastructure study indicates that the current infrastructure is in fact still sufficient. Upgrading on the road network is pending. City should advise on this.

Please do not hesitate to contact me should you require any further information.

Kind regards

Dorette Opperman

CITY OF WINDHOEK

SUSTAINABLE DEVELOPMENT - ADVISORY

TO	:	Urban Policy
FROM	:	Sustainable Development – N Naruses
DATE	:	28/11/2022
SUBJECT:		**REZONING OF THE REMAINDER OF ERF 103 (NR 14 DAVID KENNETH KAUNDA STREET) KLEIN WINDHOEK FROM GENERAL RESIDENTIAL WITH A DENSITY OF 1:500M² TO OFFICE WITH A BULK OF 0.4;** **CONSENT IN TERMS OF TABLE B OF THE WINDHOEK TOWN PLANNING SCHEME TO USE THE ERF FOR A "BUSINESS BUILDING" FOR MEDICAL CONSULTING ROOMS, A PHARMACY AND COFFEE SHOP;** **CONSENT FOR FREE RESIDENTIAL BULK AND;** **CONSENT TO USE THE ERF IN ACCORDANCE WITH THE NEW PROPOSED ZONING WHILE THE REZONING IS FORMALLY BEING COMPLETED**

The Sustainable Development Division has in principle no objection taking in consideration that it maximizes development potential without any adverse impact.

Proposal/Recommendations

That the proposed application be granted but due consideration of urban policy comments and the undertaking of the relevant by laws as administered by the respective division be noted.

I hope you find the above in order.

Thank you,
TOWN PLANNER: SUSTAINABLE DEVELOPMENT

MEMORANDUM

TO:	Mrs. R. Kwenani	**DATE:**	17 November 2022
FROM:	Chief Engineer Roads and Storm Water Planning, Design & Traffic Flow	**REF:**	L/R/103/KW

SUBJECT: APPLICATION FOR THE REZONING OF THE REMAINDER OF ERF 103 (NR 14 Dr David Kenneth Kaunda Street), KLEIN WINDHOEK FROM GENERAL RESIDENTIAL WITH A DENSITY OF 1 DWELLING PER 500m² TO OFFICE WITH A BULK OF 0.4 AND SUBSEQUENT CONSENT APPLICATIONS.

An application dated 28 September 2022 for the proposed Rezoning and Consent Use of Erf R/103, corner of Dr David Kenneth Kaunda and Chapman Streets Klein Windhoek, as received on 20 October 2022, refers.

It is worth noting that storm water comments for a similar application where were provided 2 years ago in a memo dated 20 October 2022.

A storm water investigation was done and the following is reported:

1. There is a stormwater catch pit situated along the road edge of Dr David Kenneth Kaunda Street in front of Erf R/103, that discharges stormwater into a stormwater outlet structure that discharges stormwater onto Erf R/103 from underneath Dr David Kenneth Kaunda Street, from where the combined stormwater flows into a north easterly direction towards a stormwater inlet structure along the south western boundary of Erf 481.

2. Erf R/103 has a general downward slope from the south west into a north easterly direction.

3. Access to Erf R/103 is indicated to be obtained from Dr Kenneth Kaunda Street.

4. It appears from the municipal enlighten system that the north western, the south western and the north eastern boundary walls of Erf R/103 encroach up to approximately 4.4 meters into the road reserves of Dr David Kenneth Kaunda Street, Chapman Street and Erf 481.

5. It appears from the municipal enlighten system that the boundary walls and structures on Erven R/101 and R/102 are encroaching up to approximately 2.2 meters into Erf R/103.

This Division has no objection to the proposed Rezoning and Consent Use of Erf R/103, corner of Dr David Kenneth Kaunda and Chapman Streets Klein Windhoek, provided:

1. That the applicant takes note of the possible encroachment of the north western, the south western and the north eastern boundary walls of Erf R/103, the north

western boundary walls and structures on Erven R/101 and R/102, and ensure that the respective cadastral data and road reserve boundaries are adhered to.

2. That surface storm water runoff be accommodated according to Clause 35 of the Town Planning Scheme (see Info 35 of the Town Planning Scheme) stating:

   (1) That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or works which have been authorized in writing by the local authority or which have been or may be built, laid or erected in terms of any law) may be constructed on or over the property or located in such a way that -

   (a) the flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or
   (b) the flow of a natural watercourse (in which the local authority allows flood water to run off, be discharged or to be canalised) is or can be changed, canalised or impeded.
   (c) the maintenance of such stormwater pipe, channel or work shall be the responsibility of the owner of the concerned property.

3. That prior approval must be obtained from the Chief Engineer: Planning, Design & Traffic Flow if the accommodation of the stormwater on the erf is contemplated.

4. That Engineering drawings on how the stormwater would be accommodated to the satisfaction of the Chief Engineer, Planning, Design & Traffic Flow be submitted for approval simultaneously with the building plans.

5. That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted prior to the approval thereof.

6. That no building plan will be approved until the above stormwater conditions are met.

7. That a condition for the resale of this property be included in the Title Deed of the erf, whereby transfer to a third party only take place with approval of the City of Windhoek. [Approval will only be granted after the Strategic Executive: Urban and Transport Planning has certified that the stormwater has been accommodated satisfactorily.]

8. That no development be allowed onto or over any stormwater system or structure.

9. That no access be allowed over any stormwater catch pit or structure.

.....
SECTION ENGINEER: DESIGN
CJ VAN DER MERWE

MEMORANDUM

TO:	Mr. H. Rust	**DATE:**	26 Oct 2022
FROM:	INF: Engineering Services Division	**REF:**	L/103/KW

City of Windhoek

SUBJECT:

1.1 Rezoning of the Remainder of erf 103(Nr 14 Dr David Kenneth Kaunda Str.), Klein Windhoek from General Residential with a Density of 1:500 m2 to Office with a Bulk of 0.4;

1.2 Consent in terms of Table B of the Windhoek Town Planning Scheme to use the Erf for a Business Building for Medical Consulting Rooms, a Pharmacy and a Coffee Shop;

1.3 Consent in terms of Section 23(1) of the Windhoek Town Planning Scheme and Council's Policy to allow for an additional floor Area, which shall be for Residential use

1.4 Consent to use the erf in accordance with the new proposed zoning while the rezoning is formally being completed since the erf is located in approved policy area.

The application dated 28 Sept 2022 for the Rezoning of Erf 103, Windhoek refers.

The application can only be approved under the following conditions:

1. That the total number of residential units not exceed five units.
2. That any additional requirements with regard to water or sewer services, brought on as a direct consequence of the rezoning or subsequent activities, will be for the cost of the applicant, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

.....
SECTION ENGINEER
OC Archer

MEMORANDUM

TO: Kwenani (R.M.)

DATE: 25-Oct-2022

FROM: Engineering Services
Electricity Department

City of Windhoek
City of many faces

REF: L/RE/103/KW

- **REZONING OF THE REMAINDER OF ERF 103 (NR 14 Dr David Kenneth Kaunda Street), KLEIN WINDHOEK FROM GENERAL RESIDENTIAL WITH A DENSITY OF 1 DWELLING PER 500m² TO OFFICE WITH A BULK OF 0.4 AND SUBSEQUENT CONSENT APPLICATIONS.**

The Acting Strategic Executive: Electricity has in principle no objection to the application submitted for the rezoning of Erf Re/103, Dr. David Kenneth Kaunda Street, Klein Windhoek as described above provided that below is taken into consideration:

- ***Only one (1) service connection from the municipal electrical network will be allowed to the Erf.***
- ***The Council of the Municipality of Windhoek has under section 94(1) of the Local Authorities Act, 1992 (Act 23 of 1992), stipulates that in the case of premises with an estimated load in terms of the Wiring Regulations, or a notified maximum demand, exceeding 66 kVA (3 x 100 Ampere), the Council may, on such conditions as it deems fit, require from the owner to provide and maintain on the premises a chamber in conformity with the requirements to serve as a substation for the housing of switchgear, transformers, medium and low voltage cables and other equipment necessary for the supply.***
- ***The owner shall ensure that free and unimpeded access to the substation chamber or miniature substation is available at all times.***
- ***For a power supply up to 1000 kVA, a site, measuring 18 m², shall be provided on the applicant's Erf to install a miniature substation.***
- ***Supply and installation of any LV cables, inside the applicant's Erf, shall be done by the electrical contractor appointed. The department will do the termination of LV cables at the miniature substation or transformer.***

General Comments

- Should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto will be for the applicant's account.

- For Erven that is zoned "General Residential", "Business", "Office", "Institutional" or "Industrial" and a service connection larger than 3 x 60 Amp is required, the applicant and/or his/her electrical engineering representative must contact the SE: Electricity well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation.
- ***Kindly note that a Connection Charge may be payable at the cost of the applicant and the applicant is advised to review the Electricity Department Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Electricity Department for information on Connection Charges"***
- "General residential" developments without high rise buildings i.e individual apartments, a Split Prepayment meter for each unit shall be used with a metering box located on the street/ development erf boundary if it's technically possible otherwise a bulk meter shall be used.

Kind regards

.....

VH Namgongo

Chief Engineer: Engineering Services

MEMO 100A NDUM

SUBJECT: **1. Rezoning of Erf RE/103, c/o Chapman Street No. 11 & Dr Kenneth Kaunda Street No. 14, Klein Windhoek from 'Residential' with a density of 1:500m² to office with a bulk of 0.4,**

2. Consent for a "business building" for medical consulting rooms and a pharmacy and coffee shop

3. Consent for 50% free residential bulk and,

4. Consent to use erf in accordance with the new proposed zoning while the rezoning is formally being completed

CIRCULATION	DATE	COMMENTS	SIGNATURES
Technical enquiries: L. SHIKONGO	22/10/2020	Tel: 290 3359	
Section Engineer	..../..../2020		
Chief Engineer	..../..../2020		

TO:	Urban Planning R. Kwenani	**DATE:**	13 March 2023
FROM:	Section Engineer: Roads Planning & Traffic Flow	**REF:**	L/RE/103/KW

Updated comments

ROADS PLANNING & TRAFFIC FLOW COMMENTS:

The application dated 28 September 2028 received from **Du Toit Town Planning Consultants** regarding the above application has reference. Please replace our previous comments dated 22 October 2022 with this memo dated 27 February 2023, addressing the objections in more detail.

The reminder of Erf 103, Klein Windhoek is situated at the corner of Chapman and Dr. Kenneth Kaunda Street. The Erf is easily accessible and is in close proximity to Nelson Mandela Avenue, an Arterial road. A Traffic Impact Assessment (TIA|) to evaluate a policy wide adoption area for a portion of Klein Windhoek was conducted in 2020. The results stipulated in the TIA indicate that several intersections along Nelson Mandela Avenue operate at unacceptable LOS for the existing traffic demand and it is proposed that various intersections be upgraded in the area including introduction of public transport and Non-motorised transport facilities.

The traffic volumes directly affecting Erf RE/ 103 KW are moderate and no major traffic flow problems are experienced during peak hours. The rezoning will generate approximately 31 additional vehicular trips to the current road network. This will have no major effect on the current road network and flow of traffic in this vicinity.

Pertaining to the objection being traffic flow related, the following:

The objections make reference to too much traffic or increase in traffic and related noise. Erf RE/103 KW is zoned general residential having a density of 1/500m², implying 4 additional dwelling units can be constructed as per current zoning. These 5 dwelling units will generate approximately 10 trips per hourly peak. Meanwhile for an office bulk of 0.4, and 0.2 residential consent bulk, would allow for 1,031m² office area and 515m² residential area. Such development potential would generate approximately 41 trips per hourly peak, implying 31 trips more than the current development potential. From observation, indication is that because Nelson Mandela Avenue is congested at times, traffic does deviate to Dr. Kenneth Kaunda Street. Regardless if this development will go ahead or not, such traffic flow pattern will remain as long as Nelson Mandela Avenue will remain congested. At present Dr. Kenneth Kaunda

Street still has spare capacity to absorb 1011ditional 31 trips without significant impact. However, some intersections directly having an impact on Erf RE/ 103 KW will need improvement as per recently updated Klein Windhoek policy area, as development progresses. Intersections such as:

- Berg Street/ Koch Street and Dr. Kaunda Street – upgrading of intersection to a mini roundabout intersection
- Nelson Mandela Avenue/Hugo Hann and Dr. Kwame Nkurumah Street – upgrade lane marking and synchronisation
- Sam Nujoma Drive and Berg Street upgrade intersection to round about

These upgrades are expected to be funded from betterment generated from the new policy area

1. This Division has no objections to the proposed Rezoning of Erf RE/103, c/o Chapman Street No. 11 & Dr Kenneth Kaunda Street No. 14, Klein Windhoek from 'Residential' with a density of 1:500m² to office with a bulk of 0.4; provided that:
   1.1 Minimum 1 parking bay be provided per 25m² of utilised bulk on site.
   1.2 No access and parking is allowed within 20 meters of the intersection, measured from the intersecting kerbs and that access should preferably be from Chapman Street.
   1.3 That permission is granted to the Division Roads Planning Design and Traffic Flow to utilise the betterment fees for infrastructure upgrading in accordance to the findings of the TIA

2. This Division has no objections to the proposed Consent for a "business building" for medical consulting rooms and a pharmacy and coffee shop; provided that:
   2.1 For medical consulting, minimum 5 parking bays per medical practitioner to be provided on site.
   2.2 For pharmacy, minimum 3 parking bays per 100m² utilised bulk to be provided for on site.
   2.3 For a coffee shop, minimum 1 parking bay be provided per 3 seats plus a loading zone on site.

3. This Division has no objections to the proposed Consent for free residential bulk; provided that:
   3.1 Free residential bulk is limited to 50% of the allowable bulk of 0.4.
   3.2 Minimum 1 exclusive parking bay must be provided for every dwelling unit on site.

4. This Division has no objections to the proposed consent to use the erf in accordance with the new proposed zoning while the rezoning is formally being completed; on condition that:
   4.1 Building plans are submitted to Building Control Division for approval.
   4.2 Consent use will only come into effect after meeting parking requirements to the satisfaction of the SE: Urban and Transport Planning.

Yours faithfully

L. Shikongo
Roads Planning, Design and Traffic Flow
*3359

[Municipal Council Minutes: 2015-11-26]

11.2.8 **BRB.8 [PLA/ELE] APPLICATION FOR THE SALE OF LAND TO NAMPOWER (PTY) LTD FOR THE PROPOSED DEVELOPMENT OF AN ELECTRICAL SUBSTATION DEDICATED FOR ELECTRICITY POWER SUPPLY TO THE CITY OF WINDHOEK**
(NamPower)

On proposal by Councillor M Shiikwa, it was

RESOLVED

1 That Portion 'X' as depicted on the subdivision layout P/Re508/S, attached as page 241 to the agenda, be reserved to NamPower (Pty) Ltd for the establishment of a second bulk electricity supply point dedicated to the City of Windhoek.

2 That after the formal subdivision diagram with the exact size has been obtained from the Strategic Executive: Community Services, the Strategic Executive: Urban Planning and Property Management obtain sales conditions and the purchase price to submit these to Council for deliberation.

3 That approval be granted for NamPower (Pty) Ltd to develop a substation on the identified portion of Farm 508, Havana as per the co-ordinates in order to embark on the development, since electricity consumer demand in Windhoek has surpassed installed and supply demand from the existing supply from NamPower (Pty) Ltd.

4 That it be noted that the co-ordinates of the site in WGS 84 format are as follows:

North - West	[22°32'14.20"S, 17° 0'35.40"E]
North - East	[22°32'13.90"S, 17° 0'44.20"E]
South - West	[22°32'22.30"S, 17° 0'35.70"E]
South - East	[22°32'22.10"S, 17° 0'44.40"E]

5 That the proposed subdivision of the Remainder of Farm 508 into Portion 'X' (± 4 hectares, thus 200 metres x 200 metres in extent), and the Remainder as depicted on the layout P/Re508/S, attached as page 241 to the agenda, be approved.

6 That the Strategic Executive: Community Services provide a formal subdivision plan for the respective portion as indicated on the plan, attached as page 241 to the agenda, with the exact size in order for the Strategic Executive: Urban Planning and Property Management to finalise cadastral procedures.

7 That the reserved Portion X be leased to NamPower (Pty) Ltd, at an amount still to be determined by the Strategic Executive: Urban Planning and Property Management, while the cadastral procedures are being finalised.

8 That the Acting Chief Executive Officer (Acting Corporate Legal Adviser) draft the Lease Agreement.

RESOLUTION 322/11/2015

NamPower (Pty)
NamPower Centre, 15 Luther Street, P.O. Box 2864, Windhoek, Namibia, Tel +264-61-2054111, Fax +264-61-232805, E-mail register@nampower

The Chief Executive Officer
City of Windhoek
P.O. Box 59
WINDHOEK
Namibia

Your Ref :

Our Ref : 9/6/2/5/1

Enquiries : F Engelbrecht

Date : 25 February 2014

Attention: Mr NK Taapopi
Mr EC Kawesha

Fax no: 061 – 290 2344

Dear Mr Taapopi

POWER SUPPLY OFFER TO CITY OF WINDHOEK: PROPOSED LOCATION FOR THE NEW NAMPOWER SUBSTATION IN THE WESTERN PART OF WINDHOEK (KHOMAS SUBSTATION)

Reference is made to your letter dated 29 January 2014 regarding the abovementioned subject matter.

NamPower in principle agree to the proposed location of the site and hereby formally applies for the acquisition of a 250 m x 250 m area at the proposed location with the following GPS coordinates:

South East	22°32'22.06"S	17° 0'44.43"E
South West	22°32'22.28"S	17° 0'35.68"E
North West	22°32'14.18"S	17° 0'35.44"E
North East	22°32'13.93"S	17° 0'44.19"E

Should the land for the proposed substation be allocated to NamPower, we would like to start with the Environmental Impact Assessment, surveying and registration of the land for the substation and servitudes for the line routes in the name of NamPower as soon as possible.

The updated offer for the 50MVA power supply at the proposed new Khomas Substation will be forwarded to the City of Windhoek within 3 weeks.

Please do not hesitate to contact our Mr Gideon van den Berg at 081-205 2268 or 081 322 2287, should any additional information be required on the application of the Substation land.

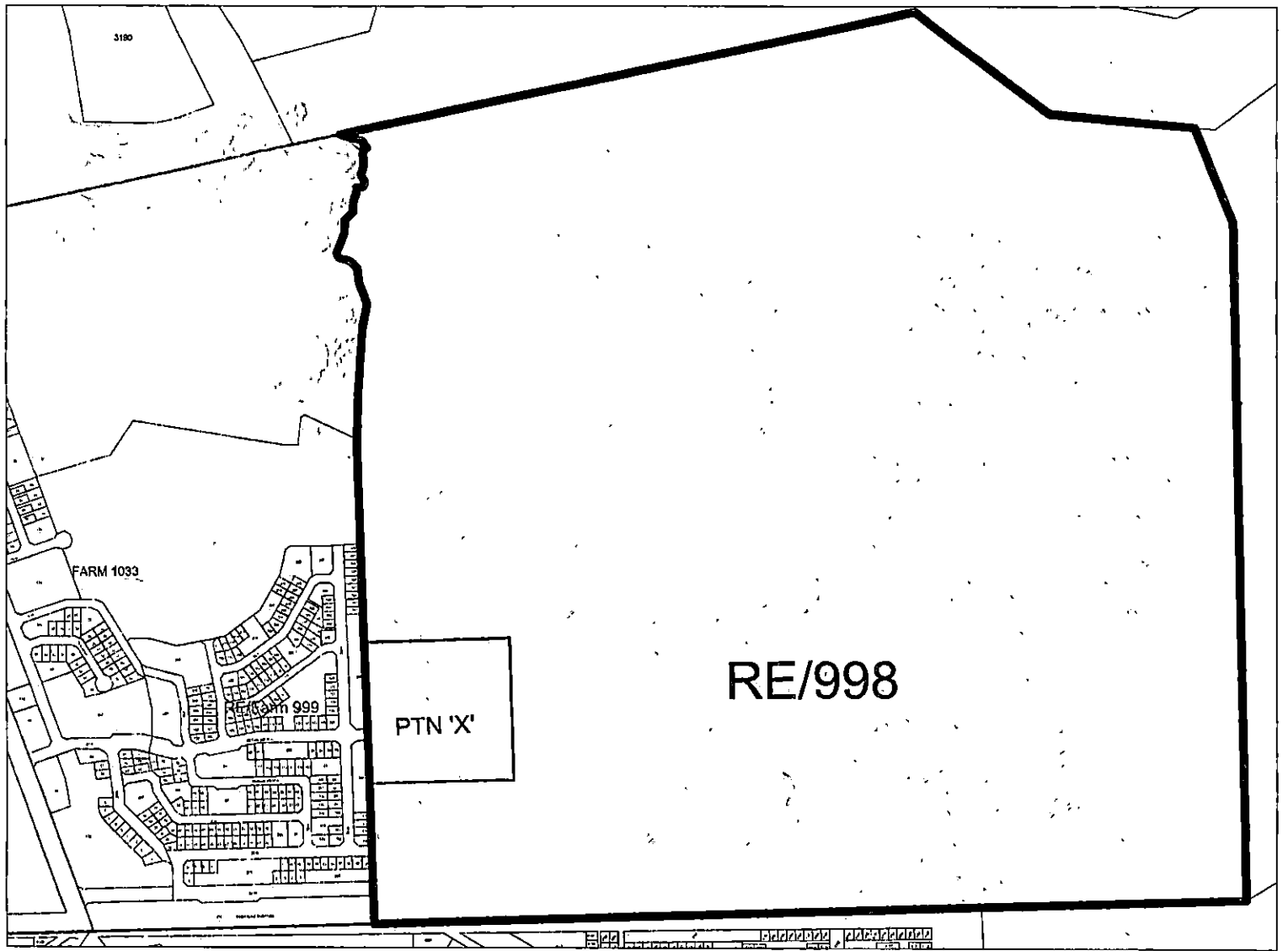
Yours faithfully

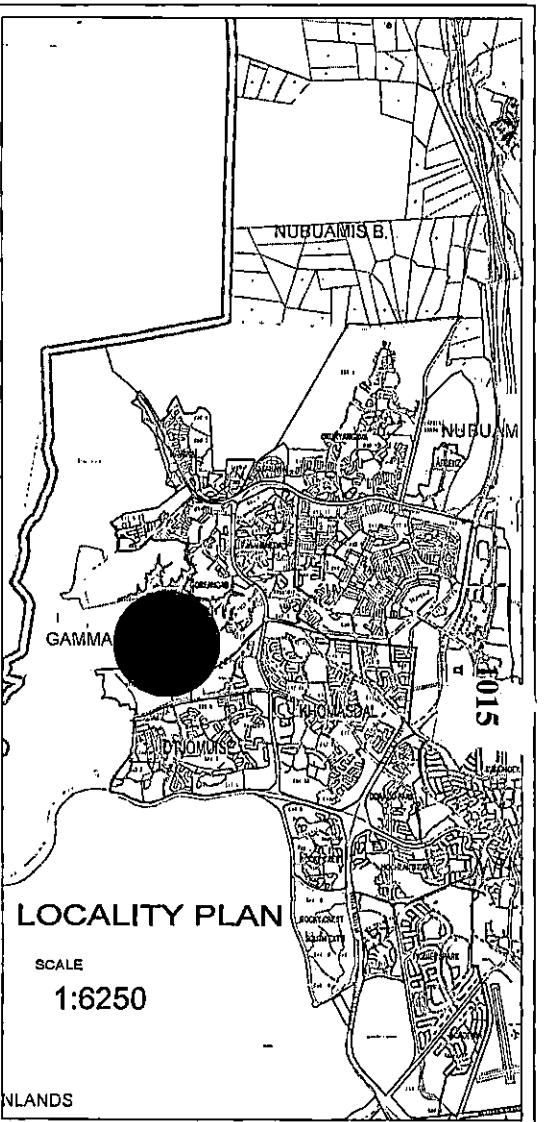
P.I. SHILAMBA
MANAGING DIRECTOR

NAMIBIA POWER CORPORATION OFFICIAL 2014 -02- 26 OFFICE OF THE MANAGING DIRECTOR

CITY OF WINDHOEK 2014 -02- 27 Department of ELECTRICITY

M.M.N. Nakale (Chairperson), P.I. Shilamba (Managing Director), P.A. Kiyala, P.A. Karuaihe-Martin, P.J. Maritz, S.F. Utonih, Adv A.W. Boesak
Co. Reg. No. 2051





PTN No	Size (HA)
PTN 'X'	6.3 (HA)
RE/ Farm 998	214.7 (HA)
Farm 998	221 (HA)

N

REV.	DATE	DRAWN	CHECKED	REVISIONS
CARDEX:				REF. DWG:
FILE:				NETWORK: data4all RE_508/Farm 998

City of Windhoek

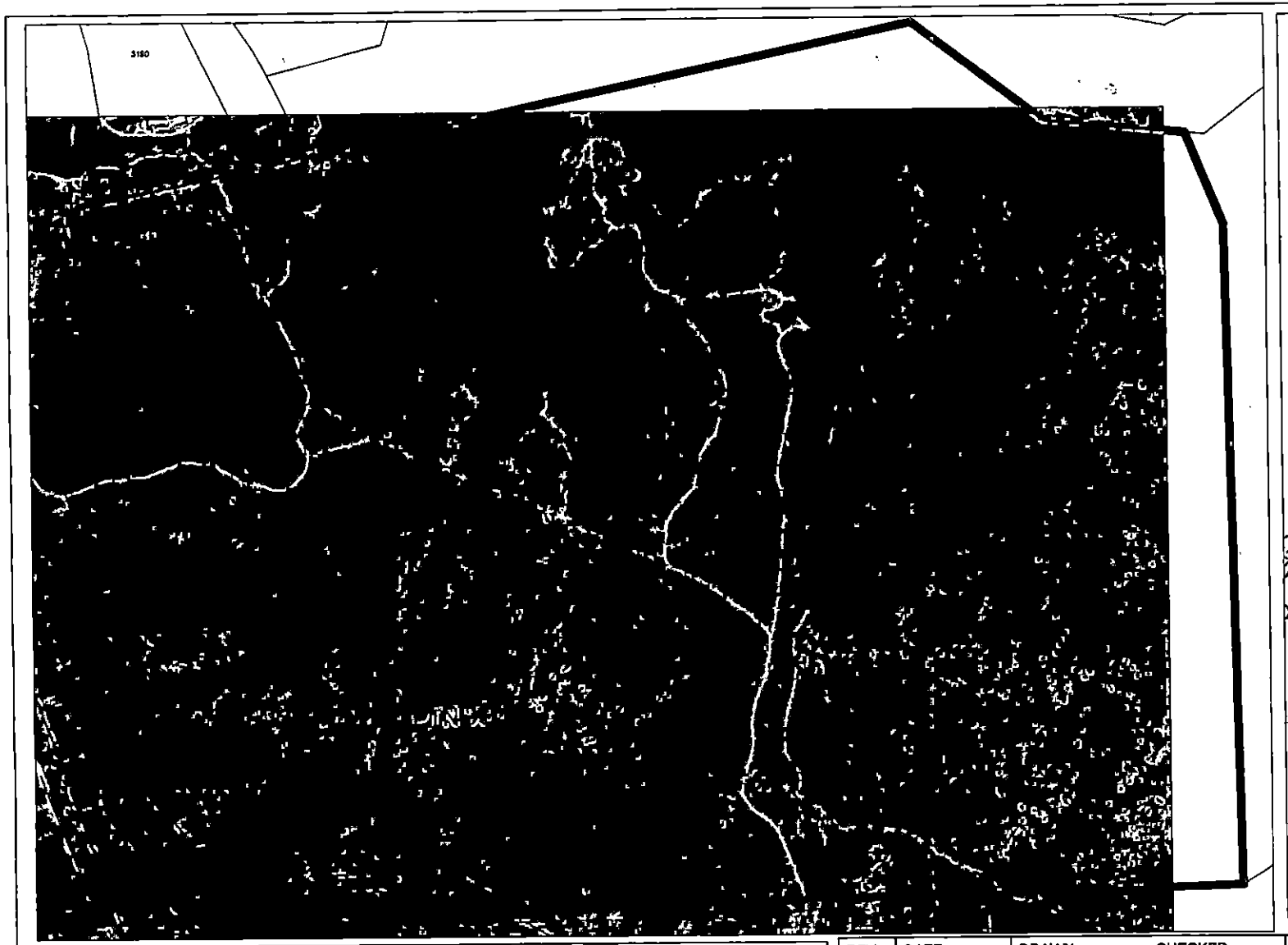
DESIGNED BY: Helena DATE 2022
CHECKED: Kakero DATE 2022
MANAGER HUMAN SETTLMENT DATE

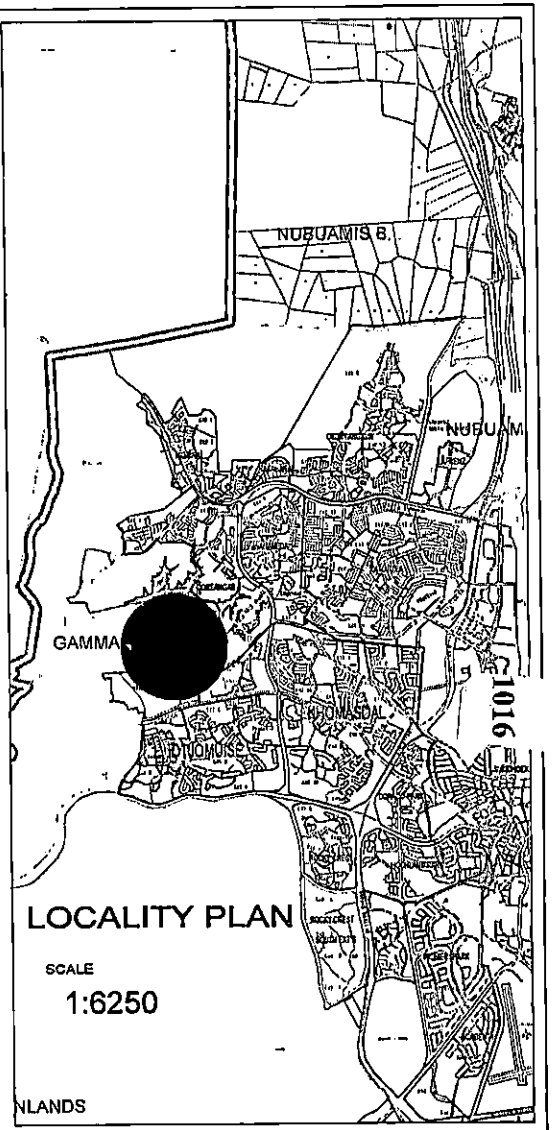
Subdivision of Farm 998(a PTN of Farm RE/508) into PTN 'X' and Remainder

SCALE 1:7500

Farm 1030

REV.





PTN No	Size (HA)
PTN 'X'	6.3 (HA)
RE/ Farm 998	214.7 (HA)
Farm 998	221 (HA)

N

REV.	DATE	DRAWN	CHECKED	REVISIONS
CARDEX:				REF. DWG:
FILE:				NETWORK: data4all RE_508/Farm 998

City of Windhoek

DESIGNED BY: Helena	DATE 2022	**Subdivision of Farm 998(a PTN of Farm RE/508) into PTN 'X' and Remainder**
CHECKED: Kakero	DATE 2022	
MANAGER HUMAN SETTLMENT	DATE	

SCALE		REV.
1:7500	Farm 1030	

[Special Municipal Council Minutes: 2016-12-02]

3.2.4 **ITEM 8.7.4 - PWI.2 [PLA] SUBMISSION OF PUBLIC PRIVATE PARTNERSHIP (PPP)/ JOINT VENTURE (JV) NEGOTIATIONS – TWINE INVESTMENT HOLDINGS (PTY) LTD AND HANGALA GROUP (SINCO INVESTMENT (PTY) LTD)**
(3/1/6/9/2)

On proposal by Councillor MJ Amadhila, it was

RESOLVED

1 That the submission of Twine Investment Holdings (Pty) Ltd; and Hangala Group (Sinco Investment (Pty) Ltd) be noted.

2 That the proposal (info) from the Public Private Partnership (PPP)/Joint Venture (JV) partners be noted.

3 That it be noted that the applicants reserve their rights in entering into new agreements.

4 That it be noted that the Public Private Partnership (PPP)/Joint Venture (JV) Agreement has already been commented on by the Working Committee for Contract Documentation (WCCD) members and others.

5 That it be noted that the Public Private Partnership (PPP)/Joint Venture (JV) Agreement was already used on two (2) previous occasions.

6 That the Public Private Partnership (PPP)/Joint Venture (JV) Development Agreements be noted and approved.

7 That the electricity network design and installation be guided by the following:

7.1 That the Developers appoint a Professional Registered Electrical Engineer to determine all load requirements and designs for the medium and low voltage reticulation for Klein Windhoek Extension 4 and Auasblick Extension 1 Townships.

7.1.1 That the design work be submitted to the Strategic Executive: Electricity for approval.

7.2 That all designs for medium voltage reticulation be in accordance with Council standards, specifications and guided by the 2015-2020 Electrical Master Plan or as updated annually thereafter.

7.3 That all electrical work, both designs and installations form part of the Public Private Partnership (PPP)/Joint Venture (JV) Agreement(s).

M.P.A.

7.4 That as per the determined load demand of the development, the associated network contribution be paid by each Developer to cater for network upgrade upstream of the associated electrical network.

7.5 That all related electrical infrastructure, such as distribution stations and miniature substations be allocated its own erf with registered servitude not less than 3 metre x 6 metre for miniature substations and not less than 18 metre x 20 metre for distribution substations.

7.6 That all electrical work from designs, installations and testing be carried out by the Developers and as approved by the Strategic Executive: Electricity.

7.7 That the as-built drawings be submitted in CAD 2014 or latest as newer versions becomes available to Council.

8 That Council accede to the proposed 50:50 profit sharing.

9 That the pre-sales method be considered on an experimental basis.

10 That the general residential erven be co-developed.

11 That financing be secured within sixty (60) days from the date of this Council Resolution, else the proposed entering into a Public Private Partnership (PPP)/Joint Venture (JV) be terminated.

RESOLUTION 289/12/2016

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auasblick

PO Box 23612 Windhoek
18 Lilienkron Str Unit 20 - 22

Tel +264 61 41 07 00
Fax +264 61 40 11 [illegible]
info@hangaro.com

15 May 2019

Chief Executive Officer
City of Windhoek
Windhoek
Namibia

Attention: Mr. Robert N Kahimise

RE: PROGRESS REPORT ON THE DEVELOPMENT OF AUASBLICK EXTENSION 1 BY SINCO INVESTMENTS SIXTY ONE (PTY) LTD

We have been requested by the the Project Team, to forward you this progress report for your information. We acknowledge that it took some time to come to this stage, but as you will appreciate from the report we have made significant progress that, all things being equal, will enable us to start with construction by the beginning of July 2019.

1. BACKGROUND

We refer to the Public Private Partnership (PPP) Agreement entered into between the Municipal Council of Windhoek (CoW) and Sinco Investments Sixty One (Pty) Ltd (the Developer), dated 15 June 2017.

The Developer and shareholders thanks the City of Windhoek for the opportunity to plan, finance and alienate the un-serviced land, known as Auasblick Extension 1, for the purpose to sell the alienated erven to recover the cost of the permanent works. It is the intention of the Developer, together with the Project Team, to accelerate land delivery creating local employment and generating income to both the Developer and City of Windhoek.

2. FACILITY AGREEMENT [CLAUSE 6]

According to this clause, it is the responsibility of the Developer to procure funding for the construction of the Permanent Works. After negotiating and soliciting of the various finance institutions, we are please to inform you that the Developer has secured the funding for Phase 1 of the project as follows:

2.1. 60% debt financing from Development Bank of Namibia (N$ 76,472,725)
2.2. 40% equity financing from Ino Harith Capital (N$ 42,490,021)

Due to the nature of the PPP agreement, the title to the land belongs to the CoW, and thus cannot be leveraged as security to the financiers. In order for them to have surety on the project, the Financiers have a pre-sale condition. This would satisfy them that there are sufficient interest in the project and give the surety that there is a return on their investment. According to clause 17.3.4 of our agreement, *"the Developer may market and do conditional pre-sales, subject to the applicable terms and conditions of this agreement"*. The Developer will therefor have to exercise this right to do conditional pre-sales in order to satisfy the financiers, and unlock the financing facility.

3. DETERMINATION OF UPSET PRICE [CLAUSE 19]

Clause 19.1.1 indicates that the *"Project Team shall determine the upset prices of Serviced Erven on actual Project Costs considering the market conditions at that time"*. In terms of the market study we have conducted, the average cost of a serviced erf in Auasblick is N$1500/m². The study also indicated that these erven are not sold within the generally accepted shelf period (the time it takes to sell a property) and it takes longer than the norm.

In view of the economic conditions prevailing in the country, the Project Team has resolved to discount the price of the properties to **N$ 900/m²** in Phase 1 in order to make it affordable and accelerate the implementation of the project. We are confident that this upset price will deliver a reasonable profit, while addressing the need of affordable properties.

4. ALIENATION [CLAUSE 17]

As per the agreement, the Developer has recommended conveyancers to the Project Team and it was resolved to appoint the following conveyancers to attend to the transfers of the alienated erven taken over by Council [Clause 17.2]:

4.1. Fischer Quarmby & Pfeifer
4.2. Anne Shilengudwa Attorneys

5. PRE-SALE PROCEDURE

It is clear from the above that the alienation of the erven is dependent on the the Developer securing financing, which is dependent on the pre-sale condition.

The following pre-sale procedure was discussed and approved by the Project Team.

As per clause 17.3.3, *"the Developer may appoint a principal marketing and real estate company who will be in charge of all sales and adjudication reports"*. It is our intention to appoint the said real estate company, or companies, in order to achieve the pre-sale condition. The pre-sale procedure can be summarised as below:

5.1. The Developer will place advertisements in the media notifying the public of the new development, and our intention to sell the erven at N$900/m2 to a willing buyer.
5.2. The advertisement will indicate that an "open day" will be held on site at certain date.
5.3. The advertisements will be in the following form:
    5.3.1. At least 3 public news papers giving one month notice
    5.3.2. At least 1 radio station
    5.3.3. Flyers hand out at all major intersections at least 2 times in the month leading up to the open day
    5.3.4. CoW billboards
5.4. At the open day, all the erf conditions will be available to the willing buyer.
5.5. The willing buyers can use this open day as a platform to complete the pre-sale documentation prepared by the conveyancers [Clause 17.2] to secure an erf. Only at this venue the first sales will be accepted, no pre-allocations for erven are made.
5.6. The willing buyer will have to pay the following deposit (to be kept in a trust account by the conveyancers) to show their serious intention:
    5.6.1. N$20,000 for an erf under a 1000m^2
    5.6.2. N$30,000 for an erf from 1001 to 2000m^2
    5.6.3. N$40,000 for an erf over 2000m^2
5.7. This process will be completed on a first-come-first-serve basis and not allow for bidding or tender. To allow fairness, a third party (the conveyancers) will be in control of this process to ensure transparency.
5.8. A database will be kept of all other interested parties, who did not get a specific erf, to have a secondary buyer, should the original buyer not adhere to the pre-sale conditions.
5.9. If the Developer fails to start the development within 6 months, the deposit will be refunded.
5.10. If the willing buyer fails to transfer the property from CoW, they will forfeit the deposit.

The pre-sale document prepared by the conveyancers, will only be a pre-sale commitment. The deed of sale, after take over of the alienated erven, will be between the CoW and the buyer. The pre-sale document will be co-signed by the Developer and a representative from the Project Team. All documentation including adverts and notices will have both logos of the Developer and CoW.

We take cognizance of the resolution from Council that 20% of the erven of new developments must be sold to the employees of the Municipality, the advertisement procedure will be extended to all employees and they will have equal opportunity to secure a pre-sale as per the procedure described above.

6. PROCUREMENT OF CONTRACT SERVICES

It was resolved by the Project Team that the procurement of the contract services will be by an invited tender procedure. The Project Team has selected the following contractors:

6.1. Namibbeton (Pty) Ltd
6.2. Octagon Construction
6.3. Namibia Construction (Pty) Ltd

The tender will be for both the civil infrastructure work and the electrical work, it will not be two separate tenders.

7. PROJECT TIMELINE

7.1. Advertisements will be placed from 20 May 2019 onward
7.2. Open Day will be held on site on 7 June 2019
7.3. Tender procedure to start 20 May 2019, with adjudication and appointment made by 28 June to start construction by 1 July 2019

In conclusion, with all this agreed in the spirit of partnership we are at the doorstep of realising this Project. We as Developer give thanks to the CoW and all other stakeholders for their continued support and commitment to the Project. Unless we are instructed otherwise within a period of 7 days, we will proceed as per the above procedures and timeline stipulated.

Yours sincerely,

Dr. LS Hangala
Sinco Investment
Director

Cc	George Esterhuizen	CoW
	Benny Amuenje	CoW
	Sheridan Simpson	CoW
	Jacob Nghifindaka	Sinco Investments

OFFICE OF THE CHIEF 1 1023 JTIVE OFFICER
⊠ 59
80 Independence Avenue
WINDHOEK, NAMIBIA

The Gateway to Endless Opportunities

Tel: (+264) 61 290 2615 **Fax: (+264) 61 290 2344** **www.cityofwindhoek.org.na**

Enquiries: GW Esterhuizen
Tel nr: 2902171

Email: gwe@windhoekcc.org.na
Ref :sinco investments

Dr. L. S. Hangala
Sinco Investments Sixty One (Pty) Ltd
P.O. Box 23612
Windhoek
NAMIBIA

Email: leake@hangala.com

RE: PROGRESS REPORT ON THE DEVELOPMENT OF AUASBLICK EXTENSION 1 – SINCO INVESTMENTS SIXTY ONE (PTY) LTD

We hereby acknowledge receipt of your letter dated 15 May 2019 regarding the progress of Auasblick Extension 1 by Sinco Investments Sixty One (Pty) Ltd. We hereby would like to apologize for the delayed response due to internal clarification and consultation processes based on your progress report.

We would like to comment as follows:

1. **Alienation [Clause 17.3]**
   We take note of the provision of the agreement and concur with the implementation of Clause 17.3 of the PPP Development Agreement.

2. **Pre-allocation Procedure [17.4.2]**
   Following from sub clause 17.4.2: "*For purposes of this clause 17.4, Tender shall mean a pre-allocation process in which the Council and the Project team, after the approval of the Township Layout, allocate individual erven before Take-Over of Serviced Erven to individuals or entities.*"

   2.1 We support the pre-allocation process for the identification of buyers for the Auasblick Extension 1 Development.
   2.2 The proposal for the payment of a reservation fee is supported. The proposed reservation fee is to be fixed at N$ 20,000.00 for all erven within the Auasblick Extension 1 Development (*irrespective of the erf size*).
   2.3 The reservation fee listed above and paid as per the pre-sale agreement, is deductible from the final erf price upon the finalization of the alienation process and signed deed of sale, after takeover of the alienated erven by CoW.
   2.4 In order to cater for the 20 % erven as per Council Resolution for City of Windhoek staff allocation, it is advised that the proposed advertisement be run on all City of Windhoek internal notice boards and the intranet platform.

We trust that you will find the above in order.

Yours faithfully,

R. Kahimise
CHIEF EXECUTIVE OFFICER

Chief Executive Officer 1992 - Accounting Officer in line with 27 (1) of Local Authorities Act 23 2019 -06- 04 Box 59 Windhoek Tel: 290 2615

AUASBLICK EXTENSION 1 - ERF CONDITIONS (PHASE 1)

#	Erf number	Zoning	Erf size Area (m²)	Rate/m²	Price (N$)	STORMWATER CONDITIONS	ACCESS CONDITIONS	SITE CONDITIONS	WATER AND SEWER CONDITIONS	ELECTRICITY
1	808	Residential	1180	900.00	1,152,000.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over stormwater catchpit or structure. 3. Points 1 to 9 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Access may not be taken within 15m from the intersection. 3. Sidewalk levels may not be changed.	1. Stormwater course flowing over eastern part of erf. 2.Stormwater catchpit in front of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. 1.5m Sewer line along North Eastern side of erf (mid-block).	Electricity available.
2	809	Residential	1423	900.00	1,280,700.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over stormwater catchpit or structure. 3. Points 1 to 9 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Sidewalk levels may not be changed.	1. Stormwater course flowing over central and eastern part of ERF. 2.Stormwater catchpit in front of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. Manhole structure and 1.5m sewer lines along the Eastern side of erf (mid-block).	Electricity available.
3	810	Residential	1578	900.00	1,420,200.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over stormwater catchpit or structure. 3. Points 1 to 9 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Sidewalk levels may not be changed.	1. Stormwater course forming along south eastern boundary of erf. 2. Stormwater catchpit in front of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. Manhole on North-Eastern side of erf.	Electricity available.
4	811	Residential	N/A	N/A	-	-	-	-	-	-
5	812	General Residential 1:250	13174	750.00	9,880,500.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over stormwater catchpit or structure. 3. Points 1 to 9 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Sidewalk levels may not be changed.	1. Stormwater course flowing over north western corner of erf. 2. Stormwater catchpit in front of Erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
6	813	Residential	N/A	N/A	-	-	-	-	-	-
7	814	Residential	1747	900.00	1,572,300.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over stormwater catchpit or structure. 3. Stormwater inlet structure to be constructed on erf (to be confirmed with as-built data). 3. Points 1 to 9 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Sidewalk levels may not be changed.	1. Low area formed along the south western part of erf. 2. Stormwater inlet structure on north western corner of erf (to be constructed on erf), to be confirmed with as-built data.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
8	815	Residential	2423	900.00	2,180,700.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over stormwater catchpit or structure. 3. Points 1 to 9 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Sidewalk levels may not be changed.	1. Stormwater course forming towards south east of erf, flowing over erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
9	816	Residential	3343	750.00	2,505,750.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over stormwater catchpit or structure. 3. Points 1 to 9 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Sidewalk levels may not be changed.	1. Low area forming along north western part of erf. 2. Stormwater course flowing over erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
10	817	Residential	3964	750.00	2,973,000.00	1. Natural flow of stormwater may not be impeded. 2. Point 1 of the stormwater conditions is applicable.	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
11	818	Residential	3880	750.00	2,910,000.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over stormwater catchpit or structure. 3. Points 1 to 9 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Sidewalk levels may not be changed.	1. Low area formed along western part of erf. 2. Stormwater inlet structure on western part of erf (to be constructed on erf), to be confirmed with as-built data.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
12	819	Residential	3838	750.00	2,878,500.00	1. Natural flow of stormwater may not be impeded. 2. Point 1 of the stormwater conditions is applicable.	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
13	820	Residential	3666	750.00	2,749,500.00	1. Natural flow of stormwater may not be impeded. 2. Point 1 of the stormwater conditions is applicable.	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
14	821	[redacted]	[redacted]	[redacted]	[redacted]					
15	822	Residential	3943	750.00	2,957,750.00	1. Natural flow of stormwater may not be impeded. 2. Point 1 of the stormwater conditions is applicable.	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
16	823	Residential	3592	750.00	2,694,000.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over stormwater catchpit or structure. 3. Points 1 to 9 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Sidewalk levels may not be changed.	1. Defined stormwater course formed along south eastern part of erf. 2. Low area formed along the south western part of erf. 3. Stormwater inlet structure on north western corner of erf (to be constructed on erf), to be confirmed with as-built data.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
17	824	Residential	3500	750.00	2,625,000.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over stormwater catchpit or structure. 3. Points 1 to 9 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Sidewalk levels may not be changed.	1. Low area formed along north western part of erf. 2. Stormwater inlet structure on north western part of erf (to be constructed on erf), to be confirmed with as-built data. 3. Stormwater catchpit in front of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
18	825	Residential	2812	750.00	2,109,000.00	1. Natural flow of stormwater may not be impeded. 2. Stormwater catchpit in front of erf, no access to be provided over stormwater catchpit or structure. 3. Point 1 of the stormwater conditions is applicable.	1. Sidewalk levels may not be changed. 2. No access over stormwater catchpit or structure.	1. Surface stormwater runoff. 2 Stormwater catchpit in front of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
19	826	Residential	2690	750.00	2,017,500.00	1. Natural flow of stormwater may not be impeded. 2. Stormwater catchpit in front of erf, no access to be provided over stormwater catchpit or structure. 3. Point 1 of the stormwater conditions is applicable.	1. Steep access toward street. 2. Side walk levels may not be changed.	1. Surface stormwater runoff. 2 Stormwater catchpits in front of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
20	827	Residential	2623	750.00	1,967,250.00	1. Natural flow of stormwater may not be impeded. 2. Stormwater catchpit in front of erf, no access to be provided over stormwater catchpit or structure. 3. Point 1 of the stormwater conditions is applicable.	1. Steep access toward street. 2. Side walk levels may not be changed.	1. Surface stormwater runoff. 2 Stormwater catchpits in front of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
21	828	Residential	2485	900.00	2,236,500.00	1. Natural flow of stormwater may not be impeded. 2. Point 1 of the stormwater conditions is applicable.	1. Steep access toward street. 2. Side walk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
22	829	Residential	2982	750.00	2,236,500.00	1. Natural flow of stormwater may not be impeded. 2. Point 1 of the stormwater conditions is applicable.	1. Steep access toward street. 2. Side walk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
23	830	Residential	2506	750.00	1,879,500.00	1. Natural flow of stormwater may not be impeded. 2. Point 1 of the stormwater conditions is applicable.	1. Steep access toward street. 2. Side walk levels may not be changed. 3. No access to be provided within 15.0 meter from intersection.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
24	831	Residential	2672	750.00	2,004,000.00	1. Natural flow of stormwater may not be impeded. 2. Point 1 of the stormwater conditions is applicable.	1. Steep access toward street. 2. Side walk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
25	832	Residential	3312	750.00	2,484,000.00	1. Natural flow of stormwater may not be impeded. 2. Point 1 of the stormwater conditions is applicable.	1. Steep access toward street. 2. Side walk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
26	833	Residential	2763	750.00	2,072,250.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over stormwater catchpit or structure. 3. Stormwater inlet structure to be constructed on erf (to be confirmed with as-built data). 4. Points 1 to 9 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Sidewalk levels may not be changed.	1. Low area formed along the south eastern corner of erf. 2. Stormwater inlet structure on south eastern corner of erf (to be constructed on erf), to be confirmed with as-built data.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
27	834	Residential	1187	900.00	1,068,300.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over stormwater catchpit or structure. 3. Points 1 to 9 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. No access to be provided within 15.0 meter from intersection. 3. Sidewalk levels may not be changed.	1. Stormwater course flowing over erf from south west into north easterly direction. 2. Stormwater catchpit in front of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. Manhole structure and 1.5m sewer lines along Northern side of erf (mid-block).	Electricity available.

28	835	Residential	1319	900.00	1,187,100.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over stormwater catchpit or structure. 3. Points 1 to 9 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Sidewalk levels may not be changed.	1. Stormwater course flowing over erf from south west into north easterly direction.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. Manhole on the North-Eastern edge of erf.	Electricity available.
29	836	Residential	1625	900.00	1,462,500.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over stormwater catchpit or structure. 3. Points 1 to 9 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Sidewalk levels may not be changed.	1. Stormwater course forming along north western part of erf. 2. Stormwater catchpits and stormwater junction boxes in front of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. Two manholes and 1.5m sewer lines along South-Eastern side of erf (mid-block).	Electricity available.
30	837	Residential	1429	900.00	1,286,100.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over stormwater catchpit or structure. 3. Points 1 to 9 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Sidewalk levels may not be changed.	1. Stormwater course flowing over erf from north west to south east. 2. Stormwater catchpits and stormwater junction boxes in front of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. Two manholes on the Southern edge of the erf (mid-block).	Electricity available.
31	838	Residential	900	900.00	810,000.00	1. Natural flow of stormwater may not be impeded. 2. Points 1 to 9 of the stormwater conditions are applicable. 3. Owner to appoint Engineer to determine whether southern boundary requires to be protected against any potential flood damage.	1. Sidewalk levels may not be changed.	1. Stormwater course flowing along southern boundary of erf from north west to south east.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. One manhole on the Southern edge of the erf (mid-block).	Electricity available.
32	839	Residential	804	900.00	723,600.00	1. Natural flow of stormwater may not be impeded. 2. Point 1 of the stormwater conditions is applicable.	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. Manhole and 1.5m sewer lines along Southern to South-Eastern sides of erf (mid-block).	Electricity available.
33	840	Residential	856	900.00	770,400.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over stormwater catchpit or structure. 3. Points 1 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. No access within 15 meters from intersection. 3. Sidewalk levels may not be changed.	1. Surface stormwater runoff. 2. Stormwater catchpit in front of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. Sewer lines along the South-Western side of erf (mid-block).	Electricity available.
34	841	Residential	750	900.00	675,000.00	1. Natural flow of stormwater may not be impeded. 2. Point 1 of the stormwater conditions is applicable.	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
35	842	Residential	720	900.00	648,000.00	1. Stormwater course flowing over erf, natural flow of stormwater may not be impeded. 2. Stormwater inlet structure on erf. 3. No access to be provided over any stormwater inlet or structure. 3. Points 1 to 9 of the stormwater conditions are applicable.	1. Sidewalk levels may not be changed.	1. Stormwater course flowing over erf from north west into south easterly direction. 2. Low area forming along eastern boundary of erf. 3. Stormwater inlet structure on eastern part of erf (to be constructed on erf), to be confirmed with as-built data.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
36	843	Residential	1567	900.00	1,410,300.00	1. Stormwater course flowing over erf, natural flow of stormwater may not be impeded. 2. No access to be provided over any stormwater inlet or structure. 3. Points 1 to 9 of the stormwater conditions are applicable.	1. Erf has panhandle access. 2. Sidewalk levels may not be changed.	1. Stormwater course flowing over erf from north west into south easterly direction.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
37	844	Residential	1050	900.00	945,000.00	1. Natural flow of stormwater may not be impeded. 2. Point 1 of the stormwater conditions is applicable.	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
38	845	Residential	2068	900.00	1,861,200.00	1. Natural flow of stormwater may not be impeded. 2. Point 1 of the stormwater conditions is applicable.	1. Erf has panhandle access. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
39	846	Residential	1565	900.00	1,408,500.00	1. Natural flow of stormwater may not be impeded. 2. Point 1 of the stormwater conditions is applicable.	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
40	847	Residential	1435	900.00	1,291,500.00	1. Natural flow of stormwater may not be impeded. 2. Point 1 of the stormwater conditions is applicable.	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
41	848	Residential	1024	900.00	921,600.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over any stormwater catchpit or structure. 3. Point 1 of the stormwater conditions is applicable.	1. No access to be provided over stormwater catchpit or structure. 2. No access within 15 meters from intersection. 3. Sidewalk levels may not be changed.	1. Surface stormwater runoff. 2 Stormwater catchpits in front of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
42	849	Residential	1094	900.00	984,600.00	1. Natural flow of stormwater may not be impeded. 2. Point 1 of the stormwater conditions is applicable.	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
43	850	Residential	1030	900.00	927,000.00	1. Natural flow of stormwater may not be impeded. 2. Point 1 of the stormwater conditions is applicable.	1. Steep upward access into erf. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
44	851	Residential	897	900.00	807,300.00	1. Natural flow of stormwater may not be impeded. 2. Point 1 of the stormwater conditions is applicable.	1. Steep upward access into erf.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
45	852	Residential	1144	900.00	1,029,600.00	1. Natural flow of stormwater may not be impeded. 2. Point 1 of the stormwater conditions is applicable.	1. Steep upward access into erf. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
46	853	Residential	1486	900.00	1,337,400.00	1. Natural flow of stormwater may not be impeded. 2. Point 1 of the stormwater conditions is applicable.	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
47	854	Residential	1268	900.00	1,141,200.00	1. Natural flow of stormwater may not be impeded. 2. Point 1 of the stormwater conditions is applicable.	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
48	855	Residential	1069	900.00	962,100.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over any stormwater catchpit or structure. 3. Point 1 of the stormwater conditions is applicable.	1. No access to be provided over stormwater catchpit or structure. 2. No access within 15 meters from intersection. 3. Sidewalk levels may not be changed.	1. Surface stormwater runoff. 2 Stormwater catchpits in front of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. Manhole and sewer lines along North to North-Western side of erf (mid-block).	Electricity available.
49	856	Residential	1328	900.00	1,195,200.00	1. Natural flow of stormwater may not be impeded. 2. Point 1 of the stormwater conditions is applicable.	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. Manhole structure on the Northern side of the erf.	Electricity available.
50	857	Residential	2095	900.00	1,885,500.00	1. Natural flow of stormwater may not be impeded. 2. Point 1 of the stormwater conditions is applicable.	1. Erf has panhandle access. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
51	858	Residential	3151	750.00	2,363,250.00	1. Natural flow of stormwater may not be impeded. 2. Point 1 of the stormwater conditions is applicable.	1. Erf has panhandle access. 2. Steep upward access into erf. 3. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
52	859	Residential	3467	750.00	2,600,250.00	1. Natural flow of stormwater may not be impeded. 2. Point 1 of the stormwater conditions is applicable.	1. Erf has panhandle access. 2. Steep upward access into erf. 3. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
53	860	Residential	2081	900.00	1,872,900.00	1. Natural flow of stormwater may not be impeded. 2. Point 1 of the stormwater conditions is applicable.	1. Erf has panhandle access. 2. Steep upward access into erf. 3. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
54	861	Residential	2433	900.00	2,189,700.00	1. Natural flow of stormwater may not be impeded. 2. Point 1 of the stormwater conditions is applicable.	1. Erf has panhandle access. 2. Steep upward access into erf. 3. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
55	862	Residential	1204	900.00	1,083,600.00	1. Natural flow of stormwater may not be impeded. 2. Point 1 of the stormwater conditions is applicable.	1. Steep upward access into erf. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
56	863	Residential	1114	900.00	1,002,600.00	1. Natural flow of stormwater may not be impeded. 2. Point 1 of the stormwater conditions is applicable.	1. Steep upward access into erf. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.

57	864	Residential	1734	900.00	1,560,600.00	1. Natural flow of stormwater may not be impeded. 2. Point 1 of the stormwater conditions is applicable.	1. Steep upward access into erf. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
58	865	Residential	1830	900.00	1,647,000.00	1. Natural flow of stormwater may not be impeded. 2. Point 1 of the stormwater conditions is applicable.	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. Manhole structure on the Eastern side of the erf.	Electricity available.
59	866	Residential	1629	900.00	1,466,100.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over any stormwater catchpit or structure. 3. Point 1 to 9 of the stormwater conditions is applicable.	1. Steep downward access into erf. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff. 2 Stormwater catchpits and stormwater junction box in front of erf. 3. Stormwater outlet structure on erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. Manhole structure and sewer lines along the Southern and Eastern egde of the erf (mid-block).	Electricity available.
60	867	Residential	1594	900.00	1,434,600.00	1. Natural flow of stormwater may not be impeded. 2. Point 1 to of the stormwater conditions is applicable.	1. Steep downward access into erf. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. Manhole and sewer lines along North-Eastern side of erf (mid-block).	Electricity available.
61	868	Residential	1684	900.00	1,515,600.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over any stormwater catchpit or structure. 3. Point 1 of the stormwater conditions is applicable.	1. Steep downward access into erf. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff. 2 Stormwater catchpits in front of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. Manhole and sewer lines along North-Eastern side of erf (mid-block).	Electricity available.
62	869	Residential	1574	900.00	1,416,600.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over any stormwater catchpit or structure. 3. Point 1 of the stormwater conditions is applicable.	1. Steep downward access into erf. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff. 2 Stormwater catchpits in front of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
63	870	Residential	1402	900.00	1,261,800.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over any stormwater catchpit or structure. 3. Point 1 of the stormwater conditions is applicable.	1. No access to be provided over stormwater catchpit or structure. 2. No access within 15 meters from intersection. 3. Sidewalk levels may not be changed.	1. Surface stormwater runoff. 2 Stormwater catchpits and stormwater junction boxes in front of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. Manhole structure on North-Eastern edge of the erf.	Electricity available.
64	871	Residential	952	900.00	856,800.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over any stormwater catchpit or structure. 3. Points 1 to 9 of the stormwater conditions is applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Sidewalk levels may not be changed.	1. Stormwater course flowing over south eastern corner of erf. 2 Stormwater catchpit in front of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. Manhole and sewer lines along Eastern side of erf (mid-block).	Electricity available.
65	872	Residential	1341	900.00	1,206,900.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over any stormwater catchpit or structure. 3. Points 1 to 9 of the stormwater conditions is applicable.	1. No access to be provided over stormwater catchpit or structure. 2. No access within 15 meters from intersection. 3. Sidewalk levels may not be changed.	1. Stormwater course flowing over erf. 2 Stormwater catchpit in front of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.

66	873	Residential	1245	900.00	1,120,500.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over any stormwater catchpit or structure. 3. Points 1 to 9 of the stormwater conditions is applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Sidewalk level's may not be changed.	1. Stormwater course flowing over erf from north west into south easterly direction. 2. Low area forming along eastern boundary of erf. 3. Stormwater inlet structure on eastern part of erf (to be constructed on erf), to be confirmed with as-built data.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
67	874	Residential	1132	900.00	1,018,800.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over any stormwater catchpit or structure. 3. Points 1 to 9 of the stormwater conditions is applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Sidewalk levels may not be changed.	1. Stormwater course flowing over erf from north west into south easterly direction. 2. Low area forming along eastern boundary of erf. 3. Stormwater inlet structure on eastern part of erf (to be constructed on erf), to be confirmed with as-built data.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. Sewer lines along the Western side of erf (mid-block).	Electricity available.
68	875	Residential	1113	900.00	1,001,700.00	1. Natural flow of stormwater may not be impeded. 2. Point 1 to of the stormwater conditions is applicable.	1. No access within 15 meters from intersection. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
69	876	Residential	1128	900.00	1,015,200.00	1. Natural flow of stormwater may not be impeded. 2. Point 1 to of the stormwater conditions is applicable.	1. No access within 15 meters from intersection. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
70	877	Residential	1212	900.00	1,090,800.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over any stormwater catchpit or structure. 3. Points 1 of the stormwater conditions is applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff. 2 Stormwater junction box in front of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. Manhole structure in the Northern corner of the erf.	Electricity available.
71	878	Residential	1487	900.00	1,338,300.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over any stormwater catchpit or structure. 3. Point 1 of the stormwater conditions is applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff. 2 Stormwater catchpits in front of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. Sewer line along the North-Eastern side of the erf (mid-block).	Electricity available.
72	879	Residential	1108	900.00	997,200.00	1. Filling and shaping indicated to be done on erf. 2. Natural flow of stormwater may not be impeded. 3. No access to be provided over any stormwater catchpit or structure. 4. Points 1 to 9 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. No access within 15 meters from intersection. 3. Sidewalk levels may not be changed.	1. Stormwater course flowing over erf from south west into north easterly direction. 2. Low area forming along north eastern boundary of erf. 3. Stormwater catchpit in front of erf. 4. Portion of erf indicated to be filled and levelled , to be confirmed with as-built data.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. 2x Manholes and sewer lines along South-Eastern side of erf (mid-block).	Electricity available.
73	880	Residential	837	900.00	753,300.00	1. Filling and shaping indicated to be done on erf. 2. Natural flow of stormwater may not be impeded. 3. No access to be provided over any stormwater catchpit or structure. 4. Points 1 to 9 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Sidewalk levels may not be changed.	1. Stormwater course flowing over erf from south west into north easterly direction. 2. Stormwater catchpit and stormwater junction box in front of erf. 3. Whole of erf indicated to be filled and levelled , to be confirmed with as-built data.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
74	881	Residential	837	900.00	753,300.00	1. Filling and shaping indicated to be done on erf. 2. Natural flow of stormwater may not be impeded. 3. No access to be provided over any stormwater catchpit or structure. 4. Points 1 to 9 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Sidewalk levels may not be changed.	1. Stormwater course flowing over erf from south west into north easterly direction. 2. Stormwater catchpit in front of erf. 3. Whole of erf indicated to be filled and levelled , to be confirmed with as-built data.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
75	882	Residential	775	900.00	697,500.00	1. Partial filling and shaping indicated to be done on erf. 2. Natural flow of stormwater may not be impeded. 3. No access to be provided over any stormwater catchpit or structure. 4. Points 1 to 9 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Sidewalk levels may not be changed.	1. Stormwater course flowing over erf from south west into north easterly direction. 2. Portion of erf indicated to be filled and levelled , to be confirmed with as-built data.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
76	883	Residential	976	900.00	878,400.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over any stormwater catchpit or structure. 3. Points 1 to 9 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Sidewalk levels may not be changed.	1. Stormwater course flowing over erf from south west into north easterly direction. 2. Stormwater catchpit in front of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
77	884	Residential	895	900.00	805,500.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over any stormwater catchpit or structure. 3. Points 1 to 9 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. No access within 15 meters from intersection. 3. Sidewalk levels may not be changed.	1. Stormwater course forming on erf, flowing from south west into north easterly direction. 2. Stormwater catchpit in front of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. Manhole structure on the Northern side of erf.	Electricity available.
78	885	Residential	872	900.00	784,800.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over any stormwater catchpit or structure. 3. Points 1 to 9 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Sidewalk levels may not be changed.	1. Stormwater course flowing over erf, flowing from south west into north easterly direction. 2. Stormwater catchpit in front of erf. .	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. Manhole structure and sewer lines along the Eastern side of erf (mid-block).	Electricity available.
79	886	Residential	923	900.00	830,700.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over any stormwater catchpit or structure. 3. Points 1 to 9 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Sidewalk levels may not be changed.	1. Stormwater course flowing over erf from south west into north easterly direction. 2. Stormwater catchpit and stormwater junction box in front of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. Manhole and sewer lines along the Eastern side of erf (mid-block).	Electricity available.
80	887	Residential	877	900.00	789,300.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over any stormwater catchpit or structure. 3. Points 1 to 9 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Sidewalk levels may not be changed.	1. Stormwater course flowing over erf from south west into north easterly direction. 2. Stormwater catchpit in front of erf. 3 Portion of erf indicated to be filled and levelled , to be confirmed with as-built data.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. Sewer lines along the Eastern edge of the erf (mid-block).	Electricity available.
81	888	Residential	910	900.00	819,000.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over any stormwater catchpit or structure. 3. Points 1 to 9 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Sidewalk levels may not be changed.	1. Stormwater course flowing over erf from south west into north easterly direction. 2. Stormwater catchpit in front of erf. 3 Portion of erf indicated to be filled and levelled , to be confirmed with as-built data.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. Sewer lines along the Eastern & Southern sides of the erf (mid-block).	Electricity available.
82	[redacted]									
83	[redacted]					1. Natural flow of stormwater may not be impeded. 2. No access to be provided over any stormwater catchpit or structure. 3. Points 1 to 9 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Sidewalk levels may not be changed.	1. Stormwater course flowing over erf from south west into north easterly direction. 2. Stormwater catchpit in front of erf. 3 Stormwater system indicated to be constructed over erf. To be confirmed with as-built data.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. 5x Manhole structures along sewer line running through the erf. 5m servitude to be registered for sewer line.	Electricity available.
84	891	Residential	1585	900.00	1,426,500.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over any stormwater catchpit or structure. 3. Points 1 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff. 2 Stormwater catchpit in front of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. Sewer line along the North-Western side of th erf (mid-block).	Electricity available.
85	892	Residential	1585	900.00	1,426,500.00	1. Natural flow of stormwater may not be impeded. 2. Points 1 of the stormwater conditions are applicable.	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. Sewer line along the North-Western side of the erf (mid-block).	Electricity available.
86	893	Residential	1415	900.00	1,273,500.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over any stormwater catchpit or structure. 3. Points 1 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff. 2 Stormwater catchpit in front of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. Sewer line along the North-Western side of the erf (mid-block).	Electricity available.
87	894	Residential	1594	900.00	1,434,600.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over any stormwater catchpit or structure. 3. Points 1 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff. 2 Stormwater catchpit in front of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. Sewer line along the North-Western side of the erf (mid-block).	Electricity available.
88	895	Residential	1563	900.00	1,406,700.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over any stormwater catchpit or structure. 3. Points 1 to 9 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff. 2 Stormwater catchpit in front of erf. 3. Stormwater course flowing over erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. Sewer line along the North-Western side of the erf (mid-block).	Electricity available.

89	896	Residential	1638	900.00	1,474,200.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over any stormwater catchpit or structure. 3. Points 1 to 9 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff. 2 Stormwater catchpit in front of erf. 3. Stormwater course flowing over erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. Sewer line and manhole along the Northern side of the erf (mid-block).	Electricity available.
90	897	Residential	2016	900.00	1,814,400.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over any stormwater catchpit or structure. 3. Points 1 to 9 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff. 2 Stormwater course flowing over erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. Sewer line and manhole along the Northern side of the erf (mid-block).	Electricity available.
91	898	Residential	1900	900.00	1,710,000.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over any stormwater catchpit or structure. 3. Points 1 to 9 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff. 2 Stormwater catchpit in front of erf. 3. Stormwater course flowing over erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. Sewer line along the Northern side of the erf (mid-block).	Electricity available.
92	899	Residential	1852	900.00	1,666,800.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over any stormwater catchpit or structure. 3. Points 1 to 9 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff. 2 Stormwater course flowing over erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. Sewer line and manhole along the Northern side of the erf (mid-block).	Electricity available.
93	900	Residential	1774	900.00	1,596,600.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over any stormwater catchpit or structure. 3. Points 1 to 9 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff. 2 Stormwater catchpit in front of erf. 3. Stormwater course flowing over erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. Sewer line and manhole along the North-Western side of the erf (mid-block).	Electricity available.
94	901	Residential	1157	900.00	1,041,300.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over any stormwater catchpit or structure. 3. Points 1 to 9 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. No access within 15 meters from intersection. 3. Steep downward slope towards erf. 4. Sidewalk levels may not be changed.	1. Surface stormwater runoff. 2 Stormwater catchpits and stormwater junction box in front of erf. 3. Stormwater course flowing over erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. Sewer line on the Northern border of the erf (mid-block).	Electricity available.
95	902	Residential	1371	900.00	1,233,900.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over any stormwater catchpit or structure. 3. Points 1 to 9 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Steep downward slope towards erf. 3. Sidewalk levels may not be changed.	1. Surface stormwater runoff. 2. Stormwater course flowing over erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
96	903	Residential	1245	900.00	1,120,500.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over any stormwater catchpit or structure. 3. Points 1 to 9 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Steep downward slope towards erf. 3. Sidewalk levels may not be changed.	1. Surface stormwater runoff. 2. Stormwater course flowing over erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
97	904	Residential	1269	900.00	1,142,100.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over any stormwater catchpit or structure. 3. Points 1 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Steep downward slope towards erf. 3. Sidewalk levels may not be changed.	1. Surface stormwater runoff. 2 Stormwater catchpit in front of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
98	905	Residential	1307	900.00	1,176,300.00	1. Natural flow of stormwater may not be impeded. 2. Point 1 of the stormwater conditions is applicable.	1. Steep downward slope towards erf. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
99	906	Residential	1393	900.00	1,253,700.00	1. Natural flow of stormwater may not be impeded. 2. Point 1 of the stormwater conditions is applicable.	1. Steep downward slope towards erf. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
100	907	Residential	1398	900.00	1,256,400.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over any stormwater catchpit or structure. 3. Points 1 to 9 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Steep downward slope towards erf.	1. Surface stormwater runoff. 2. Stormwater course flowing over erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
101	908	Residential	1080	900.00	972,000.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over any stormwater catchpit or structure. 3. Points 1 to 9 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Steep downward slope towards erf. 3. Sidewalk levels may not be changed.	1. Surface stormwater runoff. 2. Stormwater course flowing over erf. 3. Stormwater junction box in front of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
102	909	Residential	2564	750.00	1,923,000.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over any stormwater catchpit or structure. 3. Points 1 to 9 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Steep downward slope towards erf. 3. Sidewalk levels may not be changed.	1. Surface stormwater runoff. 2. Stormwater course flowing over erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
103	910	Residential	3545	900.00	3,190,500.00	1. Natural flow of stormwater may not be impeded. 2. No access to be provided over any stormwater catchpit or structure. 3. Points 1 to 9 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Steep downward slope towards erf. 3. Sidewalk levels may not be changed.	1. Surface stormwater runoff. 2. Stormwater course flowing over erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
104	[redacted]					1. Natural flow of stormwater may not be impeded. 2. No access to be provided over any stormwater catchpit or structure. 3. Points 1 to 9 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Sidewalk levels may not be changed.	1. Stormwater inlet structure on erf. 2. Stormwater junction boxes in front of erf.	-	-
105	[redacted]					1. Natural flow of stormwater may not be impeded. 2. No access to be provided over any stormwater catchpit or structure. 3. Points 1 to 9 of the stormwater conditions are applicable.	1. No access to be provided over stormwater catchpit or structure. 2. Sidewalk levels may not be changed.	1. Stormwater inlet structure on erf. 2. Stormwater junction boxes in front of erf.	-	-
106	3092	Street	N/A	-	-	-	-	-	-	-
107	911	Residential	1257	900.00	1,131,300.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
108	912	Residential	1055	900.00	949,500.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed. 2. No access to be provided within 15.0 meter from intersection.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
109	918	Residential	648	900.00	583,200.00	1. Natural flow of stormwater may not be impeded	1. Steep access toward street. 2. Side walk levels may not be changed.	1. Stormwater course flowing over northern part of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
110	919	Residential	837	900.00	753,300.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
111	920	Residential	810	900.00	729,000.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
112	921	Residential	864	900.00	777,600.00	1. Natural flow of stormwater may not be impeded. 2.No access can be provided over the stormwater catchpit structure on the Northern side of the erf along Jason Hamutenya Ndadi Street edge.	1. No access can be provided over the stormwater catchpit structure on the Northern side of the erf along Jason Hamutenya Ndadi Street edge. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
113	922	Residential	1453	900.00	1,307,700.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
114	923	Residential	1284	900.00	1,155,600.00	1. Natural flow of stormwater may not be impeded. 2.No access can be provided over the stormwater junction box structure on the Northern side of the erf along Jason Hamutenya Ndadi Street edge. Junction box is located on Eastern side of the erf.	1. Steep access toward street. 2.No access can be provided over the stormwater junction box structure on the Northern side of the erf along Jason Hamutenya Ndadi Street edge. 3. Sidewalk levels may not be changed.	1. Stormwater course flowing over Northern part of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
115	924	Residential	2012	900.00	1,810,800.00	1. Natural flow of stormwater may not be impeded. 2.No access can be provided over the stormwater inlet structure on the North eastern side of the erf along Jason Hamutenya Ndadi Street edge.	1.No access can be provided over the stormwater inlet structure on the North eastern side of the erf along Jason Hamutenya Ndadi Street edge. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
116	925	Residential	911	900.00	819,900.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.

117	926	Residential	1594	900.00	1,434,600.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levelt may not be changed. 2. No access to be provided within 15.0 meter from intersection.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion.Water & sewer available.	Electricity available.
118	927	Residential	1250	900.00	1,125,000.00	1. Natural flow of stormwater may not be impeded. 2.No access can be provided over the stormwater catchpit on the Northern side of the erf, adjacent to Jason Namutenya Ndadi Street or on the eastern side of the erf at the water and cap.	1. No access can be provided over over the stormwater catchpit on the Northern side of the erf, adjacent to Jason Namutenya Ndadi Street or on the eastern side of the erf at the water and cap. 2. Sidewalk levels may not be changed.3. No access to be provided within 15.0 meter from intersection.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion.Water & sewer available.	Electricity available.
119	974	Residential	1331	900.00	1,197,900.00	1. Natural flow of stormwater may not be impeded. 2. No access can be provided over the manhole along the Southern side of the erf	1. No access can be provided over the manhole along the Southern side of the erf. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff 2.No access to be provided within 15.0 meter from intersection.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
120	975	Residential	1260	900.00	1,134,000.00	1. Natural flow of stormwater may not be impeded.	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
121	976	Residential	1260	900.00	1,134,000.00	1. Natural flow of stormwater may not be impeded.	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
122	977	Residential	1285	900.00	1,156,500.00	1. Natural flow of stormwater may not be impeded.	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 3.5m sewer line and manhole along Western side of erf along Jason Hamutenya Ndadi Street (midblock). Water & sewer available.	Electricity available.
123	978	Residential	1188	900.00	1,069,200.00	1. Natural flow of stormwater may not be impeded. 2. No access can be provided over the fire hydrant Eastern side of the erf, Access cannot be taken over the manhole west of the erf along Jason Hamutenya Ndadi Street	1. No access can be provided over the fire hydrant Eastern side of the erf along Jason Hamutenya Ndadi Street. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
124	979	Residential	1223	900.00	1,100,700.00	1. Natural flow of stormwater may not be impeded. 2. No access can be provided over the 2 manholes along the Western side of the erf along Jason Hamutenya Ndadi Street	1. No access can be provided over the 2 manholes along the Western side of the erf along Jason Hamutenya Ndadi Street. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.

Preliminary Erf Selling Conditions - Stormwater

1 That surface storm water runoff be accommodated according to Clause 35 of the Town Planning Scheme (see info 35 of the Town Planning Scheme) stating:

(1) That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or works which have been authorized in writing by the local authority or which have been or may be built, laid or erected in terms of any law) may be constructed on or over the property or located in such a way that -

(a) the flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or
(b) the flow of a natural watercourse (in which the local authority allows flood water to run off, be discharged or to be canalised) is or can be changed canalised or impeded.
(c) the maintenance of such stormwater pipe, channel or work shall be the responsibility of the owner of the concerned property.

2 That prior approval must be obtained from the Chief Engineer, Planning, Design & Traffic Flow if the accommodation of the stormwater on the erf is contemplated.

3 That Engineering drawings on how the stormwater would be accommodated to the satisfaction of the Chief Engineer, Planning, Design & Traffic Flow be submitted for approval simultaneously with the building plans.

4. That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted prior to the approval thereof

5 That no building plan will be approved until the above stormwater conditions are met

6 That no development be considered onto or over any stormwater system or structure

7 That access be to the satisfaction of the SE: Urban and Transport Planning.

8. That a condition be included into the title deed whereby selling to a third party may only take place once the proposed stormwater conditions had been addressed by the owner.

9 That earthworks, i.e. filling and shaping on the erf be done to municipal standards and be accommodative of surface stormwater run-off

AUASBLICK EXTENSION 1 - PRELIMINARY ERF CONDITIONS (PHASE 2)

#	Erf Number	Zoning	Erf sha Area (m²)	Rate/m²	Price (N$)	STORMWATER CONDITIONS	ACCESS CONDITIONS	SITE CONDITIONS	WATER AND SEWER CONDITIONS	ELECTRICITY
1	913	Residential	770	1,300.00	1,001,000.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Stormwater course flowing over northern part of erf. 2. Manhole structure and 1.5m sewerline on North-Eastern side of the erf	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. Manhole structure and 1.5m sewer lines along the Eastern side of erf (mid-block).	Electricity available.
2	914	Residential	726	1,300.00	943,800.00	1. Natural flow of stormwater may not be impeded. 2. No access can be provided on the South-Eastern side of the erf over the junction box and catchpit.	1. No access to be provided over stormwater catchpit or junction box structure. 2. Sidewalk levels may not be changed. 3. No access to be provided within 15.0 meter from intersection.	1. Stormwater course forming along Eastern boundary of erf. 2. Stormwater catchpit and junction box in front of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
3	915	Residential	831	1,300.00	1,080,300.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
4	918	Residential	874	1,300.00	1,136,200.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff. 2. Erf contains a panhandle access on south eastern side leading onto Harold Schimming street.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	1. Natural flow of stormwater may not be impeded.	Nothing to report	Nothing to report	Nothing to report	Electricity available.
6	928	Residential	1185	1,300.00	1,540,500.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
7	929	Residential	1016	1,300.00	1,320,800.00	1. Natural flow of stormwater may not be impeded. 2. No access can be provided over the valveboxes or fire hydrant along the northern side of the erf. Water and Sewer available.	1. Steep descend toward street. 2. Sidewalk levels may not be changed	1. Stormwater course flowing over northern part of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
8	930	Residential	1147	1,300.00	1,491,100.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
9	931	Residential	1081	1,300.00	1,405,300.00	1. Natural flow of stormwater may not be impeded	1. Steep descend toward street. 2. Sidewalk levels may not be changed	1. Stormwater course flowing over Northern part of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 2x Manholes on the South western and South eastern side of the erf. Water & sewer available.	Electricity available.
10	932	Residential	1871	1,300.00	2,432,300.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1x Manhole on the Southern side of the erf. Water & sewer available.	Electricity available.
11	933	Residential	1157	1,300.00	1,504,100.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Manhole structure and 1.5m sewer lines along the Eastern side of erf (mid-block). Water & sewer available.	Electricity available.
12	934	Residential	1855	1,300.00	2,411,500.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Stormwater course flowing over Southern part of erf. 2. Erf contains a panhandle access on North eastern side leading onto Isaak Hariseb street. Water and Sewer available.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Manhole structure and 1.5m sewer lines along the Eastern side of erf (mid-block). Water & sewer available.	Electricity available.
13	935	Residential	1527	1,300.00	1,985,100.00	1. Natural flow of stormwater may not be impeded. 2. No access can be provided over the manhole along the North-Western side adjacent to the Isaak Hariseb Street edge.	1. Steep descend toward street. 2. Sidewalk levels may not be changed 3. No access to be provided within 15.0 meter from intersection.	1. Stormwater course flowing over Western part of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Manhole structure and 1.5m sewer lines along the Eastern side of erf (mid-block). Water & sewer available.	Electricity available.
14	936	Residential	1203	1,300.00	1,563,900.00	1. Natural flow of stormwater may not be impeded	1. Steep descend toward street. 2. Sidewalk levels may not be changed 3. No access to be provided within 15.0 meter from intersection.	1. Stormwater course flowing over North-Western part of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
15	937	Residential	1143	1,300.00	1,485,900.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Stormwater course flowing over Southern part of erf. 2. Erf contains a panhandle access on Northern side leading onto Isaak Hariseb street.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 2x Manholes on the Southern and Eastern side of the erf. Electricity available. Water & sewer available.	Electricity available.
16	938	Residential	1655	1,300.00	2,151,500.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Stormwater course flowing over North-Eastern part of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Manhole structure and 1.5m sewer lines along Southern to South-Eastern sides of erf (mid-block). Water & sewer available.	Electricity available.
17	939	Residential	1318	1,300.00	1,713,400.00	1. Natural flow of stormwater may not be impeded	1. Steep descend toward street. 2. Sidewalk levels may not be changed	1. Stormwater course flowing over North-Western part of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1.5m sewer line along Southern to South-Eastern sides of erf (mid-block). Water & sewer available.	Electricity available.
18	940	Residential	1474	1,300.00	1,916,200.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Manhole and 1.5m sewer line along Southern to South-Eastern sides of erf (mid-block). Water & sewer available.	Electricity available.
19	941	Residential	1342	1,300.00	1,744,600.00	1. Natural flow of stormwater may not be impeded. 2. No access can be provided over the stormwater junction box along the North western side.	1. No access can be provided over the stormwater junction box along the North western side. 2. Sidewalk levels may not be changed	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Manhole and 1.5m sewer line along South-Eastern side of erf (mid-block). Water & sewer available.	Electricity available.
20	942	Residential	1084	1,300.00	1,409,200.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff. 2. Erf contains a panhandle access on Western side leading onto Isaak Hariseb street	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Manhole and 1.5m sewer line along South-Eastern side of erf (mid-block). Water & sewer available.	Electricity available.
21	943	Residential	1460	1,300.00	1,898,000.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff. 2. Erf contains a panhandle access on Northern side leading onto Dr Abraham Iyambo street.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Manhole and 1.5m sewer line along Eastern side of erf (mid-block). Water & sewer available.	Electricity available.
22	944	Residential	1209	1,300.00	1,571,700.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Manhole and 1.5m sewer line along Northern side of erf (mid-block). Water & sewer available.	Electricity available.
23	945	Residential	1203	1,300.00	1,563,900.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Manhole and 1.5m sewer line along Northern and North-Eastern side of erf (mid-block). Water & sewer available.	Electricity available.
24	946	Residential	1427	1,300.00	1,855,100.00	1. Natural flow of stormwater may not be impeded. 2. No access can be provided over the stormwater junction box along the western side and x2 Catchpits along northern and southern sides of erf.	1. No access can be provided over the stormwater junction box along the western side and x2 Catchpits along northern and southern sides of erf. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Manhole and 1.5m sewer line along Eastern side of erf (sidewalk). Water & sewer available.	Electricity available.

25	947	Residential	1492	1,300.00	1,939,600.00	1. Natural flow of stormwater may not be impeded. 2.No access can be provided over the fire hydrant and valve box on the Northern side of the erf. Access cannot be taken over the stormwater Juction box along the northern side and Catchpit along north western sides of erf. Access cannot be taken over the manholes along the intersection between Isaak Narisab and Dr. Ibraham Iyambo Street.	1. No access can be provided over the fire hydrant and valve box on the Northern side of the erf. Access cannot be taken over the stormwater Juction box along the northern side and Catchpit along north western sides of erf. Access cannot be taken over the manholes along the intersection between Isaak Narisab and Dr. Ibraham Iyambo Street. 2. Sidewalk levels may not be changed. 3. No access to be provided within 15.0 meter from intersection. 4. Sidewalk levels may not be changed	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Departmens upon project completion. Manholes and 1.5m sewer line along Western, Northern and Eastern side of erf (sidewalk). Water & sewer available.	Electricity available.
26	948	Residential	1272	1,300.00	1,653,600.00	1. Natural flow of stormwater may not be impeded. 2.No access can be provided over the stormwater Juction box and Inlet along the northern side of the erf	1. No access can be provided over the stormwater Juction box and Inlet along the northern side of the erf. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Manhole and 1.5m sewer line along on Northern side of erf along Dr. Abraham Iyambo Street sidewalk. Water & sewer available.	Electricity available.
27	949	Residential	1365	1,300.00	1,774,700.00	1. Natural flow of stormwater may not be impeded	1. No access can be provided over the Manhole on the North Eastern side of the erf. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Manhole and 1.5m sewer line along on Northern side of erf along Dr. Abraham Iyambo Street sidewalk. Water & sewer available.	Electricity available.
28	950	Residential	1298	1,300.00	1,687,400.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Manhole and 1.5m sewer line along Dr. Abraham Iyambo Street sidewalk. Water & sewer available.	Electricity available.
29	951	Residential	1574	1,300.00	2,046,200.00	1. Natural flow of stormwater may not be impeded. 2.No access can be provided over the valve box on the Northern side of the erf. Access cannot be taken over the stormwater catchpit along the northern side of erf. Access cannot be taken over the all manholes along Dr. Ibraham Iyambo Street	1. Access cannot be taken over the stormwater catchpit along the northern side of erf. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Manholes and 1.5m sewer lines on Southern-Eastern side of erf (midblock). Water & sewer available.	Electricity available.
30	952	Residential	1462	1,300.00	1,900,600.00	1. Natural flow of stormwater may not be impeded. 2.No access can be provided over the stormwater Juction box and x2 catchpits along the Southern side of the erf. Access cannot be taken over the Manhole on the Northern side of the erf.	1. No access can be provided over the stormwater Juction box and x2 catchpits along the Southern side of the erf. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff 2. No access to be provided within 15.0 meter from intersection.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Manhole and 1.5m sewer line on Northern side of erf (midblock). Water & sewer available.	Electricity available.
31	953	Residential	1003	1,300.00	1,303,900.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Manhole and 1.5m sewer line along Western side of erf (sidewalk). Water & sewer available.	Electricity available.
32	954	Residential	988	1,300.00	1,284,400.00	1. Natural flow of stormwater may not be impeded. 2.No access can be provided over the Manhole on the North eastern side of the erf	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Manhole and 1.5m sewer line along Western side of erf (sidewalk). Water & sewer available.	Electricity available.
33	955	Residential	1300	1,300.00	1,410,000.00	1. Natural flow of stormwater may not be impeded. 2.No access can be provided over the valve box on the Northern side of the erf. Access cannot be taken over the x2 manholes along Noah Gariseb Street.	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff 2. No access to be provided within 15.0 meter from intersection.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Manholes and 1.5m sewer lines along Northern and Eastern sides of erf (sidewalk). Water & sewer available.	Electricity available.
34	956	Residential	1109	1,300.00	1,441,700.00	1. Natural flow of stormwater may not be impeded. 2.No access can be provided over the fire hydrant South-eastern side of the erf. Access cannot be taken over the stormwater Juction box along the North-eastern side of erf adjacent to Noah Gariseb Street. Access cannot be taken over the Manhole on the Northern side of the erf.	1. No access can be provided over the fire hydrant South-eastern side of the erf. Access cannot be taken over the stormwater Juction box along the North-eastern side of erf adjacent to Noah Gariseb Street. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Manhole and 1.5m sewer lines along Western side of erf (sidewalk). Water & sewer available.	Electricity available.
35	957	Residential	1144	1,300.00	1,487,200.00	1. Natural flow of stormwater may not be impeded. 2.No access can be provided over the stormwater Juction box and catchpit Eastern of the erf along Noah Gariseb Street . Access cannot be taken over the. 1.5m sewer lines along North-western side of erf (mid-block)	1. No access can be provided over the stormwater Juction box and catchpit Eastern of the erf along Noah Gariseb Street .Access cannot be taken over the. 1.5m sewer lines along North-western side of erf (mid-block). 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Manhole and 1.5m sewer lines along Western side of erf (sidewalk). Water & sewer available.	Electricity available.
36	958	Residential	1083	1,300.00	1,407,900.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Manhole and 1.5m sewer line along Western side of erf (mid-block). Water & sewer available.	Electricity available.
37	959	Residential	1059	1,300.00	1,376,700.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff. 2. No access to be provided within 15.0 meter from intersection.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Manhole and 1.5m sewer line along Western side of erf (mid-block). Water & sewer available.	Electricity available.
38	960	Residential	1368	1,300.00	1,848,400.00	1. Natural flow of stormwater may not be impeded. 2.No access can be provided over the stormwater catchpit Southern of the erf along Isaak Narisab Street	1. No access can be provided over the stormwater catchpit Southern of the erf along Isaak Narisab Street. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff. 2. No access to be provided within 15.0 meter from intersection.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Manhole and 1.5m sewer line along Western side of erf (sidewalk). Water & sewer available.	Electricity available.
39	961	Residential	1200	1,300.00	1,560,000.00	1. Natural flow of stormwater may not be impeded	1. No access can be provided over the Manhole on the South-western side of the erf. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Manhole and 1.5m sewer line along Western side of erf (sidewalk). Water & sewer available.	Electricity available.
40	962	Residential	1200	1,300.00	1,560,000.00	1. Natural flow of stormwater may not be impeded	1. No access can be provided over the the Manhole on the North-western side of the erf. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Manhole and 1.5m sewer line along Western side of erf (sidewalk). Water & sewer available.	Electricity available.
41	963	Residential	1200	1,300.00	1,560,000.00	1. Natural flow of stormwater may not be impeded	1.Steep descend toward street. 2. No access can be provided over the the Manhole on the North-western side of the erf. 3. Sidewalk levels may not be changed.	1. Stormwater course flowing over Northern part of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Manhole and 1.5m sewer line along Western side of erf (sidewalk). Water & sewer available.	Electricity available.
42	964	Residential	1200	1,300.00	1,560,000.00	1. Natural flow of stormwater may not be impeded. 2.No access can be provided over the fire hydrant Western side of the erf. Access cannot be taken over the Manhole on the North-western side of the erf	1.No access can be provided over the fire hydrant Western side of the erf. Access cannot be taken over the Manhole on the North-western side of the erf	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Manhole and 1.5m sewer line along Western side of erf (sidewalk). Water & sewer available.	Electricity available.
43	965	Residential	1200	1,300.00	1,560,000.00	1. Natural flow of stormwater may not be impeded. 2.No access can be provided over the the stormwater catchpit North of the erf along Noag Gariseb Street	1.Steep descend toward street. 2. 2.No access can be provided over the the stormwater catchpit North of the erf along Noag Gariseb Street. 3. Sidewalk levels may not be changed.	1. Stormwater course flowing over Northern part of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Manhole and 1.5m sewer line along Western side of erf (sidewalk). Water & sewer available.	Electricity available.
44	966	Residential	1347	1,300.00	1,751,100.00	1. Natural flow of stormwater may not be impeded. 2.No access can be provided over the stormwater catchpit South of the erf along Noag Gariseb Street. Access cannot be taken over the x2 manholes along the Northern side of the erf	1. No access can be provided over the stormwater catchpit South of the erf along Noag Gariseb Street. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Manholes and 1.5m sewer lines along Western and Northern sides of erf (sidewalk). Water & sewer available.	Electricity available.
45	967	Residential	1347	1,300.00	1,751,100.00	1. Natural flow of stormwater may not be impeded. 2.No access can be provided over x2 valve boxes north of the erf along Noag Gariseb Street. Access cannot be taken over the stormwater catchpit and Junction box on the North-eastern side of the erf. Access cannot be taken over the x2 manholes along the Northern side of the erf	1. No access can be provided over the stormwater catchpit and Junction box on the North-eastern side of the erf.	1. Surface stormwater runoff 2.No access to be provided within 15.0 meter from intersection.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Manholes and 1.5m sewer lines along Northern sides of erf (sidewalk). Water & sewer available.	Electricity available.

46	968	Residential	1200	1,300.00	1,560,000.00	1. Natural flow of stormwater may not be impeded. 2. No access can be provided over the stormwater catchpit South-east of the erf along Isaak Narieab Street	1. No access can be provided over the stormwater catchpit South-east of the erf along Isaak Narieab Street. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1.5m sewer line along Western side of erf (midblock). Water & sewer available.	Electricity available.
47	969	Residential	1200	1,300.00	1,560,000.00	1. Natural flow of stormwater may not be impeded. 2. No access can be provided over the fire hydrant Eastern side of the erf. Access cannot be taken over the stormwater catchpit South-east of the erf along Isaak Narieab Street.	1. No access can be provided over the fire hydrant Eastern side of the erf. Access cannot be taken over the stormwater catchpit South-east of the erf along Isaak Narieab Street. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1.5m sewer line along Western side of erf (midblock). Water & sewer available.	Electricity available.
48	970	Residential	1200	1,300.00	1,560,000.00	1. Natural flow of stormwater may not be impeded. 2. No access can be provided over the stormwater catchpit South-east of the erf along Isaak Narieab Street.	1. No access can be provided over the stormwater catchpit South-east of the erf along Isaak Narieab Street.over the stormwater catchpit South-east of the erf along Isaak Narieab Street. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1.5m sewer line along Western side of erf (midblock). Water & sewer available.	Electricity available.
49	971	Residential	1200	1,300.00	1,560,000.00	1. Natural flow of stormwater may not be impeded. 2. No access can be provided over a2 valve boxes West of the erf along Isaak Narieab Street.Access cannot be taken over the stormwater catchpit South-east of the erf along Isaak Narieab Street.	1. Steep descend toward street. 2. No access can be provided over a2 valve boxes West of the erf along Isaak Narieab Street.Access cannot be taken over the stormwater catchpit South-east of the erf along Isaak Narieab Street. 3. Sidewalk levels may not be changed.	1. Stormwater course flowing over Eastern part of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1.5m sewer line and manhole along Northern side of erf (midblock). Water & sewer available.	Electricity available.
50	972	Residential	1200	1,300.00	1,560,000.00	1. Natural flow of stormwater may not be impeded. 2. No access can be providedover the manhole along the Southern side of the erf	1.Steep descend toward street. 2. No access can be provided over the manhole along the Southern side of the erf. 3. Sidewalk levels may not be changed.	1. Stormwater course flowing over Eastern part of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1.5m sewer line and manhole along Southern side of erf (midblock). Water & sewer available.	Electricity available.
51	973	Residential	1331	1,300.00	1,730,300.00	1. Natural flow of stormwater may not be impeded. 2. No access can be provided over the 2 stormwater catchpits South of the erf along Isaak Narieab Street.	1. No access can be provided over the 2 stormwater catchpits South of the erf along Isaak Narieab Street. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff 2.No access to be provided within 15.0 meter from intersection.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1.5m sewer line and manhole along Northern side of erf (midblock). Water & sewer available.	Electricity available.
52	[illegible]	[illegible]	1464							Electricity available.
53	981	Residential	642	1,300.00	834,600.00	1. Natural flow of stormwater may not be impeded. 2. No access can be provided over the valve box north of the erf along Dr. Abraham Iyambo Street. Access cannot be taken over the manhole along the Northern side of the erf.	1. No access can be provided over the valve box north of the erf along Dr. Abraham Iyambo Street. Access cannot be taken over the manhole along the Northern side of the erf. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1.5m sewer line and manhole along Northern side of erf (sidewalk). Water & sewer available.	Electricity available.
54	982	Residential	1006	1,300.00	1,307,800.00	1. Natural flow of stormwater may not be impeded. 2. No access can be provided over the valve box north of the erf along Dr. Abraham Iyambo Street	1. No access can be provided over the valve box north of the erf along Dr. Abraham Iyambo Street. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1.5m sewer line and manhole along Northern side of erf (sidewalk). Water & sewer available.	Electricity available.
55	983	Residential	1207	1,300.00	1,569,100.00	1. Natural flow of stormwater may not be impeded.	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1.5m sewer line and manhole along Northern side of erf along Dr. Abraham Iyambo Street.(sidewalk). Water & sewer available.	Electricity available.
56	984	Residential	1268	1,300.00	1,674,400.00	1. Natural flow of stormwater may not be impeded. 2. No access can be provided over the fire hydrant and Valve box on the Northern side of the erf.	1. No access can be provided over the fire hydrant and Valve box on the Northern side of the erf. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff 2.No access to be provided within 15.0 meter from intersection.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1.5m sewer line and manhole along Northern side of erf along Dr. Abraham Iyambo Street.(sidewalk). Water & sewer available.	Electricity available.
57	985	Residential	1228	1,300.00	1,466,400.00	1. Natural flow of stormwater may not be impeded. 2. No access can be provided over the stormwater Juction box and catchpit along the South-Eastern side of the erf.	1. No access can be provided over the stormwater Juction box and catchpit along the South-Eastern side of the erf. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff 2.No access to be provided within 15.0 meter from intersection.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1.5m sewer line and manhole along Northern side of erf along Dr. Abraham Iyambo Street.(midblock). Water & sewer available.	Electricity available.
58	986	Residential	1140	1,300.00	1,482,000.00	1. Natural flow of stormwater may not be impeded.	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1.5m sewer line and manhole along Northern side of erf (midblock). Water & sewer available.	Electricity available.
59	987	Residential	1064	1,300.00	1,383,200.00	1. Natural flow of stormwater may not be impeded.	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1.5m sewer line and manhole along Northern side of erf (midblock). Water & sewer available.	Electricity available.
60	988	Residential	1434	1,300.00	1,864,200.00	1. Natural flow of stormwater may not be impeded.	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1.5m sewer line and manhole along Northern side of erf (midblock). Water & sewer available.	Electricity available.
61	989	Residential	1458	1,300.00	1,944,800.00	1. Natural flow of stormwater may not be impeded.	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1.5m sewer line and manhole along Northern side of erf (midblock). Water & sewer available.	Electricity available.
62	990	Residential	1260	1,300.00	1,638,000.00	1. Natural flow of stormwater may not be impeded. 2. No access can be provided over the stormwater catchpit along the Eastern side of th erf.	1.Steep descend toward street. 2. No access can be provided over the stormwater catchpit along the Eastern side of th erf. 3. Sidewalk levels may not be changed.	1. Stormwater course flowing over Eastern part of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1.5m sewer line and manhole along Western side of erf (midblock). Water & sewer available.	Electricity available.
63	991	Residential	1210	1,300.00	1,573,000.00	1. Natural flow of stormwater may not be impeded. 2. No access can be provided over the stormwater catchpit along the Eastern side of th erf.	1. No access can be provided over the stormwater catchpit along the Eastern side of th erf. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1.5m sewer line and manhole along Western side of erf (midblock). Water & sewer available.	Electricity available.
64	992	Residential	1300	1,300.00	1,690,000.00	1. Natural flow of stormwater may not be impeded.	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1.5m sewer line and manhole along Western side of erf (midblock). Water & sewer available.	Electricity available.
65	993	Residential	1260	1,300.00	1,638,000.00	1. Natural flow of stormwater may not be impeded. 2. No access can be provided over the stormwater catchpit along the Eastern side of th erf.	1. No access can be provided over over the stormwater catchpit along the Eastern side of th erf. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1.5m sewer line and manhole along Western side of erf (midblock). Water & sewer available.	Electricity available.
66	994	Residential	1260	1,300.00	1,638,000.00	1. Natural flow of stormwater may not be impeded.	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1.5m sewer line and manhole along Western side of erf (midblock). Water & sewer available.	Electricity available.
67	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]					Electricity available.
68	996	Residential	4513	1,300.00	5,866,900.00	1. Natural flow of stormwater may not be impeded.	1.Steep descend toward street. 2. Sidewalk levels may not be changed	1. Stormwater course flowing over Northern part of erf.		Electricity available.
69	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	1. Natural flow of stormwater may not be impeded. 2. No access can be provided over the stormwater catchpit along the Southern side of the erf.	1. No access can be provided over the stormwater catchpit along the Southern side of the erf. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion.	Electricity available.
70	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]					Electricity available.
71	999	General Residential	4831	1,300.00	6,280,300.00	1. Natural flow of stormwater may not be impeded. 2. No access can be provided over the 2 stormwater catchpits along the Southern side of the erf.	1. No access can be provided over the 2 stormwater catchpits along the Southern side of the erf. 2. Sidewalk levels may not be changed.	1.Surface stormwater runoff 2. No access to be provided within 15.0 meter from intersection.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion.	Electricity available.
72	1000	General Residential	1963	1,300.00	2,552,900.00	1. Natural flow of stormwater may not be impeded. 2. No access can be provided over the Catchpit on the Southern side of the erf.	1. No access can be provided over Access cannot be taken over the Catchpit on the Southern side of the erf. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion.	Electricity available.

73	1001	Residential	816	900.00	734,400.00	1. Natural flow of stormwater may not be impeded.	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1.5m sewer line and manhole along Eastern side of erf (midblock). Water & sewer available.	Electricity available.
74	1002	Residential	783	1,300.00	1,017,900.00	1. Natural flow of stormwater may not be impeded. 2. No access can be provided over the stormwater catchpit South of the erf along Harold Schimming Street.	1. No access can be provided over the stormwater catchpit South of the erf along Harold Schimming Street. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff 2. No access to be provided within 15.0 meter from intersection.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1.5m sewer line and manhole along Northern side of erf (midblock). Water & sewer available.	Electricity available.
75	1003	Residential	824	1,300.00	1,071,200.00	1. Natural flow of stormwater may not be impeded.	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1.5m sewer line and manhole along Northern side of erf (midblock). Water & sewer available.	Electricity available.
76	1004	Residential	693	1,300.00	1,168,700.00	1. Natural flow of stormwater may not be impeded. 2. No access can be provided over the stormwater junction box South of the erf along Harold Schimming Street.	1. No access can be provided over the stormwater junction box South of the erf along Harold Schimming Street. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1.5m sewer line and manhole along Northern side of erf (midblock). Water & sewer available.	Electricity available.
77	1005	Residential	773	1,300.00	1,004,900.00	1. Natural flow of stormwater may not be impeded.	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1.5m sewer line and manhole along Northern side of erf (midblock). Water & sewer available.	Electricity available.
78	1006	Residential	1598	1,300.00	2,077,400.00	1. Natural flow of stormwater may not be impeded.	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1.5m sewer line and manhole along Northern side of erf (midblock). Water & sewer available.	Electricity available.
79	1007	Residential	1222	1,300.00	1,588,600.00	1. Natural flow of stormwater may not be impeded. 2. No access can be provided over the manhole South of the erf along Harold Schimming Street.	1. No access can be provided over the manhole South of the erf along Harold Schimming Street. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1.5m sewer line and manhole along Northern side of erf (midblock). Water & sewer available.	Electricity available.
80	1008	Residential	827	1,300.00	1,305,100.00	1. Natural flow of stormwater may not be impeded.	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1.5m sewer line and manhole along Eastern side of erf (midblock). Water & sewer available.	Electricity available.
81	1009	Residential	1164	1,300.00	1,513,300.00	1. Natural flow of stormwater may not be impeded. 2. No access can be provided over valve box on the Southern side of erf along Street 3B. Access cannot be taken over the stormwater catchpit north of the erf along Street 3B Street.	1. No access can be provided over valve box on the Southern side of erf along Street 3B. Access cannot be taken over the stormwater catchpit north of the erf along Street 3B Street. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1.5m sewer line and manhole along Western side of erf (midblock). Water & sewer available.	Electricity available.
82	1010	Residential	1012	1,300.00	1,315,600.00	1. Natural flow of stormwater may not be impeded. 2. No access can be provided over the manhole East of the erf along Street 3B.	1. Steep descend toward street. 2. No access can be provided over the manhole East of the erf along Street 3B. 3. Sidewalk levels may not be changed.	1. Stormwater course flowing over Southern part of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1.5m sewer line and manhole along Western side of erf (midblock). Water & sewer available.	Electricity available.
83	1011	Residential	1090	1,300.00	1,417,000.00	1. Natural flow of stormwater may not be impeded.	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1.5m sewer line and manhole along Eastern side of erf (midblock). Water & sewer available.	Electricity available.
84	1012	Residential	875	1,300.00	1,137,500.00	1. Natural flow of stormwater may not be impeded.	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1.5m sewer line and manhole along Eastern side of erf (midblock). Water & sewer available.	Electricity available.
85	1013	Residential	1093	1,300.00	1,420,900.00	1. Natural flow of stormwater may not be impeded.	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion.	Electricity available.
86	1014	Residential	957	1,300.00	1,244,100.00	1. Natural flow of stormwater may not be impeded.	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1.5m sewer line and manhole along Northern side of erf (midblock). Water & sewer available.	Electricity available.
87	1015	Residential	863	1,300.00	1,121,900.00	1. Natural flow of stormwater may not be impeded. 2. No access can the manhole South of the erf along Street 3B.	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1.5m sewer line and manhole along Southern side of erf (midblock). Water & sewer available.	Electricity available.
88	1016	Residential	1113	1,300.00	1,446,900.00	1. Natural flow of stormwater may not be impeded.	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
89	1017	Residential	1177	1,300.00	1,530,100.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
90	1018	Residential	1072	1,300.00	1,393,600.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed. 2. No access to be provided within 15.0 meter from intersection.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
91	1019	Residential	870	1,300.00	1,131,000.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Stormwater course flowing over northern part of erf. 2. Manhole structure and 1.5m sewer line on North-Eastern side of the erf	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. Manhole structure and 1.5m sewer lines along the Eastern side of erf (mid-block).	Electricity available.
92	1020	Residential	1054	1,300.00	1,305,200.00	1. Natural flow of stormwater may not be impeded. 2. No access can be provided on the South-Eastern side of the erf over the junction box and catchpit.	1. No access to be provided over stormwater catchpit or junction box structure. 2. Sidewalk levels may not be changed. 3. No access to be provided within 15.0 meter from intersection.	1. Stormwater course forming along Eastern boundary of erf. 2. Stormwater catchpit and junction box in front of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
93	1021	Residential	924	1,300.00	1,201,200.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
94	1022	Residential	1002	1,300.00	1,302,600.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff. 2. Erf contains a panhandle access on south eastern side leading onto Harold Schimming street	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
95	1023	Residential	1022	1,300.00	1,328,600.00	1. Natural flow of stormwater may not be impeded.	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
96	1024	Residential	1043	1,300.00	1,355,900.00	1. Natural flow of stormwater may not be impeded	1. Steep access toward street. 2. Side walk levels may not be changed.	1. Stormwater course flowing over northern part of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
97	1025	Residential	1064	1,300.00	1,383,200.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
98	1026	Residential	1175	1,300.00	1,527,500.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
99	1027	Residential	1155	1,300.00	1,501,500.00	1. Natural flow of stormwater may not be impeded. 2. No access can be provided over the stormwater catchpit structure on the Northern side of the erf along Jason Hamutenya Ndadi Street edge.	1. No access can be provided over the stormwater catchpit structure on the Northern side of the erf along Jason Hamutenya Ndadi Street edge. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.

100	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion.Water & sewer available.	Electricity available.
103	1029	Residential	935	1,300.00	1,215,500.00	1. Natural flow of stormwater may not be impeded. 2.No access can be provided over the stormwater junction box structure on the Northern side of the erf along Jason Hamutenya Ndadi Street edge. Junction box is located on Eastern side of the erf.	1. Steep access toward street. 2.No access can be provided over the stormwater junction box structure on the Northern side of the erf along Jason Hamutenya Ndadi Street edge. 3. Sidewalk levels may not be changed.	1. Stormwater course flowing over Northern part of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion.Water & sewer available.	Electricity available.
101	1030	Residential	780	1,300.00	1,014,000.00	1. Natural flow of stormwater may not be impeded. 2.No access can be provided over the stormwater inlet structure on the North eastern side of the erf along Jason Hamutenya Ndadi Street edge.	1. No access can be provided over the stormwater inlet structure on the North eastern side of the erf along Jason Hamutenya Ndadi Street edge. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion.Water & sewer available.	Electricity available.
103	1031	Residential	780	1,300.00	1,014,000.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion.Water & sewer available.	Electricity available.
104	1032	Residential	780	1,300.00	1,014,000.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed. 2. No access to be provided within 15.0 meter from intersection.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion.Water & sewer available.	Electricity available.
105	1033	Residential	780	1,300.00	1,014,000.00	1. Natural flow of stormwater may not be impeded. 2.No access can be provided over the stormwater catchpit on the Northern side of the erf, adjacent to Jason Hamutenya Ndadi Street or on the eastern side of the erf at the water end cap.	1. No access can be provided over over the stormwater catchpit on the Northern side of the erf, adjacent to Jason Hamutenya Ndadi Street or on the eastern side of the erf at the water end cap. 2. Sidewalk levels may not be changed.3. No access to be provided within 15.0 meter from intersection.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion.Water & sewer available.	Electricity available.
106	1034	Residential	780	1,300.00	1,014,000.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion.Water & sewer available.	Electricity available.
107	1035	Residential	780	1,300.00	1,014,000.00	1. Natural flow of stormwater may not be impeded. 2.No access can be provided over the valvebox or fire hydrant along the northern side of the erf. Water and Sewer available.	1. Steep descend toward street.2. Sidewalk levels may not be changed	1. Stormwater course flowing over northern part of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion.Water & sewer available.	Electricity available.
108	1036	Residential	780	1,300.00	1,014,000.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion.Water & sewer available.	Electricity available.
109	1037	Residential	780	1,300.00	1,014,000.00	1. Natural flow of stormwater may not be impeded	1. Steep descend toward street.2. Sidewalk levels may not be changed	1. Stormwater course flowing over Northern part of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 2x Manholes on the South western and South eastern side of the erf. Water & sewer available.	Electricity available.
110	1038	Residential	706	1,300.00	917,800.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 2x Manhole on the Southern side of the erf. Water & sewer available.	Electricity available.
111	1039	Residential	749	1,300.00	973,700.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion.Manhole structure and 1.5m sewer lines along the Eastern side of erf (mid-block). Water & sewer available.	Electricity available.
112	1040	Residential	780	1,300.00	1,014,000.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Stormwater course flowing over Southern part of erf. 2. Erf contains a panhandle access on North eastern side leading onto Isaak Narisab street. Water and Sewer available.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion.Manhole structure and 1.5m sewer lines along the Eastern side of erf (mid-block). Water & sewer available.	Electricity available.
113	1041	Residential	780	1,300.00	1,014,000.00	1. Natural flow of stormwater may not be impeded. 2.No access can be provided over the manholes along the North-Western side adjacent to the Isaak Narisab Street edge.	1. Steep descend toward street.2. Sidewalk levels may not be changed 3. No access to be provided within 15.0 meter from intersection.	1. Stormwater course flowing over Western part of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion.Manhole structure and 1.5m sewer lines along the Eastern side of erf (mid-block). Water & sewer available.	Electricity available.
114	1042	Residential	780	1,300.00	1,014,000.00	1. Natural flow of stormwater may not be impeded	1. Steep descend toward street.2. Sidewalk levels may not be changed 3. No access to be provided within 15.0 meter from intersection.	1. Stormwater course flowing over North-Western part of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
115	1043	Residential	780	1,300.00	1,014,000.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Stormwater course flowing over Southern part of erf. 2. Erf contains a panhandle access on Northern side leading onto Isaak Narisab street.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 2x Manholes on the Southern and Eastern side of the erf. Electricity available. Water & sewer available.	Electricity available.
116	1044	Residential	780	1,300.00	1,014,000.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Stormwater course flowing over North-Eastern part of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion.Manhole structure and 1.5m sewer lines along Southern to South-Eastern sides of erf (mid-block). Water & sewer available.	Electricity available.
117	1045	Residential	780	1,300.00	1,014,000.00	1. Natural flow of stormwater may not be impeded	1. Steep descend toward street.2. Sidewalk levels may not be changed	1. Stormwater course flowing over North-Western part of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1.5m sewer line along Southern to South-Eastern sides of erf (mid-block). Water & sewer available.	Electricity available.
118	1046	Residential	780	1,300.00	1,014,000.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Manhole and 1.5m sewer line along Southern to South Eastern sides of erf (mid-block). Water & sewer available.	Electricity available.
119	1047	Residential	780	1,300.00	1,014,000.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion.Water & sewer available.	Electricity available.
120	1048	Residential	1029	1,300.00	1,337,700.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed. 2. No access to be provided within 15.0 meter from intersection.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion.Water & sewer available.	Electricity available.
121	1049	Residential	880	1,300.00	1,144,000.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Stormwater course flowing over northern part of erf. 2. Manhole structure and 1.5m sewerline on North-Eastern side of the erf	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available. Manhole structure and 1.5m sewer lines along the Eastern side of erf (mid-block).	Electricity available.
122	1050	Residential	965	1,300.00	1,254,500.00	1. Natural flow of stormwater may not be impeded. 2. No access can be provided on the South-Eastern side of the erf over the junction box and catchpit.	1. No access to be provided over stormwater catchpit or junction box structure. 2. Sidewalk levels may not be changed. 3. No access to be provided within 15.0 meter from intersection.	1. Stormwater course forming along Eastern boundary of erf. 2. Stormwater catchpit and junction box in front of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion.Water & sewer available.	Electricity available.
123	1051	Residential	990	1,300.00	1,287,000.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion.Water & sewer available.	Electricity available.
124	1052	Residential	1015	1,300.00	1,319,500.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff. 2. Erf contains a panhandle access on south eastern side leading onto Harold Schimming street	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion.Water & sewer available.	Electricity available.
125	1053	Residential	1040	1,300.00	1,352,000.00	1. Natural flow of stormwater may not be impeded.	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion.Water & sewer available.	Electricity available.
126	1054	Residential	1068	1,300.00	1,385,800.00	1. Natural flow of stormwater may not be impeded	1. Steep access toward street. 2. Side walk levels may not be changed.	1. Stormwater course flowing over northern part of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion.Water & sewer available.	Electricity available.

127	1055	Residential	1091	1,300.00	1,418,300.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
128	1056	Residential	1116	1,300.00	1,450,800.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
129	1057	Residential	1097	1,300.00	1,426,100.00	1. Natural flow of stormwater may not be impeded. 2. No access can be provided over the stormwater catchpit structure on the Northern side of the erf along Jason Namutenya Ndadi Street edge.	1. No access can be provided over the stormwater catchpit structure on the Northern side of the erf along Jason Namutenya Ndadi Street edge. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
130	1058	Residential	1683	1,300.00	2,187,900.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
131	1059	Residential	2491	1,300.00	3,140,900.00	1. Natural flow of stormwater may not be impeded. 2. No access can be provided over the stormwater junction box structure on the Northern side of the erf along Jason Namutenya Ndadi Street edge. Junction box is located on Eastern side of the erf.	1. Steep access toward street. 2. No access can be provided over the stormwater junction box structure on the Northern side of the erf along Jason Namutenya Ndadi Street edge. 3. Sidewalk levels may not be changed.	1. Stormwater course flowing over Northern part of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
132	1060	Residential	766	1,300.00	995,800.00	1. Natural flow of stormwater may not be impeded. 2. No access can be provided over the stormwater inlet structure on the North eastern side of the erf along Jason Namutenya Ndadi Street edge.	1. No access can be provided over the stormwater inlet structure on the North eastern side of the erf along Jason Namutenya Ndadi Street edge. 2. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
133	1061	Residential	888	1,300.00	1,154,400.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
134	1062	Residential	917	1,300.00	1,192,100.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed. 2. No access to be provided within 15.0 meter from intersection.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
135	1063	Residential	817	1,300.00	1,162,100.00	1. Natural flow of stormwater may not be impeded. 2. No access can be provided over the stormwater catchpit on the Northern side of the erf, adjacent to Jason Namutenya Ndadi Street or on the eastern side of the erf at the water end cap.	1. No access can be provided over the stormwater catchpit on the Northern side of the erf, adjacent to Jason Namutenya Ndadi Street or on the eastern side of the erf at the water end cap. 2. Sidewalk levels may not be changed. 3. No access to be provided within 15.0 meter from intersection.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
136	1064	Residential	780	1,300.00	1,014,000.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
137	1065	Residential	780	1,300.00	1,014,000.00	1. Natural flow of stormwater may not be impeded. 2. No access can be provided over the vehicbox or fire hydrant along the northern side of the erf. Water and Sewer available.	1. Steep descend toward street. 2. Sidewalk levels may not be changed	1. Stormwater course flowing over Northern part of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
138	1066	Residential	780	1,300.00	1,014,000.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
139	1067	Residential	780	1,300.00	1,014,000.00	1. Natural flow of stormwater may not be impeded	1. Steep descend toward street. 2. Sidewalk levels may not be changed	1. Stormwater course flowing over Northern part of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 2x Manholes on the South western and South eastern side of the erf. Water & sewer available.	Electricity available.
140	1068	Residential	780	1,300.00	1,014,000.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1x Manhole on the Southern side of the erf. Water & sewer available.	Electricity available.
141	1069	Residential	887	1,300.00	1,153,100.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Manhole structure and 1.5m sewer lines along the Eastern side of erf (mid-block). Water & sewer available.	Electricity available.
142	1070	Residential	887	1,300.00	1,153,100.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Stormwater course flowing over Southern part of erf. 2. Erf contains a panhandle access on North eastern side leading onto Isaak Narisab street. Water and Sewer available.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Manhole structure and 1.5m sewer lines along the Eastern side of erf (mid-block). Water & sewer available.	Electricity available.
143	1071	Residential	780	1,300.00	1,014,000.00	1. Natural flow of stormwater may not be impeded. 2. No access can be provided over the manholes along the North-Western side adjacent to the Isaak Narisab Street edge.	1. Steep descend toward street. 2. Sidewalk levels may not be changed 3. No access to be provided within 15.0 meter from intersection.	1. Stormwater course flowing over Western part of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Manhole structure and 1.5m sewer lines along the Eastern side of erf (mid-block). Water & sewer available.	Electricity available.
144	1072	Residential	780	1,300.00	1,014,000.00	1. Natural flow of stormwater may not be impeded	1. Steep descend toward street. 2. Sidewalk levels may not be changed 3. No access to be provided within 15.0 meter from intersection.	1. Stormwater course flowing over North-Western part of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
145	1073	Residential	780	1,300.00	1,014,000.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Stormwater course flowing over Southern part of erf. 2. Erf contains a panhandle access on Northern side leading onto Isaak Narisab street.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 2x Manholes on the Southern and Eastern side of the erf. Electricity available. Water & sewer available.	Electricity available.
146	1074	Residential	780	1,300.00	1,014,000.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Stormwater course flowing over North-Eastern part of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Manhole structure and 1.5m sewer lines along Southern to South-Eastern sides of erf (mid-block). Water & sewer available.	Electricity available.
147	1075	Residential	780	1,300.00	1,014,000.00	1. Natural flow of stormwater may not be impeded	1. Steep descend toward street. 2. Sidewalk levels may not be changed	1. Stormwater course flowing over North-Western part of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1.5m sewer line along Southern to South-Eastern sides of erf (mid-block). Water & sewer available.	Electricity available.
148	1076	Residential	1108	1,300.00	1,440,400.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Manhole and 1.5m sewer line along Southern to South Eastern sides of erf (mid-block). Water & sewer available.	Electricity available.
149	1077	Residential	594	1,300.00	772,200.00	1. Natural flow of stormwater may not be impeded	1. Steep descend toward street. 2. Sidewalk levels may not be changed	1. Stormwater course flowing over Northern part of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 2x Manholes on the South western and South eastern side of the erf. Water & sewer available.	Electricity available.
150	1078	Residential	724	1,300.00	941,200.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1x Manhole on the Southern side of the erf. Water & sewer available.	Electricity available.
151	1079	Residential	807	1,300.00	1,049,100.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Manhole structure and 1.5m sewer lines along the Eastern side of erf (mid-block). Water & sewer available.	Electricity available.
152	1080	Residential	783	1,300.00	1,020,900.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Stormwater course flowing over Southern part of erf. 2. Erf contains a panhandle access on North eastern side leading onto Isaak Narisab street. Water and Sewer available.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Manhole structure and 1.5m sewer lines along the Eastern side of erf (mid-block). Water & sewer available.	Electricity available.

153	1081	Residential	1197	1,300.00	1,556,100.00	1. Natural flow of stormwater may not be impeded. 2.No access can be provided over the manholes along the North-Western side adjacent to the Isaak Nariseb Street edge.	1. Steep descend toward street. 2. Sidewalk levels may not be changed 3. No access to be provided within 15.0 meter from intersection.	1. Stormwater course flowing over Western part of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion.Manhole structure and 1.5m sewer lines along the Eastern side of erf (mid-block). Water & sewer available.	Electricity available.
154	1082	Residential	816	1,300.00	1,060,800.00	1. Natural flow of stormwater may not be impeded	1. Steep descend toward street.2. Sidewalk levels may not be changed 3. No access to be provided within 15.0 meter from intersection.	1. Stormwater course flowing over North-Western part of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Water & sewer available.	Electricity available.
155	1083	Residential	883	1,300.00	1,147,900.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Stormwater course flowing over Southern part of erf. 2. Erf contains a panhandle access on Northern side leading onto Isaak Nariseb street.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 2x Manholes on the Southern and Eastern side of the erf. Electricity available. Water & sewer available.	Electricity available.
156	1084	Residential	832	1,300.00	1,081,600.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Stormwater course flowing over North-Eastern part of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion.Manhole structure and 1.5m sewer lines along Southern to South-Eastern sides of erf (mid-block). Water & sewer available.	Electricity available.
157	1085	Residential	832	1,300.00	1,081,600.00	1. Natural flow of stormwater may not be impeded	1. Steep descend toward street.2. Sidewalk levels may not be changed	1. Stormwater course flowing over North-Western part of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1.5m sewer line along Southern to South-Eastern sides of erf (mid-block). Water & sewer available.	Electricity available.
158	1086	Residential	832	1,300.00	1,081,600.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Manhole and 1.5m sewer line along Southern to South Eastern sides of erf (mid-block). Water & sewer available.	Electricity available.
159	1087	Residential	832	1,300.00	1,081,600.00	1. Natural flow of stormwater may not be impeded	1. Steep descend toward street.2. Sidewalk levels may not be changed	1. Stormwater course flowing over North-Western part of erf.	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. 1.5m sewer line along Southern to South-Eastern sides of erf (mid-block). Water & sewer available.	Electricity available.
160	1088	Residential	768	1,300.00	998,400.00	1. Natural flow of stormwater may not be impeded	1. Sidewalk levels may not be changed.	1. Surface stormwater runoff	A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department upon project completion. Manhole and 1.5m sewer line along Southern to South-Eastern sides of erf (mid-block). Water & sewer available.	Electricity available.
161	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]					Electricity available.

Preliminary Erf Selling Conditions - Stormwater

1 That surface storm water runoff be accommodated according to Clause 35 of the Town Planning Scheme (see info 35 of the Town Planning Scheme) stating'

(1) That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or works which have been authorised in writing by the local authority or which have been, or may be built, laid or erected in terms of any law) may be constructed on or over the property or located in such a way that -

(a) the flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or
(b) the flow of a natural watercourse (in which the local authority allows flood water to run off, be discharged or to be canalised) is or can be changed, canalised or impeded
(c) the maintenance of such stormwater pipe, channel or work shall be the responsibility of the owner of the concerned property.

2. That prior approval must be obtained from the Chief Engineer Planning, Design & Traffic Flow if the accommodation of the stormwater on the erf is contemplated.

3 That Engineering drawings on how the stormwater would be accommodated to the satisfaction of the Chief Engineer, Planning, Design & Traffic Flow be submitted for approval simultaneously with the building plans.

4 That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted prior to the approval thereof

5 That no building plan will be approved until the above stormwater conditions are met.

6 That no development be considered onto or over any stormwater system or structure.

7. That access be to the satisfaction of the SE: Urban and Transport Planning.

8 That a condition be included into the title deed whereby selling to a third party may only take place once the proposed stormwater conditions had been addressed by the owner

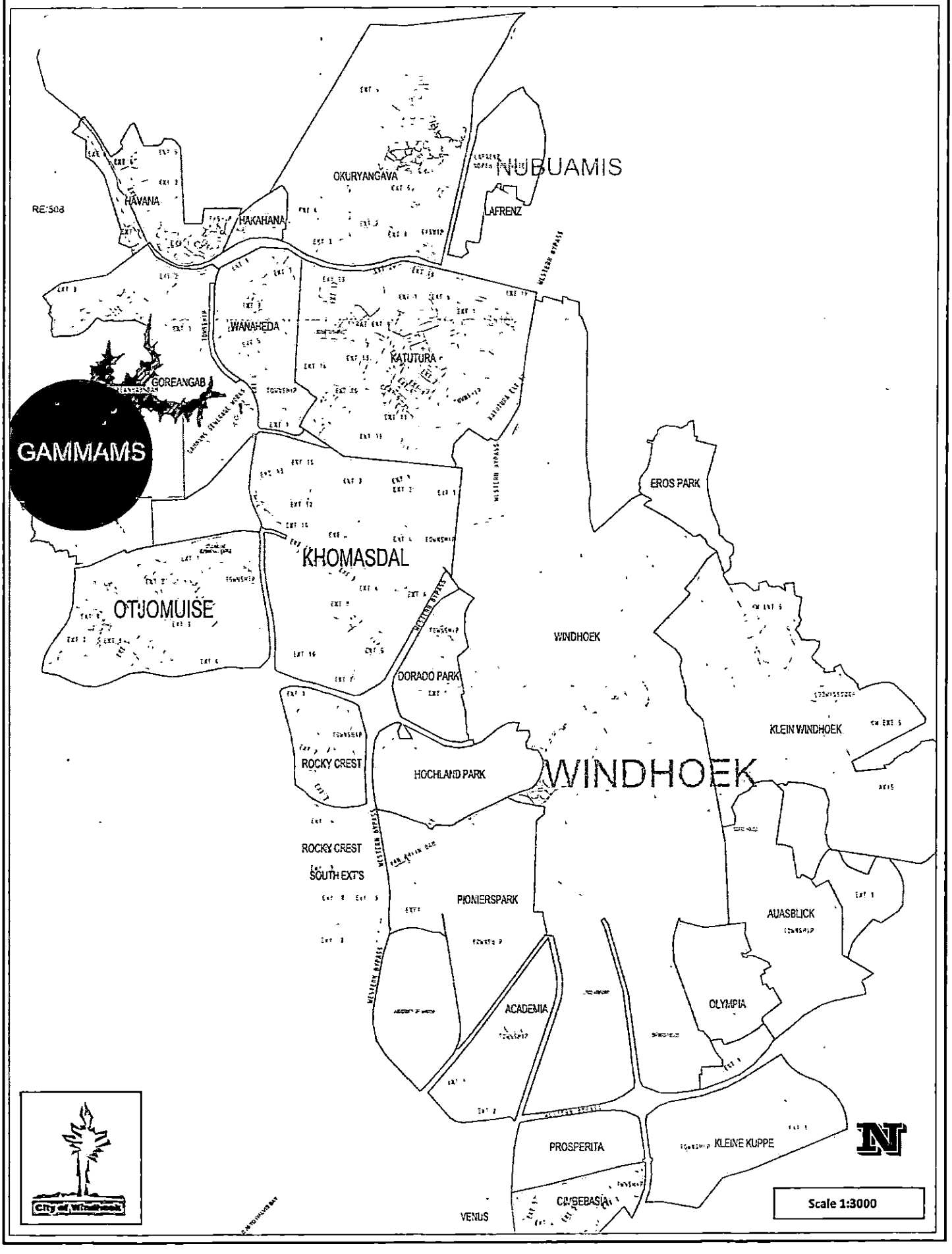
9 That earthworks i.e. filling and shaping on the erf be done to municipal standards and be accommodative of surface stormwater run-off

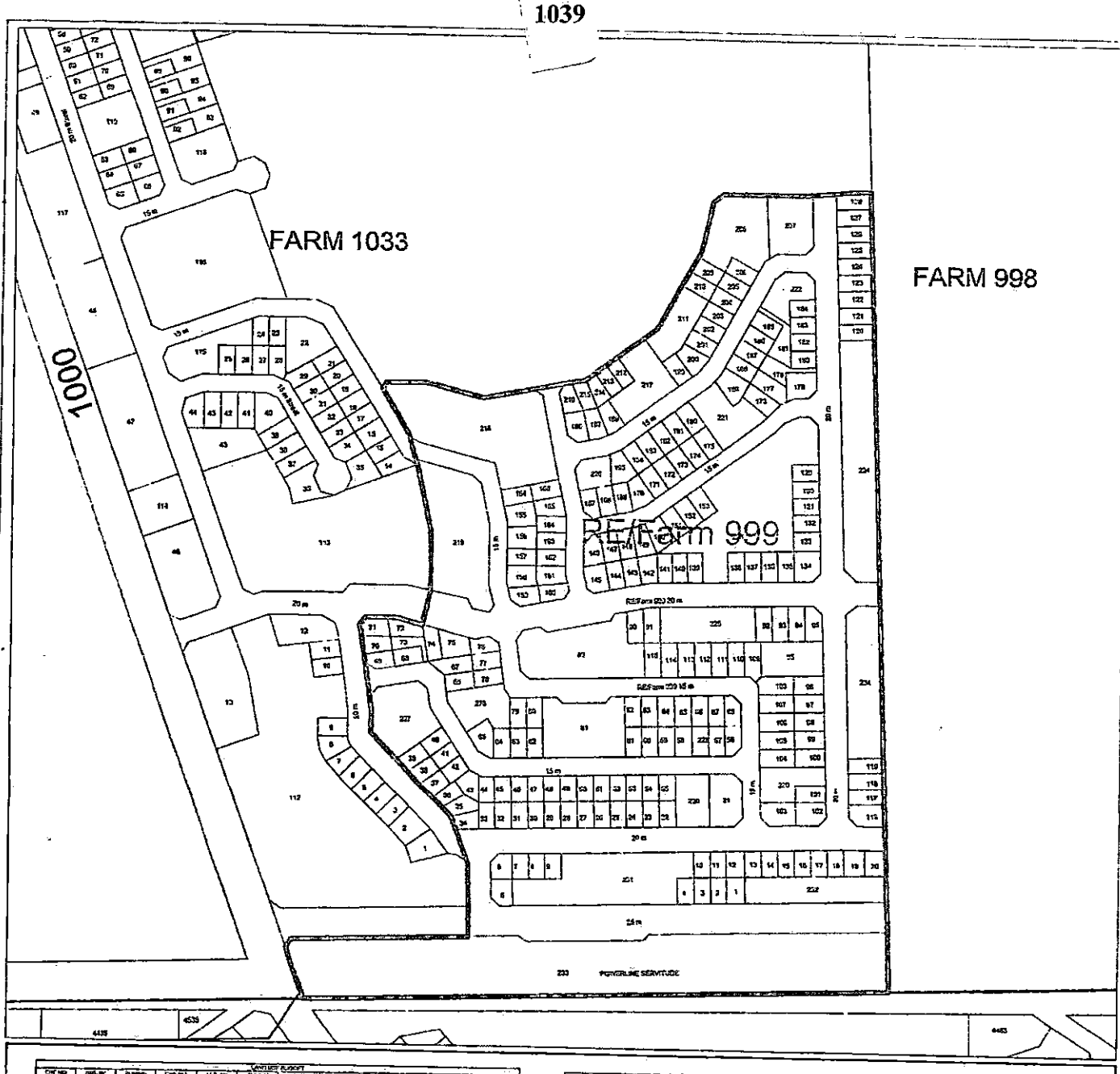
AUASBLICK PHASE 1 - ERF (20230524)

PHASE 1 - ERVEN (ALLOCATED)

#	Erf No	Zoning	Size (m²)	Name of Purchaser	Tel / Cell	E-mail	Deposit Paid	Purchase Price (N$)	Rate/m²
1	808	Residential	1280	Patience Masua	081 799 9373	patiencetmasua@gmail.com	50,000.00	1,152,000.00	900.00
2	809	Residential	1423	Roxzan Witbooi	081 292 9098	roxaanw@yahoo.com	20,000.00	1,280,700.00	900.00
3	810	Residential	1578	Dr. Martha Shiyanga	081 791 2784	mshiyanga@gmail.com	20,000.00	1,420,200.00	900.00
4	814	Residential	1747	Shikongo Ziindje	081 122 3631	mhzshikongo@gmail.com	20,000.00	1,572,300.00	900.00
5	815	Residential	2423	Philuppus Ndemufao	081 333 3080	nphamatwi@gmail.com	20,000.00	2,180,700.00	900.00
6	828	Residential	2485	Naka Shimwino	081 766 8766	naka@spej.net	90,000.00	2,236,500.00	900.00
7	834	Residential	1187	Paulus Nghikovali Trust	081 607 4730	nghikovalip@omkumoh.com	20,000.00	1,068,300.00	900.00
8	835	Residential	1319	Eugene M Beukes	081 303 3537	eugenebeukes87@gmail.com	20,000.00	1,187,100.00	900.00
9	836	Residential	1625	Leonard M. Hashikutuva	081 149 9488	lhashikutuva@yahoo.com	20,000.00	1,462,500.00	900.00
10	837	Residential	1429	Arnoldina Chironda (Sahanga)	081 825 3282	makufadee@gmail.com	20,000.00	1,286,100.00	900.00
11	838	Residential	900	NN Shilongo	081 212 4783	nelao@sisanamandjeinc.com	20,000.00	810,000.00	900.00
12	839	Residential	904	Sam Kapembe	081 239 8535	snkapembe21@gmail.com	20,000.00	813,600.00	900.00
13	840	Residential	856	Tangeni Naukushu	081 124 5710	tangeninaukushu@yahoo.com	50,000.00	770,400.00	900.00
14	841	Residential	750	MDM Shishaki	081 147 2747	morningd8@gmail.com	20,000.00	675,000.00	900.00
15	842	Residential	720	Festus Weyulu	081 402 5314	weyuluf@gmail.com	20,000.00	648,000.00	900.00
16	844	Residential	1050	Linda Byarugaba	081 207 9811	linbya@gmail.com	20,000.00	945,000.00	900.00
17	845	Residential	2068	Joshua Karumbi & Rolanda Lyners	081 125646/ 081 1285057	jkaumbi@hotmail.com / rvlyners@gmail.com	50,000.00	1,861,200.00	900.00
18	846	Residential	1565	Gloria H.T. Kapingana	081 262 6754	hikumwahg@gmail.com	15,000.00	1,408,500.00	900.00
19	847	Residential	1435	Matty Shikongo	081 129 7791	shikongo@namlink.net	20,000.00	1,291,500.00	900.00
20	848	Residential	1024	Nelson Iikela	081 222 4706	niikela@gmail.com	50,000.00	921,600.00	900.00
21	849	Residential	1094	Befree Shoombe	081 360 0814	bnshoombe@gmail.com	95,850.00	984,600.00	900.00
22	850	Residential	1030	Festus T Amupolo	081 243 8533	ft2amupolo@gmail.com	20,000.00	927,000.00	900.00
23	851	Residential	897	Filomena Hakumuah (Enkono)	081 238 1072	filomenahikumuah@gmail.com	20,000.00	807,300.00	900.00
24	852	Residential	1144	Tarah Hainana	081 129 9327	tarahhainana@gmail.com	50,000.00	1,029,600.00	900.00
25	853	Residential	1486	Dr. Nangula Hopwood	081 607 0228	drhopwoodn@hotmail.com	20,000.00	1,337,400.00	900.00
26	854	Residential	1268	Fabiabus Lasarus	081 220 0619	Flazarus@mtc.com.na	20,000.00	1,141,200.00	900.00
27	855	Residential	1069	Martin Shaanika	081 293 6571	martin.shaanika@pwc.com	20,000.00	962,100.00	900.00
28	856	Residential	1328	Teophilia Josua	081 278 1233	tashiyashktmb@gmail.com	20,000.00	1,195,200.00	900.00
29	857	Residential	2085	Onesmus Penda Ipinge	081 122 2636	onesmus@namibbeton.com	50,000.00	1,876,500.00	900.00
30	861	Residential	2433	Stephen Gaeseb	081 430 1094	stephengaeseb@gmail.com	50,000.00	2,189,700.00	900.00
31	862	Residential	1204	Mathew Nelenge	081 122 4889	mnelenge16@yahoo.com	50,000.00	1,083,600.00	900.00
32	863	Residential	1114	Leonard Amadhila	081 140 1001	amadhilat@gmail.com	20,000.00	1,002,600.00	900.00
33	864	Residential	1734	Ngapuikue Yolanda K. Mberirua	081 857 8117	nymberirua@gmail.com	50,000.00	1,560,600.00	900.00
34	865	Residential	1830	Helen Amupollo	081 129 0515	penelago@yahoo.com	-	1,647,000.00	900.00
35	866	Residential	1629	Ismael Shingenge	081 140 1001	amadhilat@gmail.com	50,000.00	1,466,100.00	900.00
36	867	Residential	1594	frederik Kanghono Kashimba	081 251 9994	fredkashimba@gmail.com	20,000.00	1,434,600.00	900.00
37	868	Residential	1684	Abigail Nainda	081 232 3131	abigail.nainda@yahoo.com	20,000.00	1,515,600.00	900.00
38	869	Residential	1574	Isak & Mirjam Kaholongo	081 161 6447	mnkaholongo@yahoo.com	50,000.00	1,416,600.00	900.00
39	870	Residential	1402	Wendell Uuyuni	081 124 3418	uuyuniw@omkumoh.com	20,000.00	1,261,800.00	900.00
40	871	Residential	982	Paulus Ndume	081 268 3785	manager@ndumetrading.com	50,000.00	883,800.00	900.00
41	872	Residential	1341	Ep Shilongo	081 128 2631	eshilongo6@gmail.com	20,000.00	1,206,900.00	900.00
42	873	Residential	1245	Severin Shilongo	081 147 3319	shilongos87@gmail.com	20,000.00	1,120,500.00	900.00
43	874	Residential	1132	Kenneth UG Neumbo	081 122 0153	kennethneumbo@gmail.com	20,000.00	1,018,800.00	900.00
44	875	Residential	1113	SN Namibinga	081 247 7782	saara@nambinga.com	20,000.00	1,001,700.00	900.00
45	876	Residential	1128	Panashe Daringo	081 630 3534	panashe@mondjila-projects.com	101,520.00	1,015,200.00	900.00
46	877	Residential	1212	Dandani Boois	081 127 2985	rachelboois@yahoo.com	20,000.00	1,090,800.00	900.00
47	878	Residential	1487	Herman Nekomba	081 283 5558	oci.holdings@gmail.com	20,000.00	1,338,300.00	900.00
48	879	Residential	1108	Kenneth Kandume	081 124 4929	kennedy.kandume@gmail.com	50,000.00	997,200.00	900.00
49	880	Residential	837	Metusalem A. Nikanor	081 142 4657	ark@windhoekcc.org.na	20,000.00	753,300.00	900.00
50	881	Residential	837	Colka T Nangolo	081 355 6322	colkanangolo@gmail.com	20,000.00	753,300.00	900.00
51	882	Residential	775	Veronika Mbambi	081 380 3604	vmbambi@mtc.com.na	20,000.00	697,500.00	900.00
52	883	Residential	976	Nora Nakamwe	081 782 0461	nakamwe93@gmail.com	50,000.00	878,400.00	900.00
53	884	Residential	895	Helvi N Iyambo	081 228 1836	helvi.nelly@gmail.com	20,000.00	805,500.00	900.00
54	885	Residential	872	Tabitha Gauises	081 675 5125	mc.donnavan@gmail.com	20,000.00	784,800.00	900.00
55	886	Residential	923	Martin Amukwaya	081 4888 444	amukwayam@gmail.com	20,000.00	830,700.00	900.00
56	887	Residential	877	Shaderick Simfungwe	081 128 7429	shadericksims@icloud.com	20,000.00	789,300.00	900.00
57	888	Residential	910	Tangeni Iithete	081 258 8464	tangeni213@gmail.com	20,000.00	819,000.00	900.00
58	891	Residential	1585	Jennifer Paulus	081 660 0015	jenniferpaulus13@gmail.com	20,000.00	1,426,500.00	900.00
59	892	Residential	1585	Daisry Mathias	081 122 1909	daisry@gmail.com	50,000.00	1,426,500.00	900.00
60	893	Residential	1415	Maria Nghidinwa	081 627 0228	kamary1@yahoo.com	20,000.00	1,273,500.00	900.00
61	894	Residential	1594	Cacious Siboleka	081 129 9490	csiboleka@gmail.com	20,000.00	1,434,600.00	900.00
62	895	Residential	1563	Victor Nghifindaka	081 124 4421	victor@vintech.com.na	20,000.00	1,406,700.00	900.00
63	896	Residential	1638	Chris Hailonga	081 124 5840	Cailonga@gmail.com	20,000.00	1,474,200.00	900.00
64	898	Residential	1900	Henry Hendricks	081 224 0252	henry@pontmarketing.com	20,000.00	1,710,000.00	900.00
65	899	Residential	1852	Kevin & Nshala Muhuluma	081 100 2082	kmuhuluma@mtc.com.na	50,000.00	1,666,800.00	900.00
66	901	Residential	1157	Lukas Ndjamba	081 147 5550	ndjambal@gmail.com	50,000.00	1,041,300.00	900.00
67	903	Residential	1245	Tjavanga Kangootui	081 360 1544	tjavy41fe@yahoo.com	115,200.00	1,120,500.00	900.00
68	904	Residential	1269	Uaapi Utjavari	081 143 6650	uaapi.utjavari@gmail.com	20,000.00	1,142,100.00	900.00
69	905	Residential	1307	Samantha Moller	081 149 4111	smantha.moller-henckert@standardbank.com.na	20,000.00	1,176,300.00	900.00
70	906	Residential	1393	Linda Teofulus	081 127 9589	lteofelus@gmail.com	20,000.00	1,253,700.00	900.00
71	907	Residential	1396	Timotheus Kadhila Nekamba	081 128 8821	timotheus.nekamba@nampower.com.na	20,000.00	1,256,400.00	900.00
72	908	Residential	1080	Silvanus Shigwedha	081 248 5757	shigwedhasr@gmail.com	50,000.00	972,000.00	900.00
73	910	Residential	1545	Cletius Simasiku	081 256 2898	cletius.simasiku@gmail.com	20,000.00	1,390,500.00	900.00
74	812	Gen Res 1:250	13174	Nahambo Trading	061 410 700	leake@hangala.com	-	9,880,500.00	750.00
75	817	Residential	3964	Josef Shikesho	081 345 2659	shikeshocrro3@gmail.com	50,000.00	2,973,000.00	750.00
76	830	Residential	2506	Damoline Muruko	081 125 7459	ngumee@gmail.com	20,000.00	1,879,500.00	750.00
77	909	Residential	2564	Bradley D Basson	081 129 1650	bdblaw@iway.na	20,000.00	1,923,000.00	750.00
78	890	Business	16513	Nandjamba Trading	061 410 700	leake@hangala.com	-	25,101,000.00	1,520.08
79	911	Residential	1257	Natasja Routh	081 148 1500	routhnatasja7@gmail.com	50,000.00	1,131,300.00	900.00
80	912	Residential	1055	Martin Inkumbi	081 128 1395	minkumbi@gmail.com	50,000.00	949,500.00	900.00
81	918	Residential	648	Jonathan Amupolo	081 127 1433	katicommunications@gmail.com	50,000.00	583,200.00	900.00
82	919	Residential	837	Andreas Tokundu	081 151 0583	shigally1@gmail.com	360,000.00	753,300.00	900.00
83	920	Residential	810	Nelson Muukua	081 342 5307	bekman@gmail.com	20,000.00	729,000.00	900.00
84	921	Residential	864	Leonard Ilonga	081 124 6926	lhatjikutuva@yahoo.com	50,000.00	777,600.00	900.00
85	926	Residential	1594	Leonard Hatjikutuva	081 149 9488	kuloh2@gmail.com	50,000.00	1,434,600.00	900.00
86	927	Residential	1250	Engelbrecht Mwanyangapo	081 148 5056	ed@geckoh58igroup.com.na	50,000.00	1,125,000.00	900.00
87	974	Residential	1331	Konjeni Nghitevelekwa	081 127 8455	kondjeni20@gmail.com	50,000.00	1,197,900.00	900.00
88	977	Residential	1285	Corlen Masunda	081 345 4044	corlenmas@gmail.com	1,400,000.00	1,156,500.00	900.00
89	979	Residential	1223	Prop V Investment CC	081 122 8307	drselvingo@gmail.com	50,000.00	1,100,700.00	900.00
						TOTAL:-	2,387,570.00	129,543,900.00	

Locality Map of Remainder Farm 1033





ERF NO	SIZE M²	ZONING	ERF NO	SIZE M²	ZONING	ERF NO	SIZE M²	ZONING	ERF NO	SIZE M²	ZONING
1	348	RESIDENTIAL	67	358	RESIDENTIAL	133	420	RESIDENTIAL	184	310	RESIDENTIAL
2	388	RESIDENTIAL	68	380	RESIDENTIAL	134	438	RESIDENTIAL	185	324	RESIDENTIAL
3	317	RESIDENTIAL	69	350	RESIDENTIAL	135	450	RESIDENTIAL	186	324	RESIDENTIAL
4	314	RESIDENTIAL	70	470	RESIDENTIAL	136	428	RESIDENTIAL	187	388	RESIDENTIAL
5	302	RESIDENTIAL	71	352	RESIDENTIAL	137	438	RESIDENTIAL	188	350	RESIDENTIAL
6	379	RESIDENTIAL	72	428	RESIDENTIAL	138	410	RESIDENTIAL	189	317	RESIDENTIAL
7	319	RESIDENTIAL	73	398	RESIDENTIAL	139	410	RESIDENTIAL	190	317	RESIDENTIAL
8	315	RESIDENTIAL	74	353	RESIDENTIAL	140	310	RESIDENTIAL	191	302	RESIDENTIAL
9	311	RESIDENTIAL	75	308	RESIDENTIAL	141	310	RESIDENTIAL	192	350	RESIDENTIAL
10	314	RESIDENTIAL	76	300	RESIDENTIAL	142	310	RESIDENTIAL	193	352	RESIDENTIAL
11	363	RESIDENTIAL	77	400	RESIDENTIAL	143	310	RESIDENTIAL	194	388	RESIDENTIAL
12	348	RESIDENTIAL	78	347	RESIDENTIAL	144	394	RESIDENTIAL	195	308	RESIDENTIAL
13	315	RESIDENTIAL	79	360	RESIDENTIAL	145	440	RESIDENTIAL	196	451	RESIDENTIAL
14	314	RESIDENTIAL	80	375	RESIDENTIAL	146	350	RESIDENTIAL	197	352	RESIDENTIAL
15	314	RESIDENTIAL	81	375	RESIDENTIAL	147	334	RESIDENTIAL	198	384	RESIDENTIAL
16	314	RESIDENTIAL	82	347	RESIDENTIAL	148	310	RESIDENTIAL	199	345	RESIDENTIAL
17	314	RESIDENTIAL	83	346	RESIDENTIAL	149	310	RESIDENTIAL	200	310	RESIDENTIAL
18	314	RESIDENTIAL	84	346	RESIDENTIAL	150	310	RESIDENTIAL	201	402	RESIDENTIAL
19	367	RESIDENTIAL	85	370	RESIDENTIAL	151	310	RESIDENTIAL	202	710	RESIDENTIAL
20	360	RESIDENTIAL	86	2000	GENERAL RESIDENTIAL	152	310	RESIDENTIAL	203	310	RESIDENTIAL
21	1410	INSTITUTIONAL	87	346	RESIDENTIAL	153	310	RESIDENTIAL	204	346	RESIDENTIAL
22	310	RESIDENTIAL	88	346	RESIDENTIAL	154	310	RESIDENTIAL	205	350	RESIDENTIAL
23	315	RESIDENTIAL	89	350	RESIDENTIAL	155	310	RESIDENTIAL	206	310	RESIDENTIAL
24	315	RESIDENTIAL	90	350	RESIDENTIAL	156	310	RESIDENTIAL	207	310	RESIDENTIAL
25	315	RESIDENTIAL	91	350	RESIDENTIAL	157	310	RESIDENTIAL	208	310	RESIDENTIAL
26	315	RESIDENTIAL	92	350	RESIDENTIAL	158	310	RESIDENTIAL	209	310	RESIDENTIAL
27	315	RESIDENTIAL	93	350	RESIDENTIAL	159	310	RESIDENTIAL	210	310	RESIDENTIAL
28	315	RESIDENTIAL	94	350	RESIDENTIAL	160	310	RESIDENTIAL	211	310	RESIDENTIAL
29	315	RESIDENTIAL	95	350	RESIDENTIAL	161	310	RESIDENTIAL	212	310	RESIDENTIAL
30	315	RESIDENTIAL	96	350	RESIDENTIAL	162	310	RESIDENTIAL	213	310	RESIDENTIAL
31	315	RESIDENTIAL	97	350	RESIDENTIAL	163	310	RESIDENTIAL	214	310	RESIDENTIAL
32	315	RESIDENTIAL	98	350	RESIDENTIAL	164	310	RESIDENTIAL	215	310	RESIDENTIAL
33	315	RESIDENTIAL	99	350	RESIDENTIAL	165	310	RESIDENTIAL	216	310	RESIDENTIAL
34	315	RESIDENTIAL	100	350	RESIDENTIAL	166	310	RESIDENTIAL	217	310	RESIDENTIAL
35	315	RESIDENTIAL	101	350	RESIDENTIAL	167	310	RESIDENTIAL	218	310	RESIDENTIAL
36	315	RESIDENTIAL	102	350	RESIDENTIAL	168	310	RESIDENTIAL	219	310	RESIDENTIAL
37	315	RESIDENTIAL	103	350	RESIDENTIAL	169	310	RESIDENTIAL	220	310	RESIDENTIAL
38	315	RESIDENTIAL	104	350	RESIDENTIAL	170	310	RESIDENTIAL	221	310	RESIDENTIAL
39	315	RESIDENTIAL	105	350	RESIDENTIAL	171	310	RESIDENTIAL	222	310	RESIDENTIAL
40	315	RESIDENTIAL	106	350	RESIDENTIAL	172	310	RESIDENTIAL	223	310	RESIDENTIAL
41	315	RESIDENTIAL	107	350	RESIDENTIAL	173	310	RESIDENTIAL	224	310	RESIDENTIAL
42	315	RESIDENTIAL	108	350	RESIDENTIAL	174	310	RESIDENTIAL	225	310	RESIDENTIAL
43	315	RESIDENTIAL	109	350	RESIDENTIAL	175	310	RESIDENTIAL	226	310	RESIDENTIAL
44	315	RESIDENTIAL	110	350	RESIDENTIAL	176	310	RESIDENTIAL	227	310	RESIDENTIAL
45	315	RESIDENTIAL	111	350	RESIDENTIAL	177	310	RESIDENTIAL	228	310	RESIDENTIAL
46	315	RESIDENTIAL	112	350	RESIDENTIAL	178	310	RESIDENTIAL	229	310	RESIDENTIAL
47	315	RESIDENTIAL	113	350	RESIDENTIAL	179	310	RESIDENTIAL	230	310	RESIDENTIAL
48	315	RESIDENTIAL	114	350	RESIDENTIAL	180	310	RESIDENTIAL	231	310	RESIDENTIAL
49	315	RESIDENTIAL	115	350	RESIDENTIAL	181	310	RESIDENTIAL	232	310	RESIDENTIAL
50	315	RESIDENTIAL	116	350	RESIDENTIAL	182	310	RESIDENTIAL	233	310	RESIDENTIAL
51	315	RESIDENTIAL	117	350	RESIDENTIAL	183	310	RESIDENTIAL	234	310	RESIDENTIAL
52	315	RESIDENTIAL	118	350	RESIDENTIAL						
53	315	RESIDENTIAL	119	350	RESIDENTIAL						
54	315	RESIDENTIAL	120	350	RESIDENTIAL						
55	315	RESIDENTIAL	121	350	RESIDENTIAL						
56	315	RESIDENTIAL	122	350	RESIDENTIAL						
57	315	RESIDENTIAL	123	350	RESIDENTIAL						
58	315	RESIDENTIAL	124	350	RESIDENTIAL						
59	315	RESIDENTIAL	125	350	RESIDENTIAL						
60	315	RESIDENTIAL	126	350	RESIDENTIAL						
61	315	RESIDENTIAL	127	350	RESIDENTIAL						
62	315	RESIDENTIAL	128	350	RESIDENTIAL						
63	315	RESIDENTIAL	129	350	RESIDENTIAL						
64	315	RESIDENTIAL	130	350	RESIDENTIAL						
65	315	RESIDENTIAL	131	350	RESIDENTIAL						
66	315	RESIDENTIAL	132	350	RESIDENTIAL						

LEGEND

- RESIDENTIAL
- GENERAL RESIDENTIAL
- INSTITUTIONAL
- PUBLIC OPEN SPACE

N

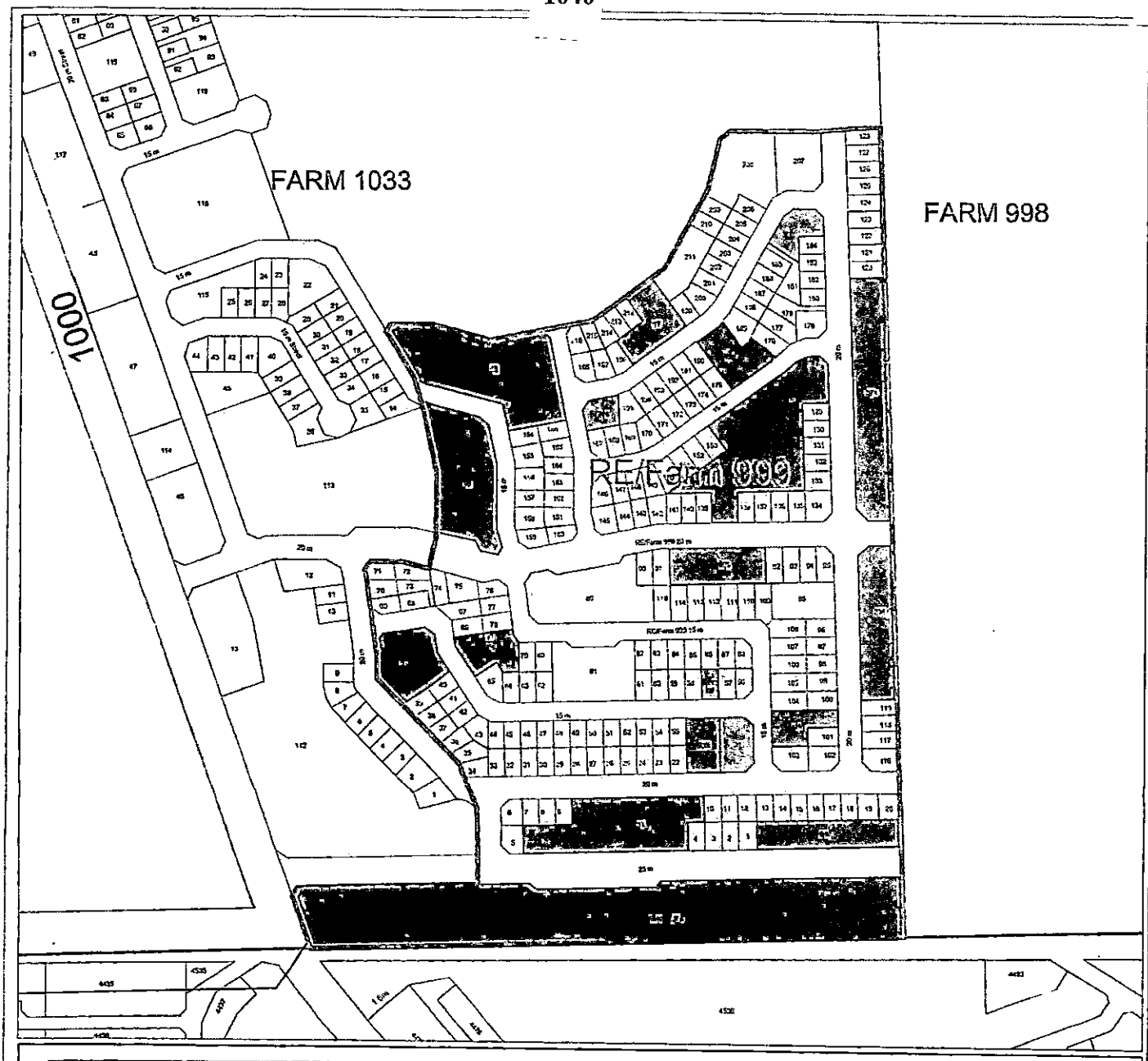
REV.	DATE	DRAWN	CHECKED
SCALE 1: 1500	REF. DWG.	NETWORK	cds34:\3 RE/508/Farm 999/Final RE_999

TOWNSHIP ESTABLISHMENT ON REMAINDER OF FARM 999 (FARM 999 IS A PORTION OF FARM 508), TOWNSHIP TO BE KNOWN AS OTJOMUISE EXT 15

City of Windhoek

Contour Plan

Designed by: O.Kotzero	SIGNATURE	DATE
Revised by: P. Paulus	SIGNATURE	DATE
Manager Human Settlement	SIGNATURE	DATE



LAND USE BUDGET											
Erf No	Sq. M	Zoning	Erf No	Sq. M	Zoning	Erf No	Sq. M	Zoning	Erf No	Sq. M	Zoning
1	398	RESIDENTIAL	47	353	RESIDENTIAL	93	479	RESIDENTIAL	139	312	RESIDENTIAL
2	324	RESIDENTIAL	48	344	RESIDENTIAL	94	420	RESIDENTIAL	140	346	RESIDENTIAL
3	312	RESIDENTIAL	49	344	RESIDENTIAL	95	458	RESIDENTIAL	141	350	RESIDENTIAL
4	374	RESIDENTIAL	50	340	RESIDENTIAL	96	479	RESIDENTIAL	142	312	RESIDENTIAL
5	375	RESIDENTIAL	51	357	RESIDENTIAL	97	414	RESIDENTIAL	143	312	RESIDENTIAL
6	338	RESIDENTIAL	52	408	RESIDENTIAL	98	414	RESIDENTIAL	144	312	RESIDENTIAL
7	355	RESIDENTIAL	53	352	RESIDENTIAL	99	317	RESIDENTIAL	145	312	RESIDENTIAL
8	315	RESIDENTIAL	54	353	RESIDENTIAL	100	312	RESIDENTIAL	146	312	RESIDENTIAL
9	311	RESIDENTIAL	55	336	RESIDENTIAL	101	312	RESIDENTIAL	147	312	RESIDENTIAL
10	314	RESIDENTIAL	56	351	RESIDENTIAL	102	312	RESIDENTIAL	148	312	RESIDENTIAL
11	303	RESIDENTIAL	57	400	RESIDENTIAL	103	312	RESIDENTIAL	149	312	RESIDENTIAL
12	340	RESIDENTIAL	58	344	RESIDENTIAL	104	340	RESIDENTIAL	150	400	RESIDENTIAL
13	318	RESIDENTIAL	59	358	RESIDENTIAL	105	334	RESIDENTIAL	151	358	RESIDENTIAL
14	374	RESIDENTIAL	60	375	RESIDENTIAL	106	318	RESIDENTIAL	152	340	RESIDENTIAL
15	318	RESIDENTIAL	61	317	RESIDENTIAL	107	315	RESIDENTIAL	153	315	RESIDENTIAL
16	318	RESIDENTIAL	62	317	RESIDENTIAL	108	318	RESIDENTIAL	154	318	RESIDENTIAL
17	318	RESIDENTIAL	63	318	RESIDENTIAL	109	318	RESIDENTIAL	155	318	RESIDENTIAL
18	318	RESIDENTIAL	64	318	RESIDENTIAL	110	318	RESIDENTIAL	156	318	RESIDENTIAL
19	387	RESIDENTIAL	65	363	RESIDENTIAL	111	363	RESIDENTIAL	157	363	RESIDENTIAL
20	292	RESIDENTIAL	66	3639	GRAZING	112	12	GRAZING	158	270	RESIDENTIAL
21	1311	GENERAL RESIDENTIAL	67	360	RESIDENTIAL	113	332	RESIDENTIAL	159	318	RESIDENTIAL
22	313	RESIDENTIAL	68	350	RESIDENTIAL	114	312	RESIDENTIAL	160	318	RESIDENTIAL
23	375	RESIDENTIAL	69	358	RESIDENTIAL	115	470	RESIDENTIAL	161	318	RESIDENTIAL
24	375	RESIDENTIAL	70	358	RESIDENTIAL	116	347	RESIDENTIAL	162	318	RESIDENTIAL
25	375	RESIDENTIAL	71	350	RESIDENTIAL	117	340	RESIDENTIAL	163	318	RESIDENTIAL
26	375	RESIDENTIAL	72	358	RESIDENTIAL	118	340	RESIDENTIAL	164	318	RESIDENTIAL
27	375	RESIDENTIAL	73	358	RESIDENTIAL	119	340	RESIDENTIAL	165	318	RESIDENTIAL
28	375	RESIDENTIAL	74	358	RESIDENTIAL	120	340	RESIDENTIAL	166	318	RESIDENTIAL
29	318	RESIDENTIAL	75	358	RESIDENTIAL	121	340	RESIDENTIAL	167	318	RESIDENTIAL
30	318	RESIDENTIAL	76	358	RESIDENTIAL	122	340	RESIDENTIAL	168	318	RESIDENTIAL
31	318	RESIDENTIAL	77	358	RESIDENTIAL	123	340	RESIDENTIAL	169	318	RESIDENTIAL
32	318	RESIDENTIAL	78	358	RESIDENTIAL	124	340	RESIDENTIAL	170	318	RESIDENTIAL
33	318	RESIDENTIAL	79	358	RESIDENTIAL	125	340	RESIDENTIAL	171	318	RESIDENTIAL
34	318	RESIDENTIAL	80	358	RESIDENTIAL	126	340	RESIDENTIAL	172	318	RESIDENTIAL
35	318	RESIDENTIAL	81	358	RESIDENTIAL	127	340	RESIDENTIAL	173	318	RESIDENTIAL
36	318	RESIDENTIAL	82	358	RESIDENTIAL	128	340	RESIDENTIAL	174	318	RESIDENTIAL
37	318	RESIDENTIAL	83	358	RESIDENTIAL	129	340	RESIDENTIAL	175	318	RESIDENTIAL
38	318	RESIDENTIAL	84	358	RESIDENTIAL	130	340	RESIDENTIAL	176	318	RESIDENTIAL
39	318	RESIDENTIAL	85	358	RESIDENTIAL	131	340	RESIDENTIAL	177	318	RESIDENTIAL
40	318	RESIDENTIAL	86	358	RESIDENTIAL	132	340	RESIDENTIAL	178	318	RESIDENTIAL
41	318	RESIDENTIAL	87	358	RESIDENTIAL	133	340	RESIDENTIAL	179	318	RESIDENTIAL
42	318	RESIDENTIAL	88	358	RESIDENTIAL	134	340	RESIDENTIAL	180	318	RESIDENTIAL
43	318	RESIDENTIAL	89	358	RESIDENTIAL	135	340	RESIDENTIAL	181	318	RESIDENTIAL
44	318	RESIDENTIAL	90	358	RESIDENTIAL	136	340	RESIDENTIAL	182	318	RESIDENTIAL
45	318	RESIDENTIAL	91	358	RESIDENTIAL	137	340	RESIDENTIAL	183	318	RESIDENTIAL
46	318	RESIDENTIAL	92	358	RESIDENTIAL	138	340	RESIDENTIAL	184	318	RESIDENTIAL

LEGEND

- RESIDENTIAL
- GENERAL RESIDENTIAL
- INSTITUTIONAL
- PUBLIC OPEN SPACE

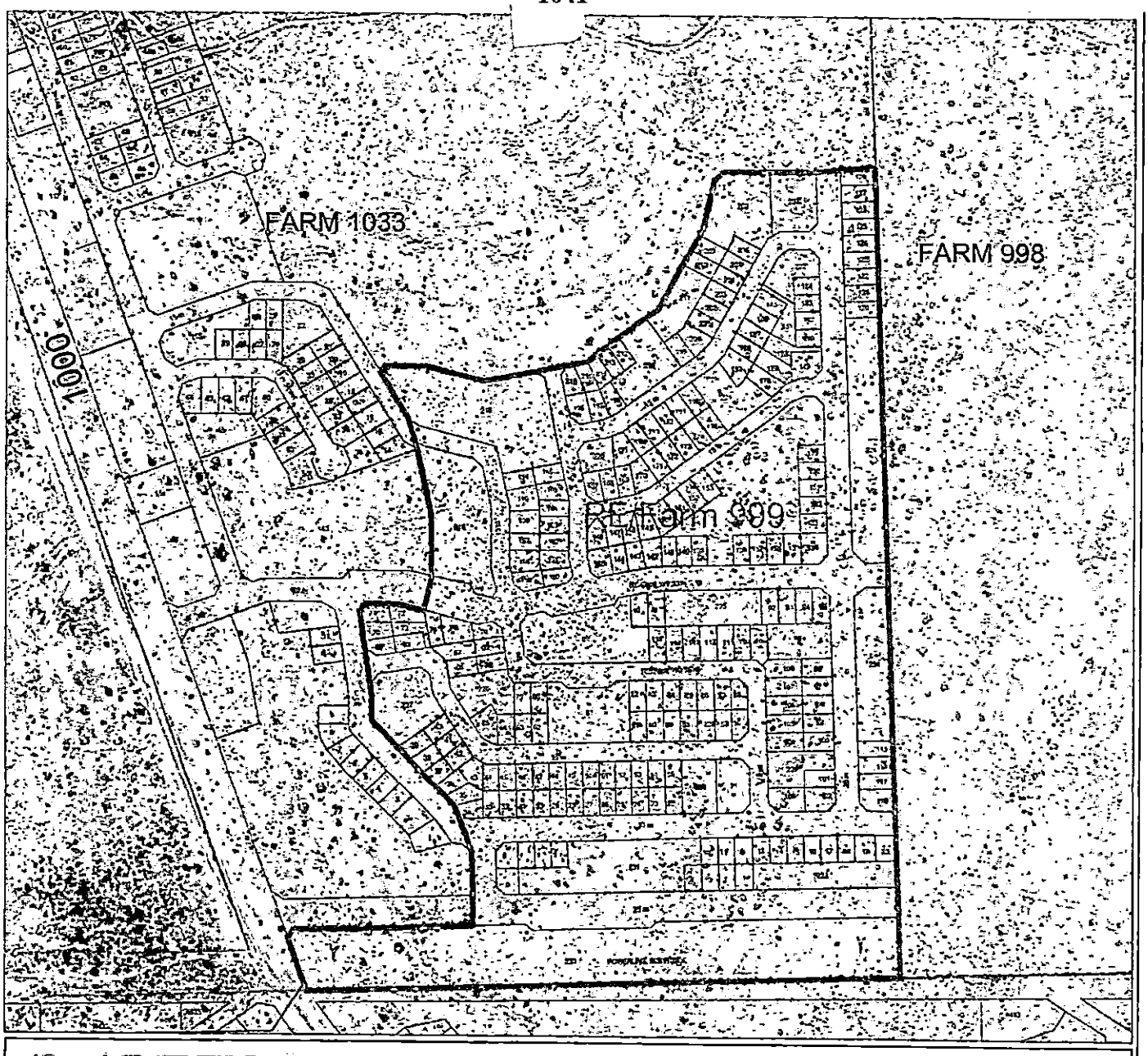
N

REV.		DATE	DRAWN	CHECKED
SCALE	1: 1500	REF. DWG:	NETWORK	drive:/ / RE/508/Farm 998/Final RE_998

TOWNSHIP ESTABLISHMENT ON REMAINDER OF FARM 999 (FARM 999 IS A PORTION OF FARM 508), TOWNSHIP TO BE KNOWN AS OTJOMUISE EXT 15

Zoning Plan

Designed by: O.Kakwa	SIGNATURE	DATE
Revised by: P. Paulus	SIGNATURE	DATE
Manager Human Settlements	SIGNATURE	DATE



LAND USE BUDGET													
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

LEGEND

- [ ] RESIDENTIAL
- [ ] GENERAL RESIDENTIAL
- [ ] INSTITUTIONAL
- [ ] PUBLIC OPEN SPACE

N

REV.		DATE	DRAWN	CHECKED
SCALE	1: 1500	REF. DWG:	NETWORK:	drbyLAT RE/508/Farm 999/Rand RE_999

TOWNSHIP ESTABLISHMENT ON REMAINDER OF FARM 999 (FARM 999 IS A PORTION OF FARM 508), TOWNSHIP TO BE KNOWN AS OTJOMUISE EXT 15

Image Plan		
Designed by O Kawere	SIGNATURE	DATE
Revised by, P Phiba	SIGNATURE	DATE
Manager Human Settlements	SIGNATURE	DATE

Erf Number	Erf Size	Zoning	Erf Number	Erf Size	Zoning
1	348	RESIDENTIAL	46	312	RESIDENTIAL
2	302	RESIDENTIAL	47	312	RESIDENTIAL
3	312	RESIDENTIAL	48	312	RESIDENTIAL
4	315	RESIDENTIAL	49	313	RESIDENTIAL
5	392	RESIDENTIAL	50	313	RESIDENTIAL
6	378	RESIDENTIAL	51	313	RESIDENTIAL
7	315	RESIDENTIAL	52	313	RESIDENTIAL
8	315	RESIDENTIAL	53	314	RESIDENTIAL
9	311	RESIDENTIAL	54	314	RESIDENTIAL
10	314	RESIDENTIAL	55	314	RESIDENTIAL
11	303	RESIDENTIAL	56	325	RESIDENTIAL
12	348	RESIDENTIAL	57	350	RESIDENTIAL
13	315	RESIDENTIAL	58	350	RESIDENTIAL
14	314	RESIDENTIAL	59	350	RESIDENTIAL
15	314	RESIDENTIAL	60	350	RESIDENTIAL
16	314	RESIDENTIAL	61	350	RESIDENTIAL
17	314	RESIDENTIAL	62	350	RESIDENTIAL
18	314	RESIDENTIAL	63	350	RESIDENTIAL
19	387	RESIDENTIAL	64	350	RESIDENTIAL
20	392	RESIDENTIAL	65	480	RESIDENTIAL
21	1211	INSTITUITION	66	350	RESIDENTIAL
22	315	RESIDENTIAL	67	436	RESIDENTIAL
23	315	RESIDENTIAL	68	350	RESIDENTIAL
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25	315	RESIDENTIAL	70	335	RESIDENTIAL
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31	315	RESIDENTIAL	76	317	RESIDENTIAL
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33	315	RESIDENTIAL	78	348	RESIDENTIAL
34	310	RESIDENTIAL	79	344	RESIDENTIAL
35	339	RESIDENTIAL	80	350	RESIDENTIAL
36	309	RESIDENTIAL	81	3500	GEN RES
37	310	RESIDENTIAL	82	350	RESIDENTIAL
38	314	RESIDENTIAL	83	350	RESIDENTIAL
39	339	RESIDENTIAL	84	350	RESIDENTIAL
40	312	RESIDENTIAL	85	350	RESIDENTIAL

41	302	RESIDENTIAL	86	350	RESIDENTIAL
42	300	RESIDENTIAL	87	350	RESIDENTIAL
43	355	RESIDENTIAL	88	325	RESIDENTIAL
44	304	RESIDENTIAL	89	4619	GEN RES
45	312	RESIDENTIAL	90	387	RESIDENTIAL

Erf Number	Erf Size	Zoning
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92	413	RESIDENTIAL
93	412	RESIDENTIAL
94	412	RESIDENTIAL
95	1571	GEN RES
96	376	RESIDENTIAL
97	374	RESIDENTIAL
98	375	RESIDENTIAL
99	378	RESIDENTIAL
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101	380	RESIDENTIAL
102	485	RESIDENTIAL
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114	420	RESIDENTIAL
115	420	RESIDENTIAL
116	543	RESIDENTIAL
117	428	RESIDENTIAL
118	396	RESIDENTIAL
119	382	RESIDENTIAL
120	420	RESIDENTIAL
121	420	RESIDENTIAL
122	420	RESIDENTIAL
123	420	RESIDENTIAL
124	420	RESIDENTIAL
125	310	RESIDENTIAL

126	420	RESIDENTIAL
127	419	RESIDENTIAL
128	416	RESIDENTIAL
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130	313	RESIDENTIAL
131	312	RESIDENTIAL
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133	356	RESIDENTIAL
134	540	RESIDENTIAL

135	354	RESIDENTIAL
136	350	RESIDENTIAL
137	349	RESIDENTIAL
138	347	RESIDENTIAL
139	308	RESIDENTIAL
140	305	RESIDENTIAL
141	303	RESIDENTIAL
142	357	RESIDENTIAL
143	322	RESIDENTIAL
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154	350	RESIDENTIAL
155	471	RESIDENTIAL
156	463	RESIDENTIAL
157	350	RESIDENTIAL
158	446	RESIDENTIAL
159	367	RESIDENTIAL
160	320	RESIDENTIAL
161	385	RESIDENTIAL
162	350	RESIDENTIAL
163	350	RESIDENTIAL
164	340	RESIDENTIAL
165	375	RESIDENTIAL
166	350	RESIDENTIAL

167	325	RESIDENTIAL
168	350	RESIDENTIAL
169	350	RESIDENTIAL
170	400	RESIDENTIAL
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172	350	RESIDENTIAL
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174	350	RESIDENTIAL
175	350	RESIDENTIAL
176	412	RESIDENTIAL
177	472	RESIDENTIAL
178	474	RESIDENTIAL
179	554	RESIDENTIAL
180	310	RESIDENTIAL
181	544	RESIDENTIAL
182	310	RESIDENTIAL
183	310	RESIDENTIAL
184	312	RESIDENTIAL
185	356	RESIDENTIAL
186	353	RESIDENTIAL
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188	350	RESIDENTIAL
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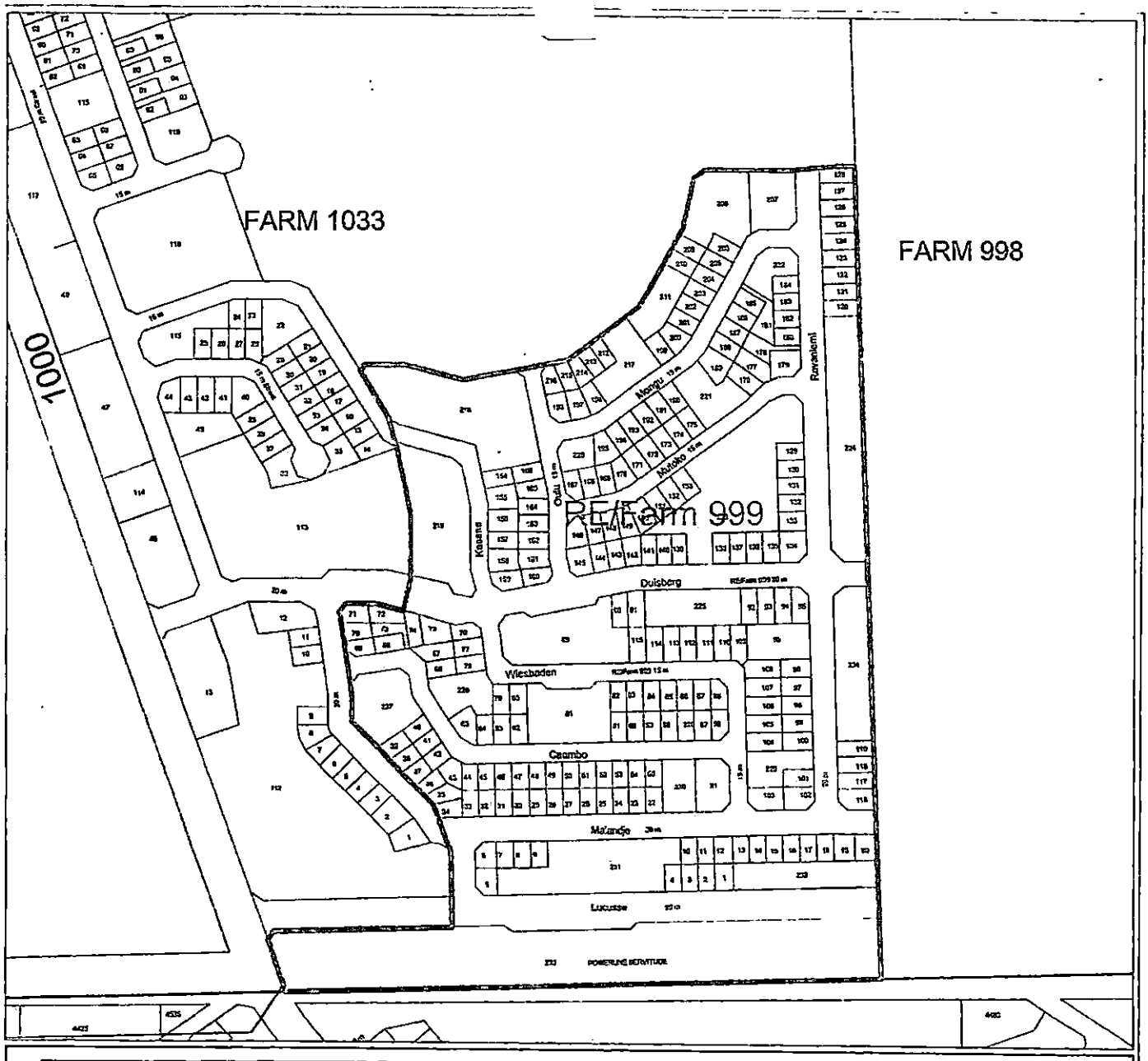
198	345	RESIDENTIAL
199	350	RESIDENTIAL
200	408	RESIDENTIAL
201	350	RESIDENTIAL
202	350	RESIDENTIAL
203	350	RESIDENTIAL
204	350	RESIDENTIAL
205	350	RESIDENTIAL
206	352	RESIDENTIAL
207	1898	GEN RES
208	3029	GEN RES

209	350	RESIDENTIAL
210	350	RESIDENTIAL
211	1539	GEN RES
212	300	RESIDENTIAL
213	300	RESIDENTIAL
214	310	RESIDENTIAL
215	307	RESIDENTIAL
216	335	RESIDENTIAL
217	2100	POS
218	7940	POS
219	5538	POS
220	728	POS
221	1789	POS
222	1165	POS
223	8100	POS
224	6025	POS
225	2379	POS
226	1560	POS
227	2686	POS
228	350	POS
229	1279	POS
230	1259	POS
231	5649	POS
232	2694	POS
233	24676	POS
234	3778	POS



LAND USE AUDIT												
LAND USE	SIZE m²	ZONING	I.F. NO	MAX. m²	ZONING	I.F. NO	MAX. m²	ZONING	I.F. NO	SIZE m²	ZONING
1	396	RESIDENTIAL	52	338	RESIDENTIAL	173	408	RESIDENTIAL	104	310	RESIDENTIAL
2	336	RESIDENTIAL	63	333	RESIDENTIAL	136	426	RESIDENTIAL	105	336	RESIDENTIAL
3	312	RESIDENTIAL	64	336	RESIDENTIAL	175	438	RESIDENTIAL	106	310	RESIDENTIAL
4	315	RESIDENTIAL	65	342	RESIDENTIAL	174	438	RESIDENTIAL	107	336	RESIDENTIAL
5	363	RESIDENTIAL	66	324	RESIDENTIAL	137	479	RESIDENTIAL	108	336	RESIDENTIAL
6	375	RESIDENTIAL	67	336	RESIDENTIAL	171	438	RESIDENTIAL	109	331	RESIDENTIAL
7	318	RESIDENTIAL	68	432	RESIDENTIAL	132	456	RESIDENTIAL	110	336	RESIDENTIAL
8	318	RESIDENTIAL	69	336	RESIDENTIAL	138	510	RESIDENTIAL	111	336	RESIDENTIAL
9	273	RESIDENTIAL	70	336	RESIDENTIAL	131	312	RESIDENTIAL	112	336	RESIDENTIAL
10	318	RESIDENTIAL	71	336	RESIDENTIAL	132	312	RESIDENTIAL	113	336	RESIDENTIAL
11	363	RESIDENTIAL	72	336	RESIDENTIAL	133	336	RESIDENTIAL	114	336	RESIDENTIAL
12	348	RESIDENTIAL	73	324	RESIDENTIAL	134	348	RESIDENTIAL	115	411	RESIDENTIAL
13	318	RESIDENTIAL	74	336	RESIDENTIAL	135	504	RESIDENTIAL	116	347	RESIDENTIAL
14	324	RESIDENTIAL	75	372	RESIDENTIAL	136	372	RESIDENTIAL	117	336	RESIDENTIAL
15	318	RESIDENTIAL	76	318	RESIDENTIAL	137	318	RESIDENTIAL	118	336	RESIDENTIAL
16	318	RESIDENTIAL	77	318	RESIDENTIAL	138	327	RESIDENTIAL	119	363	RESIDENTIAL
17	318	RESIDENTIAL	78	318	RESIDENTIAL	139	318	RESIDENTIAL	120	336	RESIDENTIAL
18	318	RESIDENTIAL	79	318	RESIDENTIAL	140	318	RESIDENTIAL	121	336	RESIDENTIAL
19	318	RESIDENTIAL	80	318	RESIDENTIAL	141	318	RESIDENTIAL	122	336	RESIDENTIAL
20	318	RESIDENTIAL	81	318	RESIDENTIAL	142	318	RESIDENTIAL	123	336	RESIDENTIAL
21	1311	RESIDENTIAL	82	1311	RESIDENTIAL	143	327	RESIDENTIAL	124	336	RESIDENTIAL
22	363	RESIDENTIAL	83	363	RESIDENTIAL	144	327	RESIDENTIAL	125	336	RESIDENTIAL
23	336	RESIDENTIAL	84	336	RESIDENTIAL	145	471	RESIDENTIAL	126	336	RESIDENTIAL
24	318	RESIDENTIAL	85	318	RESIDENTIAL	146	327	RESIDENTIAL	127	336	RESIDENTIAL
25	318	RESIDENTIAL	86	318	RESIDENTIAL	147	318	RESIDENTIAL	128	336	RESIDENTIAL
26	318	RESIDENTIAL	87	318	RESIDENTIAL	148	318	RESIDENTIAL	129	336	RESIDENTIAL
27	318	RESIDENTIAL	88	318	RESIDENTIAL	149	318	RESIDENTIAL	130	336	RESIDENTIAL
28	318	RESIDENTIAL	89	318	RESIDENTIAL	150	318	RESIDENTIAL	131	336	RESIDENTIAL
29	318	RESIDENTIAL	90	318	RESIDENTIAL	151	318	RESIDENTIAL	132	336	RESIDENTIAL
30	318	RESIDENTIAL	91	318	RESIDENTIAL	152	318	RESIDENTIAL	133	336	RESIDENTIAL
31	318	RESIDENTIAL	92	318	RESIDENTIAL	153	318	RESIDENTIAL	134	336	RESIDENTIAL
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33	318	RESIDENTIAL	94	318	RESIDENTIAL	155	318	RESIDENTIAL	136	336	RESIDENTIAL
34	318	RESIDENTIAL	95	318	RESIDENTIAL	156	318	RESIDENTIAL	137	336	RESIDENTIAL
35	318	RESIDENTIAL	96	318	RESIDENTIAL	157	318	RESIDENTIAL	138	336	RESIDENTIAL
36	318	RESIDENTIAL	97	318	RESIDENTIAL	158	318	RESIDENTIAL	139	336	RESIDENTIAL
37	318	RESIDENTIAL	98	318	RESIDENTIAL	159	318	RESIDENTIAL	140	336	RESIDENTIAL
38	318	RESIDENTIAL	99	318	RESIDENTIAL	160	318	RESIDENTIAL	141	336	RESIDENTIAL
39	318	RESIDENTIAL	100	318	RESIDENTIAL	161	318	RESIDENTIAL	142	336	RESIDENTIAL
40	318	RESIDENTIAL	101	318	RESIDENTIAL	162	318	RESIDENTIAL	143	336	RESIDENTIAL
41	318	RESIDENTIAL	102	318	RESIDENTIAL	163	318	RESIDENTIAL	144	336	RESIDENTIAL
42	318	RESIDENTIAL	103	318	RESIDENTIAL	164	318	RESIDENTIAL	145	336	RESIDENTIAL
43	318	RESIDENTIAL	104	318	RESIDENTIAL	165	318	RESIDENTIAL	146	336	RESIDENTIAL
44	318	RESIDENTIAL	105	318	RESIDENTIAL	166	318	RESIDENTIAL	147	336	RESIDENTIAL
45	318	RESIDENTIAL	106	318	RESIDENTIAL	167	318	RESIDENTIAL	148	336	RESIDENTIAL
46	318	RESIDENTIAL	107	318	RESIDENTIAL	168	318	RESIDENTIAL	149	336	RESIDENTIAL
47	318	RESIDENTIAL	108	318	RESIDENTIAL	169	318	RESIDENTIAL	150	336	RESIDENTIAL
48	318	RESIDENTIAL	109	318	RESIDENTIAL	170	318	RESIDENTIAL	151	336	RESIDENTIAL
49	318	RESIDENTIAL	110	318	RESIDENTIAL	171	318	RESIDENTIAL	152	336	RESIDENTIAL
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51	318	RESIDENTIAL	112	318	RESIDENTIAL	173	318	RESIDENTIAL	154	336	RESIDENTIAL
52	318	RESIDENTIAL	113	318	RESIDENTIAL	174	318	RESIDENTIAL	155	336	RESIDENTIAL
53	318	RESIDENTIAL	114	318	RESIDENTIAL	175	318	RESIDENTIAL	156	336	RESIDENTIAL
54	318	RESIDENTIAL	115	318	RESIDENTIAL	176	318	RESIDENTIAL	157	336	RESIDENTIAL
55	318	RESIDENTIAL	116	318	RESIDENTIAL	177	318	RESIDENTIAL	158	336	RESIDENTIAL
56	318	RESIDENTIAL	117	318	RESIDENTIAL	178	318	RESIDENTIAL	159	336	RESIDENTIAL
57	318	RESIDENTIAL	118	318	RESIDENTIAL	179	318	RESIDENTIAL	160	336	RESIDENTIAL
58	318	RESIDENTIAL	119	318	RESIDENTIAL	180	318	RESIDENTIAL	161	336	RESIDENTIAL
59	318	RESIDENTIAL	120	318	RESIDENTIAL	181	318	RESIDENTIAL	162	336	RESIDENTIAL
60	318	RESIDENTIAL	121	318	RESIDENTIAL	182	318	RESIDENTIAL	163	336	RESIDENTIAL
61	318	RESIDENTIAL	122	318	RESIDENTIAL	183	318	RESIDENTIAL	164	336	RESIDENTIAL
62	318	RESIDENTIAL	123	318	RESIDENTIAL	184	318	RESIDENTIAL	165	336	RESIDENTIAL
63	318	RESIDENTIAL	124	318	RESIDENTIAL	185	318	RESIDENTIAL	166	336	RESIDENTIAL
64	318	RESIDENTIAL	125	318	RESIDENTIAL	186	318	RESIDENTIAL	167	336	RESIDENTIAL
65	318	RESIDENTIAL	126	318	RESIDENTIAL	187	318	RESIDENTIAL	168	336	RESIDENTIAL
66	318	RESIDENTIAL	127	318	RESIDENTIAL	188	318	RESIDENTIAL	169	336	RESIDENTIAL
67	318	RESIDENTIAL	128	318	RESIDENTIAL	189	318	RESIDENTIAL	170	336	RESIDENTIAL
68	318	RESIDENTIAL	129	318	RESIDENTIAL	190	318	RESIDENTIAL	171	336	RESIDENTIAL
69	318	RESIDENTIAL	130	318	RESIDENTIAL	191	318	RESIDENTIAL	172	336	RESIDENTIAL
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71	318	RESIDENTIAL	132	318	RESIDENTIAL	193	318	RESIDENTIAL	174	336	RESIDENTIAL
72	318	RESIDENTIAL	133	318	RESIDENTIAL	194	318	RESIDENTIAL	175	336	RESIDENTIAL
73	318	RESIDENTIAL	134	318	RESIDENTIAL	195	318	RESIDENTIAL	176	336	RESIDENTIAL
74	318	RESIDENTIAL	135	318	RESIDENTIAL	196	318	RESIDENTIAL	177	336	RESIDENTIAL
75	318	RESIDENTIAL	136	318	RESIDENTIAL	197	318	RESIDENTIAL	178	336	RESIDENTIAL
76	318	RESIDENTIAL	137	318	RESIDENTIAL	198	318	RESIDENTIAL	179	336	RESIDENTIAL
77	318	RESIDENTIAL	138	318	RESIDENTIAL	199	318	RESIDENTIAL	180	336	RESIDENTIAL
78	318	RESIDENTIAL	139	318	RESIDENTIAL	200	318	RESIDENTIAL	181	336	RESIDENTIAL
79	318	RESIDENTIAL	140	318	RESIDENTIAL	201	318	RESIDENTIAL	182	336	RESIDENTIAL
80	318	RESIDENTIAL	141	318	RESIDENTIAL	202	318	RESIDENTIAL	183	336	RESIDENTIAL
81	318	RESIDENTIAL	142	318	RESIDENTIAL	203	318	RESIDENTIAL	184	336	RESIDENTIAL
82	318	RESIDENTIAL	143	318	RESIDENTIAL	204	318	RESIDENTIAL	185	336	RESIDENTIAL
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85	318	RESIDENTIAL	146	318	RESIDENTIAL	207	318	RESIDENTIAL	188	336	RESIDENTIAL
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90	318	RESIDENTIAL	151	318	RESIDENTIAL	212	318	RESIDENTIAL	193	336	RESIDENTIAL
91	318	RESIDENTIAL	152	318	RESIDENTIAL	213	318	RESIDENTIAL	194	336	RESIDENTIAL

LEGEND

- RESIDENTIAL
- GENERAL RESIDENTIAL
- INSTITUTIONAL
- PUBLIC OPEN SPACE

N

REV.		DATE	DRAWN	CHECKED
SCALE	1: 1500	REF. DWG:	NETWORK	GIS/ADF RE/508/Farm 999/Final RE_999

TOWNSHIP ESTABLISHMENT ON REMAINDER OF FARM 999 (FARM 999 IS A PORTION OF FARM 508), TOWNSHIP TO BE KNOWN AS OTJOMUISE EXT 15

Street Plan

Designed by: G.Nukuro	SIGNATURE:	DATE
Revised by: P. Paulus	SIGNATURE:	DATE
Manager Human Settlements	SIGNATURE:	DATE

[Municipal Council Minutes: 2001-06-27]

8.3.19 PWI.3 [PLA] ADDITIONAL STREET NAMES FOR OTJOMUISE EXTENSIONS
(16/3/7/1)

On proposal by Councillor Ms E Trepper, it was

RESOLVED

That the names of cities and towns, attached as page 95 to the agenda, be used for Otjomuise and its extensions.

RESOLUTION 205/06/2001

[Municipal Council Agenda: 2001-06-27]

8.3.19 **PWI.3 [PLA] ADDITIONAL STREET NAMES FOR OTJOMUISE EXTENSIONS**
(16/3/7/1)

Significant development is taking place on the northern edge of the City. New development will also extend housing in the west beyond the present Otjomuise Township. Many new streets will be created and will require names. Otjomuise and Otjomuise Extensions 1 to 9 are situated on the western side of Windhoek. In terms of Council Resolution 76/03/92, the theme 'capital and major cities of countries that have contributed to the independence of Namibia' was approved for streets in this area.

Street names have been approved and allocated to streets in Otjomuise and Otjomuise Extensions 3, 4 and 5. However, not enough names have been approved for all the extensions of Otjomuise due to redevelopment of internal residential blocks and new township extensions. An estimate of at least 78 additional street names is required for future streets in Otjomuise.

Council per Resolution 463/11/94 approved the addition of the following names of African countries to be added to the list of countries from which street names should be drawn and be used for future extensions of Otjomuise:

- Angola
- Botswana
- Ghana
- Liberia
- Tanzania
- Zambia
- Zimbabwe

*** A list has been compiled with additional names of cities within the approved African countries. The capitals and major cities of the above African countries have all been used for the allocation of street names. Also the capitals and major cities of other donor countries have been allocated to streets in Otjomuise. The list, **attached as page 95 to the agenda**, includes names of other familiar cities of donor countries.

Management Committee

RECOMMENDED

*** That the names of cities and towns, **attached as page 95 to the agenda**, be used for Otjomuise and its extensions.

Proposed street names for Otjomuise extensions

Donor Countries

TANZANIA

1 Bukoba
2 Musoma
3 Geita
4 Kahama
5 Kibondo
6 Tabora
7 Kasulu
8 Mpanda
9 Kigoma
10 Uvinza
11 Kipili
12 Kitunda
13 Kawimbe
14 Kasanga
15 Songea
16 Tuduru
17 Masasi
18 Mohoro
19 Lombe
20 Sadani
21 Lushoto
22 Handeni
23 Arusha
24 Singida
25 Kitangari
26 Pangani
27 Tanga
28 Mahenge
29 Iringa
30 Shinyanga

SWEDEN

1 Ludvika
2 Umea
3 Sundsvall
4 Uppsala
5 Orebro
6 Pitea
7 Lulea
8 Kiruna

ANGOLA

1 Benguela
2 Matala
3 Longa
4 Mavinga
5 Sessa
6 Lucusse
7 Catete
8 Malanje
9 Quela
10 Caombo
11 Lubalo
12 Cassamba
13 Cahama
14 Tombua
15 Bibala

LIBERIA

1 Buchanan
2 Sasstown
3 Harper
4 Zwedru
5 Totota

GHANA

1 Winneba
2 Keta
3 Sunyani
4 Tamale
5 Tumu
6 Oda

GERMANY

1 Bremen
2 Wiesbaden
3 Duisburg
4 Augsburg

BOTSWANA

1 Lobatse
2 Kanye
3 Tsau
4 Tshane
5 Tshabong
6 Kasane

ZIMBABWE

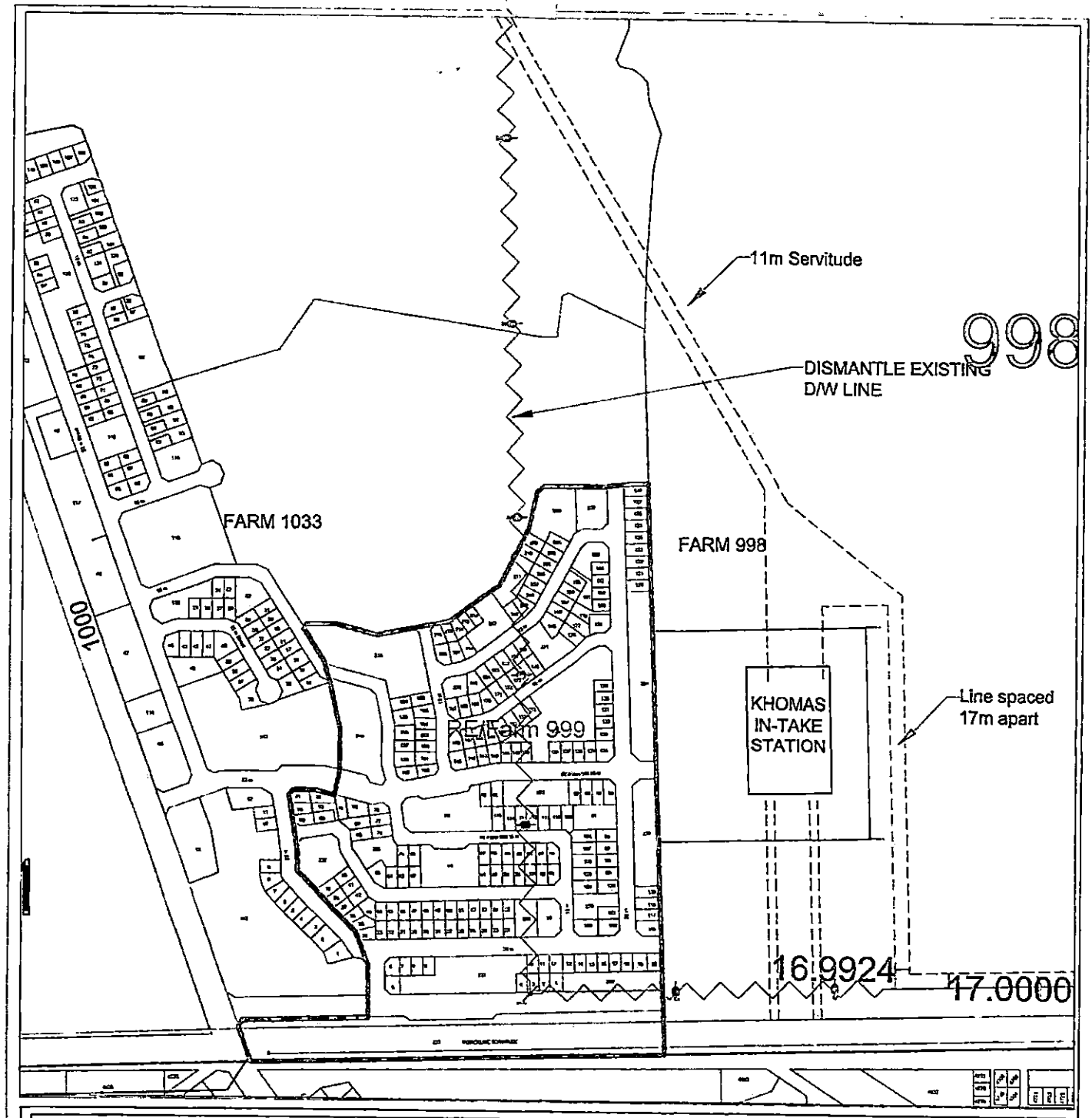
1 Que Que
2 Chimanimani
3 Mutare
4 Marondera
5 Mutoko
6 Sango
7 Chipinge

ZAMBIA

1 Sesheke
2 Mongu
3 Kalabo
4 Namwala
5 Chipata
6 Lundazi
7 Mansa.
8 Luwingu
9 Ikomba
10 Chinsali
11 Serenje
12 Kitwe

FINLAND

1 Inari
2 Rovaniemi
3 Kemi
4 Oulu
5 Vaasa
6 Lahti
7 Tampre
8 Turku



LEGEND

Khomas intake station

11m wide servitude

Dismantle Existing D/W Line

Existing 220kv NAMPOWER

Existing 66kv NAMPOWER

N

REV.	DATE	DRAWN	CHECKED
SCALE 1:2000	REF. DWG:	NETWORK:	data/cad/RE/GDS/Farm 999/Final RE_999

TOWNSHIP ESTABLISHMENT ON REMAINDER OF FARM 999 (FARM 999 IS A PORTION OF FARM 508), TOWNSHIP TO BE KNOWN AS OTJOMUISE EXT 15

Proposed Electrical layout Plan

Designed by: Q.Kahuria	SIGNATURE:	DATE
Revised by: P. Paulus	SIGNATURE:	DATE
Manager Human Settlements	SIGNATURE:	DATE

1. Department of Urban and Transport Planning

1.1& Planning, Design & Traffic Flow

The request for comments on the proposed Township Establishment on Portion 1033 of Farm 999 (a Portion of Farm RE/508), received on 04 February 2022, refers

A storm water investigation was done and the following is reported:

1. The Proposed Portion 1033 of Farm 999 is a large portion of land, measuring approximately 23 hectares in size, and is situated appproximately 10 kilometers north-west of the Windhoek CBD, situated to the south west of the Goreangab Township.

2. The proposed Portion 1033 of Farm 999 is situated adjacent to the proposed Portion 1032 of Farm 990, as well as to the Remainder of Farm 999.

3. Matshitshi Road runs along the western boundary of the proposed Portion 1033, but it is not clearly indicated on the attached layout plan how access is proposed to be provided to both the proposed Portions 1032 and 1033.

4. The proposed Portion 1033 of Farm 999 is situated along uneven terrain with hills and valleys causing some very steep slopes, of which some may be difficult and / or almost not viable for development, with a major stormwater course and several other stormwater courses flowing over the proposed erven, streets and public open spaces of the proposed Portion 1033.

5. There is a major stormwater course flowing across the northern part of the proposed Portion 1033 of Farm 999, flowing from the south east into a north westerly direction.

6. There is another stormwater course forming along the south eastern boundary of the proposed Portion 1033 of Farm 999, flowing into a south westerly direction, flowing across the southern part of the proposed Portion 1033, further flowing across the proposed Portion 1032, flowing into a north westerly direction.

7. There are other stormwater courses forming and flowing from various parts of the proposed Portion 1033 of Farm 999, flowing into various directions, flowing mostly towards the major stormwater course, as well as into some other stormwater courses as referred to in points 5 and 6 above.

8. It should be noted that the following erven of the proposed Portion 1033 of Farm 999 are affected by stormwater courses: Erven: 1, (POS) 2 (POS), 7 (POS), 15, 16, 19, 20 24, 28,

29 (POS), 57 (POS), 34 (POS), 48, 55, 56, 58, 59, 60, 61, 71, 81, 159 (POS), 165, 230 (POS), 171 (POS), 166, 226, 227, 208 (POS), 146, 143 (POS), 147, 219, 94 and 100 (POS).

9. It is noted that in general, the road layout plan needs to be revised in order to meet the minimum required standards for the horizontal alignment of the road network.

10. There are some road reserves and / or sections thereof that varies in width over the full length of the proposed road, i.e. between proposed Erven 55 and 25 to Erven 221 and 222, between proposed Erven 20 and 55 to Erven 9 and 92, between Erven 106 and 119 to Erven 70 and 78, between Erven 80 and 56 to Erven 63 and 61, between Erven 30 and 159 to Erven139 and 37, between Erven 151 and 152 to Erven 212 and 143, between Erven 164 and 171 to Erven 159 and 166, between Erven 188 and 206 to Erven 192, 202 and the curved road between Erf 143 and the proposed Portion 1032.

11. There are some areas on the road layout plan where symmetry is not maintained on both sides of the road centerline i.e. between the proposed Erven 35 and 159, between Erven 39 and 121, between Erven 104 and 120, between Erven 199 and 220, between Erven 159 and 70, between Erven 199 and 220, between Erven 94 and 14 (from proposed Portion 1032).

12. The proposed road layout plan indicates some horizontal road curves that slightly exceed 90 degrees, i.e. in front of Erven 128, 132, 181, 152 and 221, where some proposed road splays may not provide sufficient turning profile capacity.

13. It should be noted that there are areas on the road layout plan were splays are required to allow for proper sighting distances, i.e. in front of Erven: 143, 121, 104, 220, 150, 152, 100, 121 and 100.

14. It should be noted that there are some proposed road reserves with steep slopes along some proposed road sections, (some up to approximately 13%), as well as some erven in various parts of the proposed Portion 1033 of the Farm 999, that has longitudinal slope in access of the recommended maximum slopes.

15. There are various stormwater crossing along sections of the proposed roads.

This Division has no objection to the proposed Township Establishment on Portion Farm 1033 of Farm 999 (a Portion of Farm RE/508), provided:

1. That the applicant appoints a registered professional Engineer to compile a detailed 50-year flood report of the major stormwater courses to own cost and risk.

2. That the applicant applies the conditions as stipulated in the detailed 50-year flood report.

3. That the applicant accepts the outcome of the detailed 50-year flood report, and if allowed by the flood report, appoints a registered professional engineer to submit detailed engineering plans as to how the proposed portions is to be protected against any potential flood damage.

4. That no adjacent or opposite property be negatively affected by the proposed development along the river and other stormwater courses.

5. That no development be allowed within the 50-year flood level of the river and other stormwater courses.

6. That no development be allowed onto or over any stormwater system or structure.

7. That any stormwater or river crossing, be accommodative of at least a 50-year flood level, and that any river crossing be designed by a registered professional Engineer.

8. That the applicant, through the detailed flood report, verify the extent of public open spaces to accommodate the required stormwater flow.

9. That the proposed erven affected by the 50 year flood level of the major and other stormwater courses be protected against the 50 year flood level prior to the approval of any building plans for these erven.

10. That surface storm water runoff be accommodated according to Clause 35 of the Town Planning Scheme (see Info 35 of the Town Planning Scheme) stating:

(1) That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or works which have been authorized in writing by the local authority or which have been or may be built, laid or erected in terms of any law) may be constructed on or over the property or located in such a way that –

(a) the flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or
(b) the flow of a natural watercourse (in which the local authority allows flood water to run off, be discharged or to be canalised) is or can be changed, canalised or impeded.
(c) the maintenance of such stormwater pipe, channel or work shall be the responsibility of the owner of the concerned property.

11. That prior approval must be obtained from the Chief Engineer: Planning, Design & Traffic Flow if the accommodation of the stormwater on the proposed portion is contemplated.

12. That Engineering drawings on how the stormwater would be accommodated to the satisfaction of the Chief Engineer, Planning, Design & Traffic Flow be submitted for approval simultaneously with the building plans.

13. That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted prior to the approval thereof.

14. That no building plan will be approved until the above stormwater conditions are met.

15. That roads and stormwater be planned, designed and constructed to municipal standard.

16. That it be recommended that Erven: 15, 16, 19, 20 24, 28, 34 , 48, 55, 56, 58, 59, 60, 61, 71, 81, 165, 166, 226, 227, 146, 147, 219, 94; as well as any other erf on the proposed Portion 1033 of the Farm 999 affected by stormwater, be sold with relevant stormwater conditions.

17. That a condition for the resale of property with a stormwater course, listed in item 16 above, be included in the Title Deed of the erf, whereby transfer to a third party only take place with approval of the City of Windhoek. [Approval will only be granted after the Strategic Executive: Urban and Transport Planning has certified that the stormwater has been accommodated satisfactorily.]

18. That due to the steep slopes in some sections of proposed road reserves, it is <u>not</u> recommended to provide interim gravel wearing course roads that will only be surfaced at a later stage, and note that all roads with a horizontal slope of more than 12% be surfaced from the beginning.

19. That road reserves with varying widths be revised to comply with the required standards along the full length of affected roads, i.e. between proposed Erven 55 and 25 to Erven 221 and 222, between proposed Erven 20 and 55 to Erven 9 and 92, between Erven 106 and 119 to Erven 70 and 78, between Erven 80 and 56 to Erven 63 and 61, between Erven 30 and 159 to Erven139 and 37, between Erven 151 and 152 to Erven 212 and 143, between Erven 164 and 171 to Erven 159 and 166, between Erven 188 and 206 to Erven 192, 202 and the curved road between Erf 143 and the proposed Portion 1032.

20. That the proposed horizontal road layout with curves in access of 90 degrees be revised to accommodate the required vehicular movement, i.e. in front of Erven: 128, 132, 181, 152 and 221.

21. That the road layout plan be revised to ensure that symmetry is maintained along both sides of the road centerlines i.e. between the proposed Erven 35 and 159, between Erven 39 and 121, between Erven 104 and 120, between Erven 199 and 220, between Erven 159 and 70, between Erven 199 and 220, between Erven 94 and 14 (from proposed Portion 1032).

22. That the road layout plan be revised to include splays where required to allow for proper sighting distances i.e. in front of Erven 143, 121, 104, 220, 150, 152, 100, 121 and 100.

23. That the applicant's Engineer confirms with the City of Windhoek the required horizontal alignment, and if required, revise the proposed road layout plan and resubmit it for municipal consideration.

24. That the applicant's professional Engineer needs to take note and consult regarding the steep slopes in various areas of the proposed Portion 1033 of Farm 999 where roads may exceed the maximum slope requirements.

25. That should any works requires to be taken over by the City, a development agreement be signed prior to the commencement of any works.

2. Department of Water infrastructure and Technical services

2.1 Solid Waste Management Division

In principle the division has no objections to the application, subjects to input from other divisions.

Waste Containment

- The applicants will be required to apply for a temporary waste storage container at Solid Waste Management Division offices located in Northern Industrial area, New Castle Street no 50. The container is usually in a form of a 240 L wheelie bins which will be charged according to the zoning of the area.
- The SWM also makes provisions for the orange skip containers, for the containment of building rubbles and garden refuse.

Waste Transportation

- All waste transporters will be required to be licensed as waste transporters as per Registration and Licensing strategy. Once licensed, the waste transporters will be issued with a certificate, valid for twelve months and the disc that will allow them to enter various disposal sites around the city.

Waste Disposal

- All waste generated within the jurisdiction of the city of Windhoek, are only allowed to be disposed of at an approved disposal sites. Building rubbles and garden refuse shall be disposed of at satellite sites. All health Care Risk Waste shall be disposed of at the Health Care Treatment facility located at Solid Waste Management Division office premises in Northern Industrial area.

Recycling initiatives

- As far as possible the applicant will be required to institute recycling and waste reduction initiative in order compliment city initiative on waste recycling, reduce and reuse as per Solid Waste Management regulations.

General

- All waste removal services are subject to the relevant monthly waste management charges
- All forms of illegal dumping will not be allowed.

3. Department of Electricity

An overlay was done with the proposed township layouts and existing 66 kV Overhead Line between Goreangab and Damwall is running across a portion of the proposed layout (See black dots, indication position of the existing Mono Poles of the 66 kV Line.

Attached is the proposed relocation of the 66 kV Line on condition that funds will be availed for the project.

- The layout plan further indicates the position of future lines to and from the new proposed 220/66 kV Khomas Intake Station. Land in the vicinity will be required for the incoming 220 kV feeders and outgoing 66 kV feeders.
- The township developments are therefore supported on condition of that the following to be adhered to:
- The new Khomas intake Station is just adjacent to the proposed township, Otjomuise Extension 15 and adequate access will be required as per layout plan, from the station.
- Incoming 2 x 220 kV feeders entering the substation will need vast clearances for safety purposes.
- Additional land will be required to space 3 double Feeders to Ongos Township Development, closing the 66 kV ring to Damwall to secure redundancy at the Damwall Load Centre, ensuring secure power Supply with adequate redundancy for the North-Western Townships of Goreangab, Okuryangava, Hakahana and Havana.

- Land will be required alongside these lines to ensure access 24/7/365 for operational and maintenance purposes.
- When the new lines to Khomas Intake Station, Ongos - , Damwall - and Haloid - and Goreangab Load Centers are built in the very near future, space will be required for the movement of heavy equipment.

Please take further note of the following safety and regulatory requirements for High and Medium Volage Networks:

- Where MV/HV overhead lines are in close proximity and servitudes have not been registered, the following horizontal clearing width applies for allowing access to the line and for safety reasons:
- 220/132 kV – up to 30 metres either side of the overhead line structure
- 66/33/22/19/11 kV – up to 20 metres either side of the overhead line structure; and therefore, no permanent structure is be erected within the stipulated area.

A meeting between the relevant Departments and our consultant cleared all ambiguities around the servitude requirement for new infrastructure as per layout plan attached, for the bulk electricity infrastructure that is planned for Council.

4. Department of Economic Development and Community Services

4.1 Health and Environmental Services

The Division in principle has no objection to the layout provided that the followings are addressed satisfactorily after the approval of the Layout.

- Ervens 160 – 172 appears to be scattered in a middle of a public open space, can you perhaps make the whole area a public open space and move/slot those ervens to other areas that public open space.

Prepared by me
CONVEYANCER
UEITELE SFI

COPY ISSUED—DATE 2010-06-01
APPLICATION NO. 2445/2010

CERTIFICATE of Registered TITLE
No. T 2386/2010 Issued in terms of
Section 43 Act 47/1937
In respect of 2417 Erf 2 no 508
=41328 ha
Remainder 28097566 ha
2010-06-03 DEPUTY REGISTRAR

T 2008/2005

CERTIFICATE OF CONSOLIDATED TITLE

(Issued under Section 40 of the
Deeds Registries Act, 1937 (No 47 of 1937)

WHEREAS the

MUNICIPAL COUNCIL OF WINDHOEK

has applied for the issue to the MUNICIPAL COUNCIL OF WINDHOEK of a Certificate of Consolidated Title under section 40 of the of the Deeds Registries Act, 1937 (Act No. 47 of 1937)

ISSUED FOR INFORMATION ONLY

And whereas the MUNICIPAL COUNCIL OF WINDHOEK is the registered owner of:

(I) CERTAIN: REMAINDER OF THE FARM GAMMAMS NO. 36

SITUATE: IN THE MUNICIPALITY OF WINDHOEK
REGISTRATION DIVISION "K"
KHOMAS REGION

HELD BY GOVERNMENT GRANT NO. 105/1960.

AND

(II) CERTAIN: REMAINDER OF PORTION B OF THE FARM NUBUAMIS NO. 37

SITUATE: IN THE MUNICIPALITY OF WINDHOEK
REGISTRATION DIVISION "K"
KHOMAS REGION

HELD BY DEED OF TRANSFER NO. T 3326/1987

FOR INFORMATION ONLY

NOW THEREFORE, in pursuance of the provisions of the said Act, I, the Deputy REGISTRAR OF DEEDS at WINDHOEK, do hereby certify that the MUNICIPAL COUNCIL OF WINDHOEK its successors in title or assigns is the Registered owner of:

CERTAIN: FARM NO. 508

SITUATE: IN THE MUNICIPALITY OF WINDHOEK
REGISTRATION DIVISION "K"
KHOMAS REGION

IN EXTENT: 2311, 0895 (TWO THREE ONE COMMA NIL EIGHT NINE FIVE) HECTARES AS INDICATED ON THE ANNEXED DIGRAM NO. A343/2002.

A SUBJECT TO THE FOLLOWING CONDITIONS created in Government Grant No. 11/1935 in respect of the portion represented by the figures a B C D E F G H J K L M N P Q R S T U

V W X Y Z A1 B1 C1 D1 E1 F1 G1 H1 J1 K1 L1 M1 N1 P1 Q1 R1 S1 T1 V1 W1 X1 Y1 Z1 A2 p n m l k j h g f e d c b namely;

[a] That the land hereby granted shall be subject to the laws for the time being of the Republic of Namibia, respecting minerals, prospecting, mining and all rights and matters incidental thereto.

[b] That the Administrator may at any time and in any such manner and under such conditions as he may think fit:

[i] construct or authorise the construction of dams or reservoirs upon the land hereby granted,

[ii] construct or authorise the construction upon, through or under the land hereby granted, of waterfurrows, pipelines, canals and drains, and conduct or authorise the conducting of water therefrom or thereover for the benefit of the public or of any owner or occupier of neighbouring land

[iii] construct and work or authorise the construction and working, subject to the provisions of any laws of railways, roads, telegraph and telephone lines on or over the land hereby granted

and take material from the land hereby granted for the purpose of any such works.

ISSUED FOR INFORMATION ONLY

Compensation shall be paid to the grantee for any loss or damage sustained by him by reason of the exercise of the powers aforesaid, provided however, that there shall be set off against the loss or damage caused to the grantee the benefit instant or prospective which he derives or is likely to derive by reason of the construction of the works. In the event of compensation being payable the amount thereof shall be mutually agreed upon or failing such agreement, shall be determined by arbitration.

[c] That the Administrator may at any time and in any such manner and under such conditions as he may think fit resume for public purposes the whole or any portion of the land hereby granted, subject to the

payment of such compensation as may be agreed upon or in default of agreement as may be determined by arbitration.

[d] That the land is subject to all reservations, servitudes, obligations, laws and regulations which already exist or may hereafter be established or made by competent authority.

[e] That all roads, thoroughfares and rights of outspan being or existing on the land hereby granted shall remain free and unencumbered unless the same be cancelled, closed or altered by competent authority.

[f] That the grantee shall be required to grant any adjacent or neighbouring proprietor a way or road of necessity over the land hereby granted to or from the land of such adjacent or neighbouring proprietor.

[g] That the owner shall be liable for the prompt payment of such land taxes as are payable according to law.

B FURTHER SUBJECT, in respect of the portion represented by the figures a B C D E F G H J K L M N P Q R S T U V W X Y Z A1 B1 C1 D1 E1 F1 G1 H1 J1 K1 L1 M1 N1 P1 Q1 R1 S1 T1 V1 W1 X1 Y1 Z1 A2 p n m l k j h g f e d c b, to a servitude in perpetuity to lead electricity over the abovementioned portion by two separate power lines, subject to the conditions and with ancillary rights created by Notarial Deed No. K 63/1973s in favour of NAMPOWER LIMITED.

C AND FURTHERMORE SUBJECT, in respect of the portion represented by the figures a B C D E F G H J K L M N P Q R S T U V W X Y Z A1 B1 C1 D1 E1 F1 G1 H1 J1 K1 L1 M1 N1 P1 Q1 R1 S1 T1 V1 W1 X1 Y1 Z1 A2 p n m l k j h g f e d c b, to the following condition created by endorsement in terms of section 22(4) of Ordinance 11/1963 namely, "the transferee is prohibited from

erecting any further buildings on the abovementioned portion except for farming activities.

D AND FURTHERMORE SUBJECT to a Servitude of Road Reserve as indicated by the figure P a1 G H J b1 N on Diagram No. 343/2002.

E AND FURTHERMORE SUBJECT to a Servitude of as indicated on as indicated by the figure t u v w Diagram No. 343/2002.

F AND FURTHERMORE SUBJECT to a Powerline Servitude as indicated by the figure P c1 d1 e1 f1 g1 h1 j1 k1 L1 on Diagram No. 343/2002.

Signed at WINDHOEK this 28 APR 2005 and confirmed with my seal of office.

.....

REGISTRAR OF DEEDS

CONDITIONS TO BE REGISTERED

SCHEDULE

1) **Name of Township**

The Township shall be called **Otjomuise Extension 15.**

2) **Composition of Township**

The township comprises 234 erven numbered 1 to 234 and Remainder Street.

3) **Reservation of Erven**

The following erven are reserved for the Local Authority:

- Street: Remainder of Farm 999.

4) **Conditions of Title**

The following conditions shall be registered in favour of the Local Authority against the Title Deeds of all erven *(except reserved erven listed under paragraph 3 above, against which no conditions shall be registered)*:

a) The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to the provisions of the Windhoek Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) (as amended);

b) That the minimum building value of any erf zoned 'institutional' shall equal the current municipal value of the land comprising that erf;

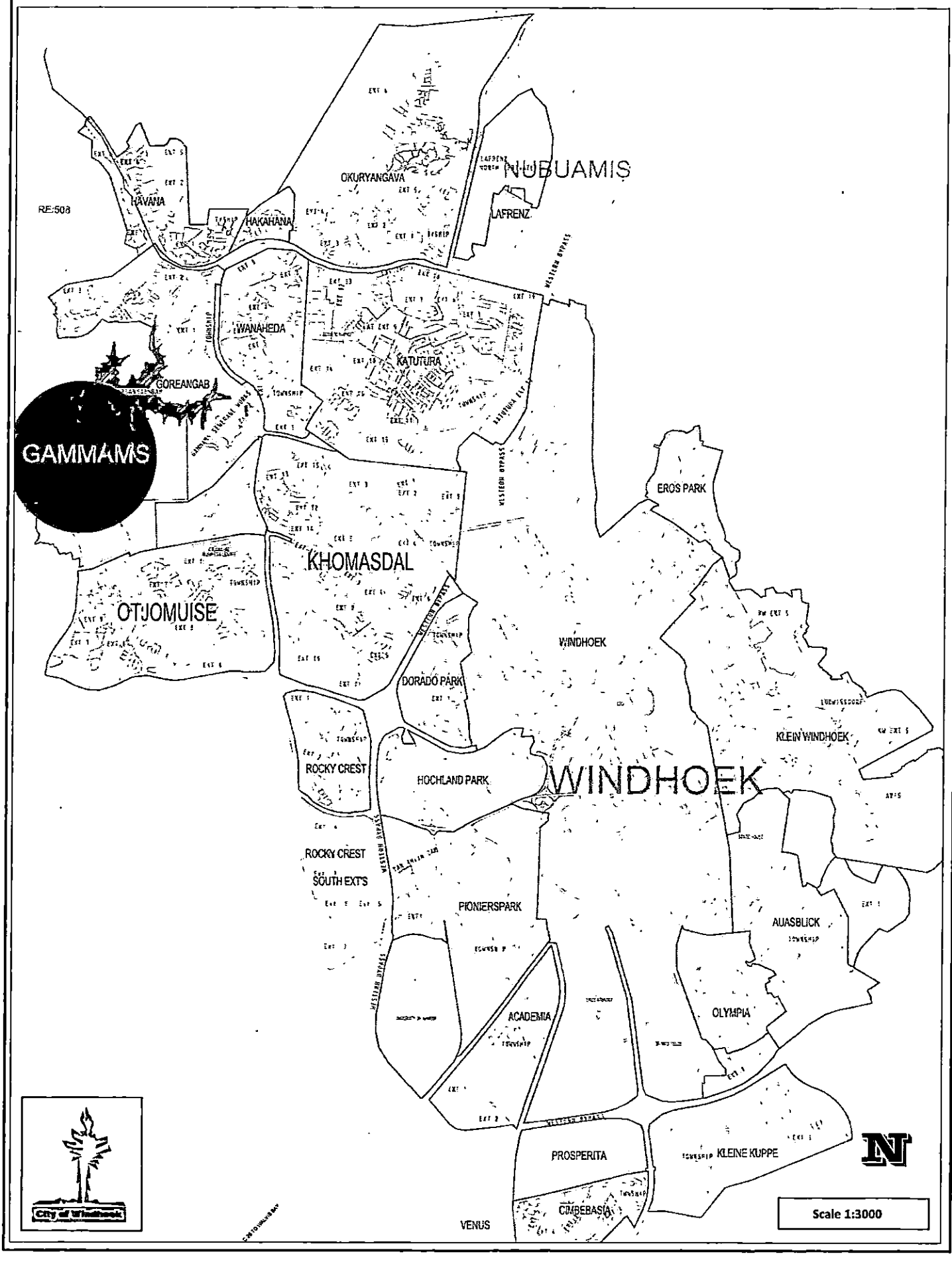
c) The minimum building value of any erf zoned 'business' shall equal 4 times the current municipal value of the land comprising that erf;

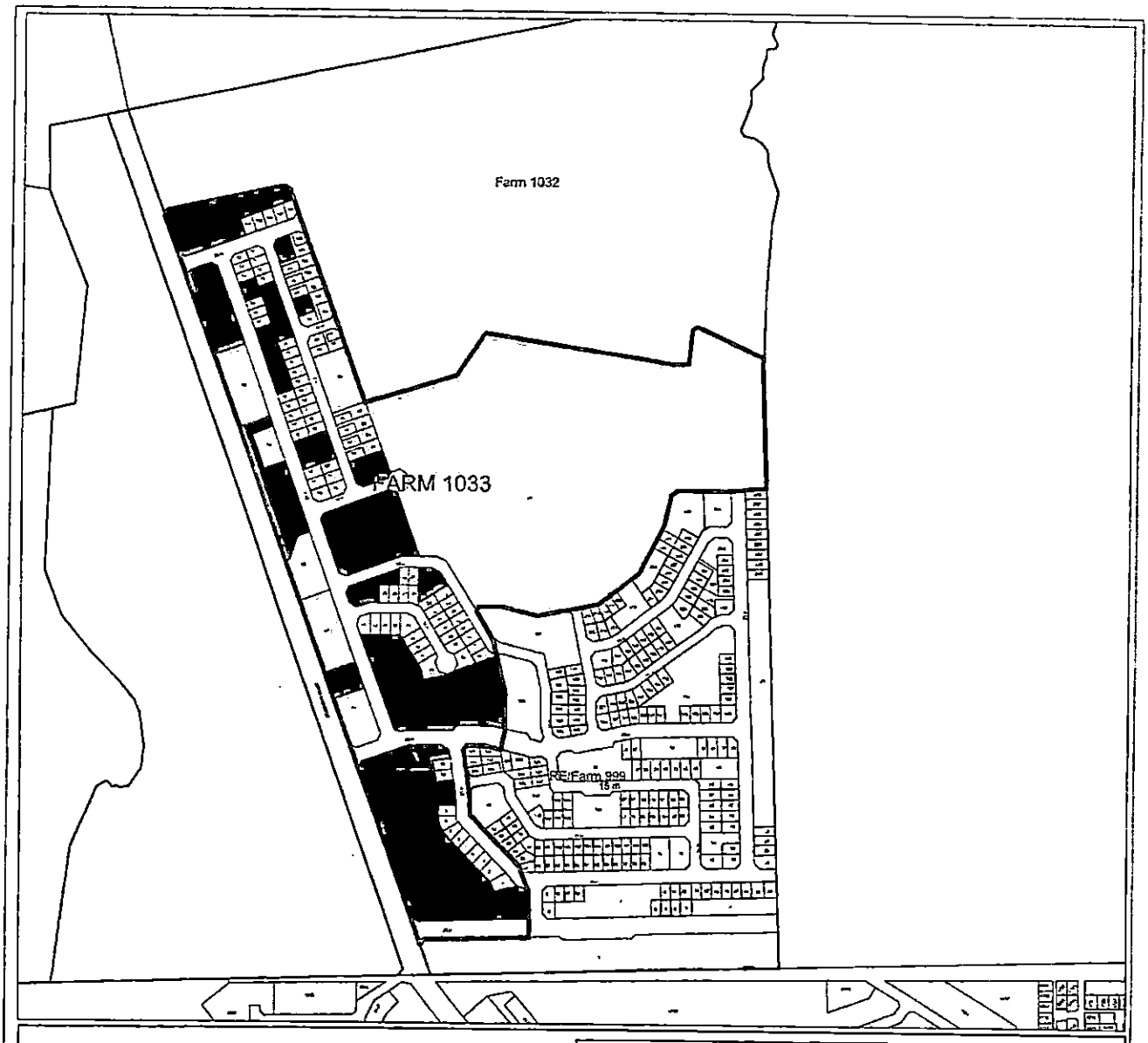
d) No minimum building value of any erf zoned 'residential', or 'general residential' shall equal 2 times the current municipal value of the land comprising that erf;

e) Erven Portions 217, 218, 219, 222, 224, 225, 226, 227, 228, 229, 230, 231, 232 and 233 be reserved as public open spaces; and

f) Remainder of Farm 999 be reserved as street.

Locality Map of Remainder Farm 1033





LAND USE BUDGET

ERF NO	SIZE M²	ZONING	ERF NO	SIZE M²	ZONING	ERF NO	SIZE M²	ZONING
1	427	RESIDENTIAL	43	420	RESIDENTIAL	83	318	RESIDENTIAL
2	886	RESIDENTIAL	44	456	RESIDENTIAL	86	426	RESIDENTIAL
3	375	RESIDENTIAL	45	1337	[redacted]	87	375	RESIDENTIAL
4	375	RESIDENTIAL	46	3403	GEN RES	88	330	RESIDENTIAL
5	375	RESIDENTIAL	47	4670	GEN RES	89	312	GEN RES
6	375	RESIDENTIAL	48	3584	GEN RES	90	312	RESIDENTIAL
7	339	RESIDENTIAL	49	1855	GEN RES	91	312	RESIDENTIAL
8	393	RESIDENTIAL	50	4630	GEN RES	92	312	RESIDENTIAL
9	375	RESIDENTIAL	51	3761	[redacted]	93	312	RESIDENTIAL
10	340	RESIDENTIAL	52	335	RESIDENTIAL	94	312	RESIDENTIAL
11	371	RESIDENTIAL	53	339	RESIDENTIAL	95	582	RESIDENTIAL
12	1143	[redacted]	54	351	RESIDENTIAL	96	593	RESIDENTIAL
13	4014	[redacted]	55	351	RESIDENTIAL	97	415	RESIDENTIAL
14	381	RESIDENTIAL	56	351	RESIDENTIAL	98	382	RESIDENTIAL
15	343	RESIDENTIAL	57	351	RESIDENTIAL	99	473	RESIDENTIAL
16	426	RESIDENTIAL	58	351	RESIDENTIAL	100	370	RESIDENTIAL
17	339	RESIDENTIAL	59	350	RESIDENTIAL	101	583	RESIDENTIAL
18	338	RESIDENTIAL	60	350	RESIDENTIAL	102	563	RESIDENTIAL
19	338	RESIDENTIAL	61	350	RESIDENTIAL	103	583	RESIDENTIAL
20	338	RESIDENTIAL	62	350	RESIDENTIAL	104	484	RESIDENTIAL
21	338	RESIDENTIAL	63	333	RESIDENTIAL	105	331	RESIDENTIAL
22	1331	[redacted]	64	333	RESIDENTIAL	106	400	RESIDENTIAL
23	348	RESIDENTIAL	65	408	RESIDENTIAL	107	412	RESIDENTIAL
24	337	RESIDENTIAL	66	426	RESIDENTIAL	108	412	RESIDENTIAL
25	348	RESIDENTIAL	67	393	RESIDENTIAL	109	412	RESIDENTIAL
26	348	RESIDENTIAL	68	333	RESIDENTIAL	110	412	RESIDENTIAL
27	348	RESIDENTIAL	69	350	RESIDENTIAL	111	412	RESIDENTIAL
28	389	RESIDENTIAL	70	398	RESIDENTIAL	112	4340	[redacted]
29	369	RESIDENTIAL	71	333	RESIDENTIAL	113	23778	[redacted]
30	338	RESIDENTIAL	72	333	RESIDENTIAL	114	16008	[redacted]
31	338	RESIDENTIAL	73	350	RESIDENTIAL	115	1781	[redacted]
32	338	RESIDENTIAL	74	350	RESIDENTIAL	116	1800	[redacted]
33	338	RESIDENTIAL	75	350	RESIDENTIAL	117	10030	[redacted]
34	445	RESIDENTIAL	76	350	RESIDENTIAL	118	6454	[redacted]
35	580	RESIDENTIAL	77	350	RESIDENTIAL	119	1929	[redacted]
36	681	RESIDENTIAL	78	350	RESIDENTIAL	120	2100	[redacted]
37	420	RESIDENTIAL	79	350	RESIDENTIAL	121	3134	[redacted]
38	420	RESIDENTIAL	80	330	RESIDENTIAL	122	3794	[redacted]
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40	420	RESIDENTIAL	82	330	RESIDENTIAL	124	847	[redacted]
41	678	RESIDENTIAL	83	318	RESIDENTIAL	125	852	[redacted]
42	420	RESIDENTIAL	84	318	RESIDENTIAL	126	153421	UNDETERMINED

LEGEND

- BUSINESS
- RESIDENTIAL
- GENERAL RESIDENTIAL
- INSTITUTIONAL
- PUBLIC OPEN SPACE
- UNDETERMINED

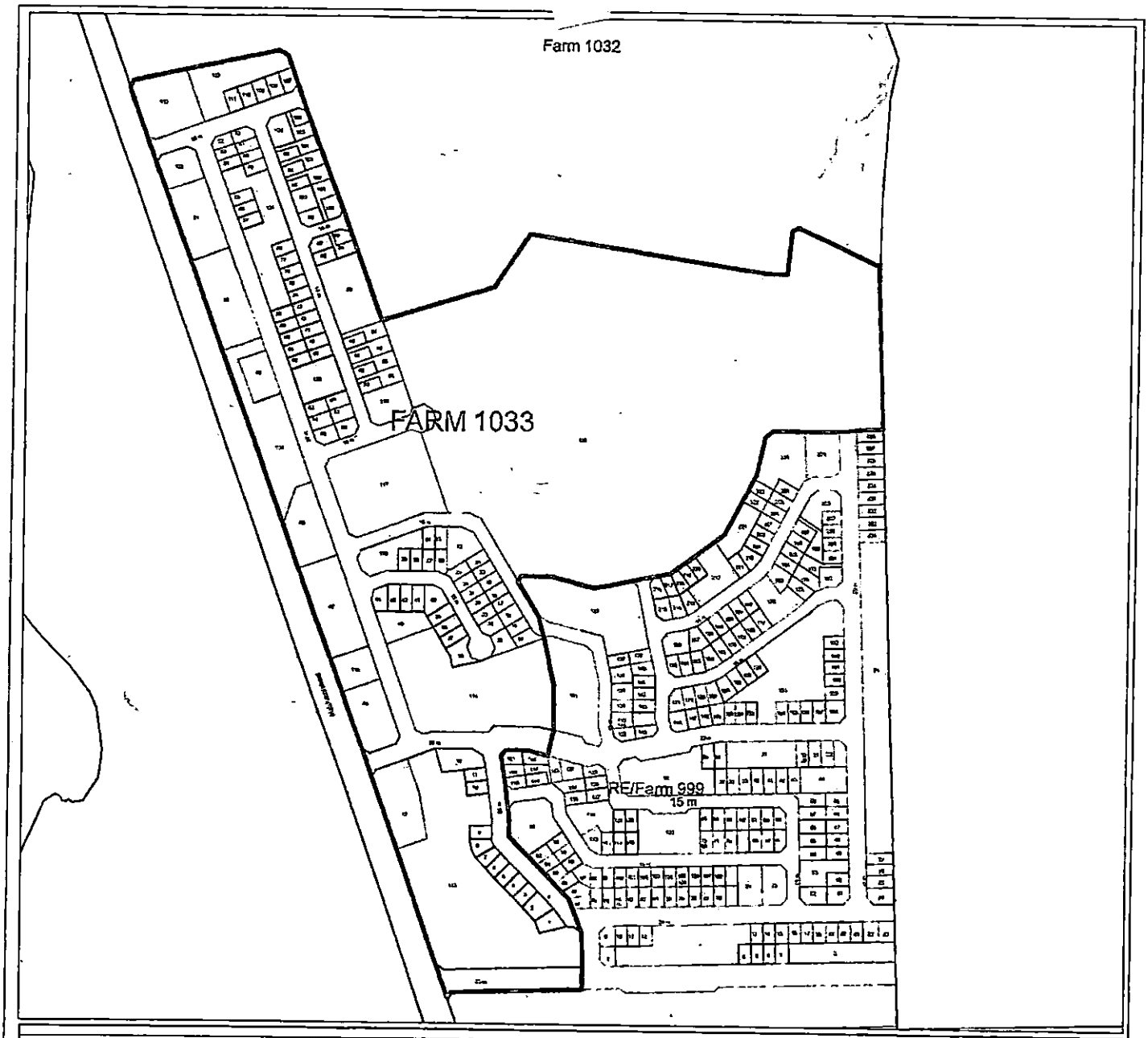
N

REV	DATE	DRAWN	CHECKED
SCALE 1: 2500	REF. DWG.	RETWORK	[illegible] RE/Farm 999 [illegible] RE/Farm 1033

TOWNSHIP ESTABLISHMENT ON FARM 1033 OF FARM 999 (FARM 999 IS A PORTION OF FARM 508), TOWNSHIP TO BE KNOWN AS OTJOMUISE EXT 14

Zoning Plan

Designed by O Kalane	SIGNATURE	DATE
Reviewed by B. Rolanson	SIGNATURE	DATE
Manager Human Settlements	SIGNATURE	DATE



LAND USE BUDGET

ERF NO	SIZE M²	ZONING	ERF NO	SIZE M²	ZONING	ERF NO	SIZE M²	ZONING
1	427	RESIDENTIAL	43	420	RESIDENTIAL	85	319	RESIDENTIAL
2	595	RESIDENTIAL	44	456	RESIDENTIAL	86	425	RESIDENTIAL
3	375	RESIDENTIAL	45	1997	[redacted]	87	375	RESIDENTIAL
4	375	RESIDENTIAL	46	3403	GEN RES	88	350	RESIDENTIAL
5	375	RESIDENTIAL	47	4876	GEN RES	89	312	GEN RES
6	375	RESIDENTIAL	48	3384	GEN RES	90	312	RESIDENTIAL
7	339	RESIDENTIAL	49	9658	GEN RES	91	312	RESIDENTIAL
8	346	RESIDENTIAL	50	4850	GEN RES	92	312	RESIDENTIAL
9	375	RESIDENTIAL	51	3781	[redacted]	93	312	RESIDENTIAL
10	383	RESIDENTIAL	52	335	RESIDENTIAL	94	312	RESIDENTIAL
11	371	RESIDENTIAL	53	339	RESIDENTIAL	95	582	RESIDENTIAL
12	1185	[redacted]	54	351	RESIDENTIAL	96	582	RESIDENTIAL
13	4016	[redacted]	55	351	RESIDENTIAL	97	413	RESIDENTIAL
14	341	RESIDENTIAL	56	351	RESIDENTIAL	98	302	RESIDENTIAL
15	349	RESIDENTIAL	57	351	RESIDENTIAL	99	473	RESIDENTIAL
16	438	RESIDENTIAL	58	350	RESIDENTIAL	100	300	RESIDENTIAL
17	339	RESIDENTIAL	59	350	RESIDENTIAL	101	563	RESIDENTIAL
18	338	RESIDENTIAL	60	350	RESIDENTIAL	102	563	RESIDENTIAL
19	338	RESIDENTIAL	61	350	RESIDENTIAL	103	563	RESIDENTIAL
20	338	RESIDENTIAL	62	350	RESIDENTIAL	104	494	RESIDENTIAL
21	338	RESIDENTIAL	63	393	RESIDENTIAL	105	333	RESIDENTIAL
22	1331	[redacted]	64	393	RESIDENTIAL	106	409	RESIDENTIAL
23	348	RESIDENTIAL	65	456	RESIDENTIAL	107	412	RESIDENTIAL
24	337	RESIDENTIAL	66	456	RESIDENTIAL	108	412	RESIDENTIAL
25	348	RESIDENTIAL	67	393	RESIDENTIAL	109	412	RESIDENTIAL
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28	369	RESIDENTIAL	70	350	RESIDENTIAL	112	4340	[redacted]
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36	691	RESIDENTIAL	78	350	RESIDENTIAL	120	2100	[redacted]
37	420	RESIDENTIAL	79	350	RESIDENTIAL	121	5199	[redacted]
38	420	RESIDENTIAL	80	335	RESIDENTIAL	122	1750	[redacted]
39	420	RESIDENTIAL	81	335	RESIDENTIAL	123	4141	[redacted]
40	420	RESIDENTIAL	82	335	RESIDENTIAL	124	842	[redacted]
41	676	RESIDENTIAL	83	319	RESIDENTIAL	125	652	[redacted]
42	420	RESIDENTIAL	84	319	RESIDENTIAL	126	153421	UNDETERMINED

LEGEND

- BUSINESS
- RESIDENTIAL
- GENERAL RESIDENTIAL
- INSTITUTIONAL
- PUBLIC OPEN SPACE
- UNDETERMINED

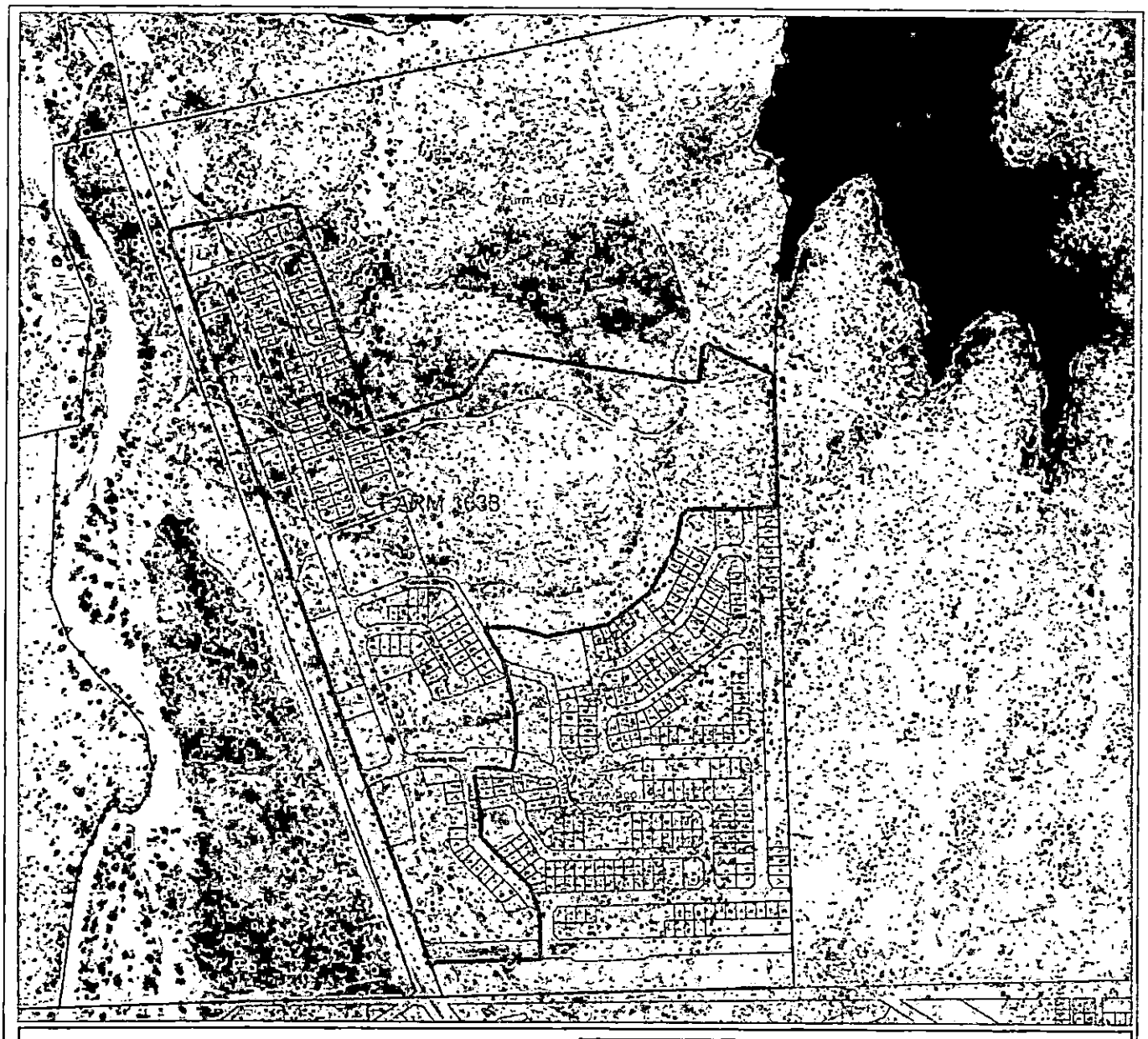
N

REV.	DATE	DRAWN	CHECKED
SCALE 1:2000	REF. DWG: METEORIK	data/gis/ RE/508-Farm 999-Farm 1033	

TOWNSHIP ESTABLISHMENT ON FARM 1033 OF FARM 999 (FARM 999 IS A PORTION OF FARM 508), TOWNSHIP TO BE KNOWN AS OTJOMUISE EXT 14

Contour Plan

Designed by: O.Kaluna	SIGNATURE	DATE
Revised by: S. Rotman	SIGNATURE	DATE
Manager Human Settlement	SIGNATURE	DATE



LAND USE BUDGET

ERF NO	SIZE M²	ZONING	ERF NO	SIZE M²	ZONING	ERF NO	SIZE M²	ZONING
1	427	RESIDENTIAL	43	420	RESIDENTIAL	85	318	RESIDENTIAL
2	375	RESIDENTIAL	44	408	RESIDENTIAL	86	420	RESIDENTIAL
3	375	RESIDENTIAL	45	1597	[redacted]	87	375	RESIDENTIAL
4	375	RESIDENTIAL	46	3403	GENRES	88	350	RESIDENTIAL
5	375	RESIDENTIAL	47	4876	GENRES	89	312	INSTIPUB
6	375	RESIDENTIAL	48	3384	GENRES	90	312	RESIDENTIAL
7	336	RESIDENTIAL	49	1158	GENRES	91	312	RESIDENTIAL
8	336	RESIDENTIAL	50	4830	GENRES	92	312	RESIDENTIAL
9	375	RESIDENTIAL	51	3781	[redacted]	93	312	RESIDENTIAL
10	333	RESIDENTIAL	52	335	RESIDENTIAL	94	312	RESIDENTIAL
11	371	RESIDENTIAL	53	338	RESIDENTIAL	95	587	RESIDENTIAL
12	1165	[redacted]	54	351	RESIDENTIAL	96	582	RESIDENTIAL
13	4014	[redacted]	55	351	RESIDENTIAL	97	413	RESIDENTIAL
14	381	RESIDENTIAL	56	351	RESIDENTIAL	98	302	RESIDENTIAL
15	340	RESIDENTIAL	57	351	RESIDENTIAL	99	479	RESIDENTIAL
16	435	RESIDENTIAL	58	350	RESIDENTIAL	100	300	RESIDENTIAL
17	339	RESIDENTIAL	59	350	RESIDENTIAL	101	363	RESIDENTIAL
18	336	RESIDENTIAL	60	350	RESIDENTIAL	102	565	RESIDENTIAL
19	339	RESIDENTIAL	61	350	RESIDENTIAL	103	963	RESIDENTIAL
20	339	RESIDENTIAL	62	350	RESIDENTIAL	104	494	RESIDENTIAL
21	339	RESIDENTIAL	63	353	RESIDENTIAL	105	335	RESIDENTIAL
22	1231	[redacted]	64	353	RESIDENTIAL	106	409	RESIDENTIAL
23	348	RESIDENTIAL	65	458	RESIDENTIAL	107	412	RESIDENTIAL
24	337	RESIDENTIAL	66	458	RESIDENTIAL	108	412	RESIDENTIAL
25	348	RESIDENTIAL	67	353	RESIDENTIAL	109	412	RESIDENTIAL
26	348	RESIDENTIAL	68	353	RESIDENTIAL	110	412	RESIDENTIAL
27	348	RESIDENTIAL	69	350	RESIDENTIAL	111	412	RESIDENTIAL
28	339	RESIDENTIAL	70	350	RESIDENTIAL	112	4340	[redacted]
29	369	RESIDENTIAL	71	350	RESIDENTIAL	113	23770	[redacted]
30	339	RESIDENTIAL	72	350	RESIDENTIAL	114	15008	[redacted]
31	334	RESIDENTIAL	73	350	RESIDENTIAL	115	1761	[redacted]
32	336	RESIDENTIAL	74	350	RESIDENTIAL	116	1900	[redacted]
33	338	RESIDENTIAL	75	350	RESIDENTIAL	117	10630	[redacted]
34	445	RESIDENTIAL	76	350	RESIDENTIAL	118	6453	[redacted]
35	660	RESIDENTIAL	77	350	RESIDENTIAL	119	1929	[redacted]
36	891	RESIDENTIAL	78	350	RESIDENTIAL	120	2100	[redacted]
37	420	RESIDENTIAL	79	350	RESIDENTIAL	121	5188	[redacted]
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39	420	RESIDENTIAL	81	318	RESIDENTIAL	123	4141	[redacted]
40	420	RESIDENTIAL	82	335	RESIDENTIAL	124	842	[redacted]
41	675	RESIDENTIAL	83	319	RESIDENTIAL	125	652	[redacted]
42	420	RESIDENTIAL	84	319	RESIDENTIAL	126	153421	UNDETERMINED

LEGEND

- BUSINESS
- RESIDENTIAL
- GENERAL RESIDENTIAL
- INSTITUTIONAL
- PUBLIC OPEN SPACE
- UNDETERMINED

N

REV.	DATE	DRAWN	CHECKED
SCALE 1: 2500	REF. DWG	NETWORK	G:\Jobs\FS508\Farm 999\Farm 1033

TOWNSHIP ESTABLISHMENT ON FARM 1033 OF FARM 999 (FARM 999 IS A PORTION OF FARM 508), TOWNSHIP TO BE KNOWN AS OTJOMUISE EXT 14

Image Plan

Designed by: G.Kahero	SIGNATURE	DATE
Revised by: B. Robinson	SIGNATURE	DATE
Manager Human Settlements	SIGNATURE	DATE

LAND USE BUDGET		
ERF NO.	SIZE M^2	ZONING
1	427	Residential
2	595	Residential
3	375	Residential
4	375	Residential
5	375	Residential
6	375	Residential
7	339	Residential
8	398	Residential
9	398	Residential
10	383	Residential
11	371	Residential
12	1185	Institutional
13	4014	Business
14	381	Residential
15	349	Residential
16	438	Residential
17	339	Residential
18	338	Residential
19	338	Residential
20	338	Residential
21	338	Residential
22	1331	Institutional
23	348	Residential
24	337	Residential
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30	338	Residential
31	338	Residential
32	338	Residential
33	338	Residential
34	445	Residential
35	560	Residential
36	691	Residential
37	420	Residential
38	420	Residential
39	420	Residential
40	420	Residential
41	676	Residential
42	420	Residential
43	420	Residential
44	456	Residential

45	1597	Institutional
46	3403	General Residential
47	4876	General Residential
48	3384	General Residential
49	1655	General Residential
50	4830	General Residential
51	3781	Business
52	335	Residential
53	338	Residential
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78	350	Residential
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81	338	Residential
82	335	Residential
83	319	Residential
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86	426	Residential
87	375	Residential
88	350	Residential
89	312	General Residential
90	312	Residential

91	312	Residential
92	312	Residential
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94	312	Residential
95	582	Residential
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97	413	Residential
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99	473	Residential
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101	563	Residential
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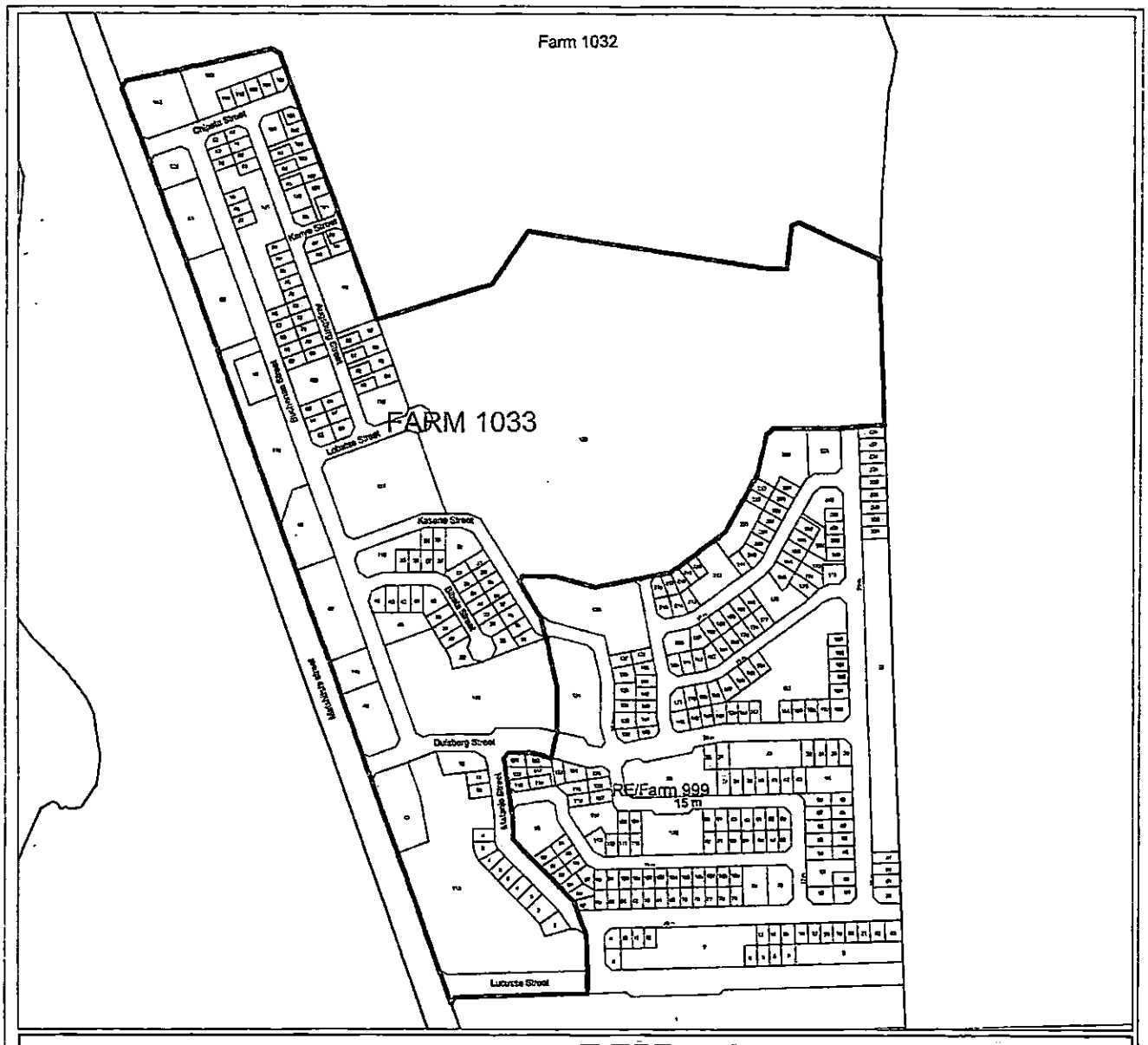
111	412	Residential
112	4340	Residential
113	23770	Public Open Space
114	16008	Public Open Space
115	1761	Public Open Space
116	1900	Public Open Space
117	10606	Public Open Space
118	6453	Public Open Space
119	1929	Public Open Space
120	2100	Public Open Space
121	5199	Public Open Space
122	1750	Public Open Space
123	4141	Public Open Space
124	842	Public Open Space
125	652	Public Open Space
126	153421	Undetermined



LAND USE BUDGET								
ERF NO	SIZE M²	ZONING	ERF NO	SIZE M²	ZONING	ERF NO	SIZE M²	ZONING
1	427	RESIDENTIAL	43	420	RESIDENTIAL	83	319	RESIDENTIAL
2	803	RESIDENTIAL	44	434	RESIDENTIAL	84	428	RESIDENTIAL
3	375	RESIDENTIAL	45	1357	[redacted]	87	375	RESIDENTIAL
4	375	RESIDENTIAL	46	3403	GEN RES	88	350	RESIDENTIAL
5	375	RESIDENTIAL	47	4876	GEN RES	89	312	GEN RES
6	375	RESIDENTIAL	48	2394	GEN RES	90	312	RESIDENTIAL
7	338	RESIDENTIAL	49	1613	GEN RES	91	312	RESIDENTIAL
8	338	RESIDENTIAL	50	4836	GEN RES	92	312	RESIDENTIAL
9	375	RESIDENTIAL	51	3781	[redacted]	93	312	RESIDENTIAL
10	363	RESIDENTIAL	52	328	RESIDENTIAL	94	312	RESIDENTIAL
11	371	RESIDENTIAL	53	338	RESIDENTIAL	95	552	RESIDENTIAL
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14	381	RESIDENTIAL	56	351	RESIDENTIAL	98	302	RESIDENTIAL
15	349	RESIDENTIAL	57	351	RESIDENTIAL	99	475	RESIDENTIAL
16	438	RESIDENTIAL	58	350	RESIDENTIAL	100	320	RESIDENTIAL
17	339	RESIDENTIAL	59	350	RESIDENTIAL	101	663	RESIDENTIAL
18	338	RESIDENTIAL	60	350	RESIDENTIAL	102	663	RESIDENTIAL
19	338	RESIDENTIAL	61	350	RESIDENTIAL	103	663	RESIDENTIAL
20	338	RESIDENTIAL	62	350	RESIDENTIAL	104	494	RESIDENTIAL
21	338	RESIDENTIAL	63	350	RESIDENTIAL	105	332	RESIDENTIAL
22	1331	[redacted]	64	350	RESIDENTIAL	106	408	RESIDENTIAL
23	348	RESIDENTIAL	65	408	RESIDENTIAL	107	412	RESIDENTIAL
24	337	RESIDENTIAL	66	408	RESIDENTIAL	108	412	RESIDENTIAL
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29	369	RESIDENTIAL	71	350	RESIDENTIAL	113	15770	[redacted]
30	339	RESIDENTIAL	72	350	RESIDENTIAL	114	16008	[redacted]
31	338	RESIDENTIAL	73	350	RESIDENTIAL	115	1781	[redacted]
32	338	RESIDENTIAL	74	350	RESIDENTIAL	116	1902	[redacted]
33	338	RESIDENTIAL	75	350	RESIDENTIAL	117	10808	[redacted]
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36	681	RESIDENTIAL	78	350	RESIDENTIAL	120	2130	[redacted]
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41	876	RESIDENTIAL	83	319	RESIDENTIAL	125	652	[redacted]
42	429	RESIDENTIAL	84	319	RESIDENTIAL	126	153421	UNDETERMINED

LEGEND

- BUSINESS
- RESIDENTIAL
- GENERAL RESIDENTIAL
- INSTITUTIONAL
- PUBLIC OPEN SPACE
- UNDETERMINED

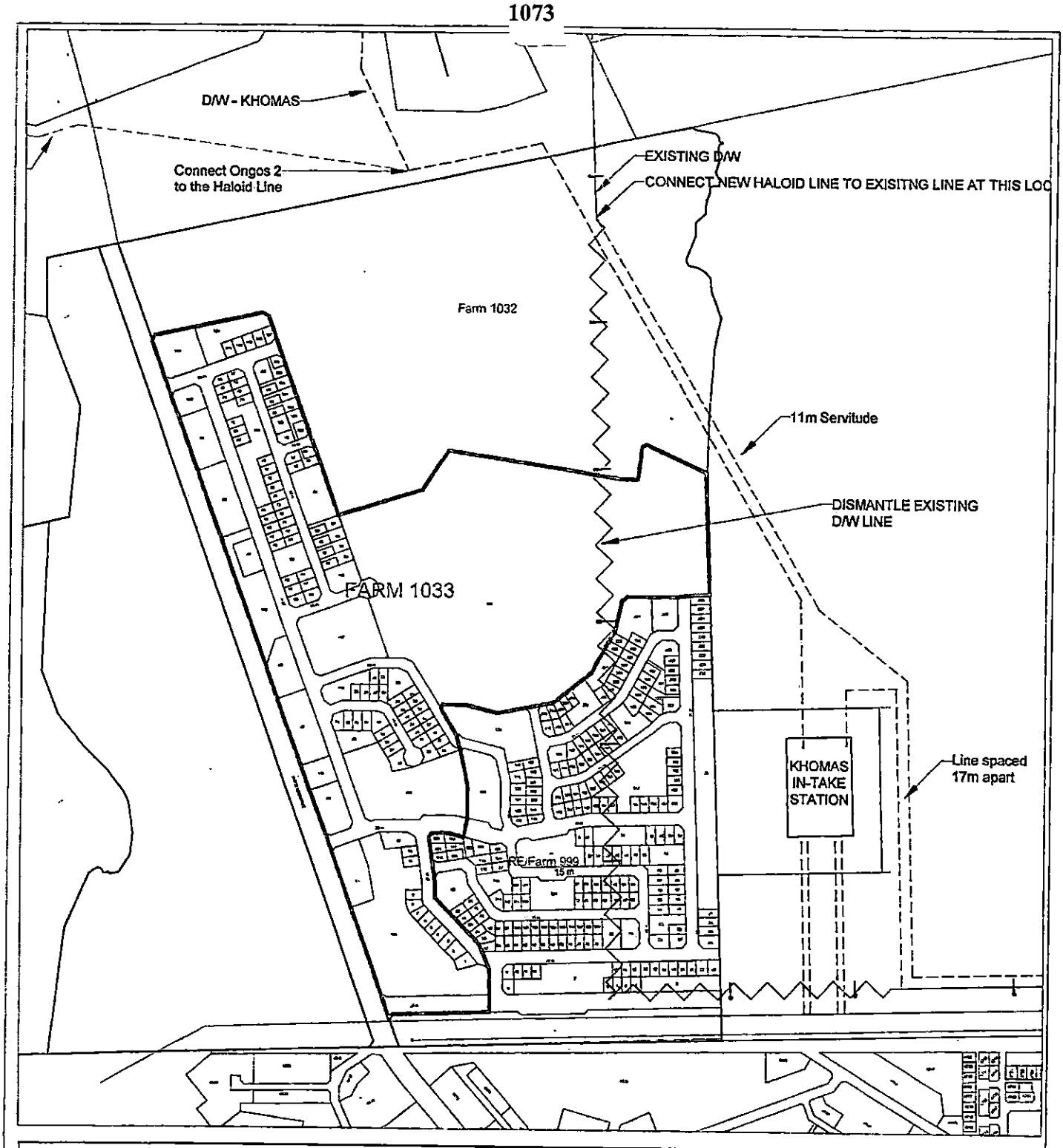
N

REV.	DATE	DRAWN	CHECKED
SCALE 1:2000	REF. DWG:	NETWORK	[illegible]

TOWNSHIP ESTABLISHMENT ON FARM 1033 OF FARM 999 (FARM 999 IS A PORTION OF FARM 508), TOWNSHIP TO BE KNOWN AS OTJOMUISE EXT 14

Street Plan

Designed by: O.Kuseno	SIGNATURE	DATE
Reviewed by: B. Rabinson	SIGNATURE	DATE
Manager Human Settlements	SIGNATURE	DATE



LEGEND

Khomas Intake station

11m wide servitude

Dismantle Existing D/W Line

Existing 220kv NAMPOWER

Existing 66kv NAMPOWER

N

REV.	DATE	DRAWN	CHECKED
SCALE 1:2500	REF. DWG:	NETWORK	d:\Mell RE/508/Farm 999/Farm 1033

TOWNSHIP ESTABLISHMENT ON FARM 1033 OF FARM 999 (FARM 999 IS A PORTION OF FARM 508), TOWNSHIP TO BE KNOWN AS OTJOMUISE EXT 14

Electrical Plan

Designed by: O.Kaitare	SIGNATURE:	DATE
Revised by: B. Rodrigo	SIGNATURE:	DATE
Manager Human Settlements	SIGNATURE:	DATE

1. Department of Urban and Transport Planning
1.1 & Planning, Design & Traffic Flow

The request for comments on the proposed Township Establishment on Portion 1033 of Farm 999 (a Portion of Farm RE/508), received on 04 February 2022, refers

A storm water investigation was done and the following is reported:

1. The Proposed Portion 1032 of Farm 999 is approximately 22 hectares in size and is located appproximately 10 kilometers north-west of the Windhoek CBD, situated to the south west of the Goreangab Township.

2. The proposed Portion 1032 of Farm 999 is situated adjacent to the proposed Portion 1033 of Farm 999, as well as adjacent to the Remainder of Farm 999.

3. Matshitshi Road runs along the western boundary of the proposed Portion 1033, although it is not clearly indicated on the attached layout drawing how access will be provided to both the proposed Portions 1032 and 1033.

4. The proposed Portion 1032 of Farm 999 is situated along uneven terrain with hills and valleys causing some very steep slopes, of which some may be difficult and/or almost not viable for development, with a major stormwater course and several other stormwater courses flowing over the proposed erven, streets and public open spaces of the proposed Portion 1032.

5. There is a major stormwater course flowing across the central part of the proposed Portion 1032 of Farm 999, flowing from the south east into a north westerly direction.

6. There is another stormwater course flowing across the south eastern part of the proposed Portion 1032 of Farm 999, flowing into a north westerly.

7. There are other stormwater courses forming and flowing from various parts of the proposed Portion 1032 of Farm 999, flowing into various directions, flowing mostly towards the major stormwater course, as well as into some other stormwater courses as referred to in points 5 and 6 above.

8. It should be noted that the following erven of the proposed Portion 1033 of Farm 999 are affected by stormwater courses: Erven: 14 (POS), 10 (POS), 15 (POS), 25 (POS), 128 (POS), 129 (POS), 50, 51(POS), 52 (POS), 53, 54, 55 (POS), 127, 126 (POS), 91 (POS), 113, 96 (POS), 86 (POS), 59 (POS), 80, 63 (POS), 105 (POS), 106, and 105 (POS).

9. It should be noted that in general, the road layout plan needs to be revised in order to meet the minimum required standards for the horizontal alignment of the road network.

10. There are some road reserves and / or sections thereof that varies in width over the full length of the proposed road, i.e. between proposed Erven 1 and 94 (of proposed Portion 1033) to Erven 14 and 128 (of proposed Portion 1033), between Erven 132 (of proposed Portion 1033) and 15 Erven 46 and 14, between Erven 46 and 47 to erven 55 and 57, between Erven 105 and 129 to Erven

72 and 128, between Erven 143 (of proposed Portion 1033) and 15 to Erven 128 and 25, between Erven 112 to 120.

11. It is noted from the proposed road layout plan that some road reserve widths are less than the minimum recommended width of 13 meters, i.e. between proposed Erven 112 to 120.

12. There are some areas on the road layout plan where symmetry is not maintained on both sides of the road centerline i.e. between the proposed Erven 35 and 159, between Erven 14 and 15, and between Erven 129 and 24.

13. The proposed road layout plan indicates some horizontal road curves that slightly exceed 90 degrees, i.e. in front of Erven 45, 128, 73, 45, and 15, where some proposed road splays may not provide sufficient turning profile capacity.

14. It should be noted that there are areas on the road layout plan were splays are required to ensure proper sighting distances, i.e. in front of Erven: 22 and across from Erf 38.

15. It should be noted that there are some proposed road reserves with very steep slopes along some proposed road sections (some up to 13%), as well as some erven in various parts of the proposed Portion 1032 of the Farm 999, that may have longitudinal slopes in access of the recommended maximum slopes.

16. There are various stormwater crossing along sections of the proposed roads.

This Division has no objection to the proposed Township Establishment on Portion Farm 1032 of Farm 999 (a Portion of Farm RE/508), provided:

1. That the applicant appoints a registered professional Engineer to compile a detailed 50-year flood report of the major stormwater courses to own cost and risk.

2. That the applicant applies the conditions as stipulated in the detailed 50-year flood report.

3. That the applicant accepts the outcome of the detailed 50-year flood report, and if allowed by the flood report, appoints a registered professional engineer to submit detailed engineering plans as to how the proposed portions is to be protected against any potential flood damage.

4. That no adjacent or opposite property be negatively affected by the proposed development along the river and other stormwater courses.

5. That no development be allowed within the 50-year flood level of the river and other stormwater courses.

6. That no development be allowed onto or over any stormwater system or structure.

7. That any stormwater or river crossing, be accommodative of at least a 50-year flood level, and that any river crossing be designed by a registered professional Engineer.

8. That the applicant, through the detailed flood report, verify the extent of public open spaces to accommodate the required stormwater flow.

9. That surface storm water runoff be accommodated according to Clause 35 of the Town Planning Scheme (see Info 35 of the Town Planning Scheme) stating:

   (1) That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or works which have been authorized in writing by the local authority or which have been or may be built, laid or erected in terms of any law) may be constructed on or over the property or located in such a way that –

      (a) the flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or
      (b) the flow of a natural watercourse (in which the local authority allows flood water to run off, be discharged or to be canalised) is or can be changed, canalised or impeded.
      (c) the maintenance of such stormwater pipe, channel or work shall be the responsibility of the owner of the concerned property.

10. That prior approval must be obtained from the Chief Engineer: Planning, Design & Traffic Flow if the accommodation of the stormwater on the proposed portion is contemplated.

11. That Engineering drawings on how the stormwater would be accommodated to the satisfaction of the Chief Engineer, Planning, Design & Traffic Flow be submitted for approval simultaneously with the building plans.

12. That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted prior to the approval thereof.

13. That no building plan will be approved until the above stormwater conditions are met.

14. That roads and stormwater be planned, designed and constructed to municipal standard.

15. That it be recommended that Erf 14 be made Public Open Space.

16. That it be recommended that Erven: 50, 53, 54, 127, 113, 80 and 106 as well as any other erf on the proposed Portion 1032 of the Farm 999 affected by stormwater, be sold with relevant stormwater conditions referred to in point 9 to 15 above.

17. That a condition for the resale of property with a stormwater course, listed in item 16 above, be included in the Title Deed of the erf, whereby transfer to a third party only take place with approval of the City of Windhoek. [Approval will only be granted after the Strategic Executive: Urban and Transport Planning has certified that the stormwater has been accommodated satisfactorily.]

18. Due to the steep slopes in some sections of proposed road reserves, it is not recommended to provide interim gravel wearing course roads that will only be surfaced at a later stage, but it be recommended that all roads be surfaced from start.

19. That all roads with a horizontal slope of more than 12% be surfaced from start.

20. That road reserves with varying widths be revised to comply with the required standards along the full length of affected roads, i.e. between proposed Erven 1 and 94 (of proposed Portion 1033) to Erven 14 and 128 (of proposed Portion 1033), between Erven 132 (of proposed Portion 1033) and 15 to Erven 46 and 14, between Erven 46 and 47 to erven 55 and 57, between Erven 105 and 129 to Erven 72 and 128, between Erven 143 (of the proposed Portion 1033) and 15 to Erven 128 and 25, between Erven 112 to 120.

21. That the proposed road layout with road reserve widths less than the minimum recommended width of 13 meters be revised to meet the required standards.

22. That the proposed horizontal road layout with curves in acess of 90 degrees be revised to accommodate the required vehicular movement, i.e. in front of Erven: 45, 128, 73, 45, and 15

23. That the road layout plan be revised to ensure that symmetry is maintained on both sides of the road centerlines i.e. between Erven 35 and 159, between Erven 14 and 15, between Erven 129 and 24.

24. That the road layout plan be revised to include splays where required, to accommodate sighting distances, ie. in front of Erven: 14 and 22.

25. That the applicant's Engineer confirms with the City of Windhoek the required horizontal alignment, and if required, revise the proposed road layout plan and resubmit it for municipal consideration.

26. That the applicant's professional Engineer needs to take note and consult regarding the steep slopes in various areas of the proposed Portion 1032 of Farm 999 where roads may exceed the maximum allowable longitudinal slopes.

27. That should any works requires to be taken over by the City, a development agreement be signed prior to the commencement of any works.

2. Department of Water infrastructure and Technical services

2.1 Solid Waste Management Division

In principle the division has no objections to the application, subjects to input from other divisions.

Waste Containment

- The applicants will be required to apply for a temporary waste storage container at Solid Waste Management Division offices located in Northern Industrial area, New Castle Street no 50. The container is usually in a form of a 240 L wheelie bins which will be charged according to the zoning of the area.
- The SWM also makes provisions for the orange skip containers, for the containment of building rubbles and garden refuse.

Waste Transportation

- All waste transporters will be required to be licensed as waste transporters as per Registration and Licensing strategy. Once licensed, the waste transporters will be issued with a certificate, valid for twelve months and the disc that will allow them to enter various disposal sites around the city.

Waste Disposal

- All waste generated within the jurisdiction of the city of Windhoek, are only allowed to be disposed of at an approved disposal sites. Building rubbles and garden refuse shall be disposed of at satellite sites. All health Care Risk Waste shall be disposed of at the Health Care Treatment facility located at Solid Waste Management Division office premises in Northern Industrial area.

Recycling initiatives

- As far as possible the applicant will be required to institute recycling and waste reduction initiative in order compliment city initiative on waste recycling, reduce and reuse as per Solid Waste Management regulations.

General

- All waste removal services are subject to the relevant monthly waste management charges
- All forms of illegal dumping will not be allowed.

3. Department of Infrastructure, Water and Technical Services
3.1 Engineering Services Division

The following will be subject to consideration of the development;

1. The Design Engineer to provide an Engineering Design Report (full hydraulic analyses and WADISO model) to confirm that the capacity of the existing water supply source as well as the existing bulk water infrastructure is sufficient to cater for the Development. If the later infrastructure is deemed insufficient, the upgrade of the infrastructure should be included in the cost of this Development.

2. The Design Engineer to provide an Engineering Design Report (full hydraulic analyses and SEWSAN model) to proof that the sewer infrastructure downstream of the Development is sufficient to convey the sewer generated from the Development in addition to the current load for which it was designed, without compromising the integrity of the existing infrastructure. If the later infrastructure is deemed insufficient, the upgrade of the infrastructure should be included in the cost of this Development.

Further to the above comments, the following conditions apply for all developments (CoW, Private Developments, PPP's, etc);

- The design of the water and sewerage reticulation networks, as well as wastewater treatment plants, reservoirs and pump stations if applicable must be done by Professionally Registered Engineer's (details to be submitted for approval before design work commences).

- The design of the water and sewerage reticulation networks, as well as waste water treatment plants, reservoirs and pump stations if applicable, must be done according to the standards and specifications of the Strategic Executive: Infrastructure, Water & Technical Services and must be submitted for approval by the applicant to the Strategic Executive: Infrastructure, Water & Technical Services before any work may proceed.

- Design criteria are to be in accordance with the "The Guidelines for human settlement, planning and design" as published by the Council of Scientific and Industrial Research (CSIR) and are available on-line at http://www.csir.co.za/Built_environment/RedBook/.

- Materials and construction standards are to comply with the latest edition of SANS 1200 and CoW special standards.

- Water reticulation networks must connect to the existing main services provided by NamWater or the City of Windhoek and all connection points must be approved by the City of Windhoek.

- The design of the water and sewerage reticulation networks, as well as wastewater treatment plants, reservoirs and pump stations if applicable, must be done on a CAD system adaptable to the system used by the City of Windhoek and the information will be made available to the Chief Engineer: Engineering Services. (A complete set of as-built drawings (paper copies and electronically), hydraulic models (WADISO & SEWSAN) must be submitted to the Strategic Executive: Infrastructure, Water & Technical Services or his representative once the project is completed.)

- The existing water, sewer, electricity and telecom services must be indicated on the construction drawings. The applicant will be held responsible for any damages to existing services.

- Professionally Registered Engineers must supervise the construction of the water and sewerage reticulation networks, as well as waste water treatment plants, reservoirs and pump stations if applicable, to ensure that the work is done to the satisfaction of the Strategic Executive: Infrastructure, Water & Technical Services, and a Certificate of Acceptance shall be submitted by the applicant's engineer to certify that construction conforms to the design and approved drawings.

- No deviations in-situ from the "Released for Construction" drawings will be allowed, in the absence of preapproval from the Strategic Executive: Infrastructure, Water & Technical Services. The developer will be responsible to "make good" these deviations where no such approval exists.

- After the construction period, all the new services must be inspected by the Chief Engineers: Engineering Services and Bulk & Waste Water or their respective representatives at an official site inspection where after a Certificate of Completion will be issued to the applicant.

- No building plan for any improvements will be approved without the proof of a Certificate of Completion of the water and sewerage infrastructure, as well as wastewater treatment plants, reservoirs and pump stations, if applicable.

- The applicant must bear the full costs of all water and sewer services (as well as wastewater treatment plants, reservoirs and pump stations, if applicable), including the professional fees for planning, design and supervision costs and the construction costs.

- The applicant will be held responsible by the Strategic Executive: Infrastructure, Water & Technical Services for a retention period of 12 months on the water and sewerage reticulation networks (as well as reservoirs and pump stations if applicable) after completion and take-over of the works. This will only be applicable where services are taken over by the City of Windhoek.

- The operation and maintenance of the waste water treatment plant shall be the responsibility of the applicant for a predetermined number of years as described in the Development Agreement which will dictate taking over pre-conditions (if applicable).
- There is a possibility that The City of Windhoek will not be able to take-over the services and to do any maintenance on the water and sewerage reticulation networks. In this case, the applicant will then be responsible to do maintenance on all the water and sewerage reticulation networks until such time that the City of Windhoek will be able to take-over the services. The Chief Engineer: Bulk & Waste Water should be contacted regarding the taking-over of services.
- If it comes to the attention of the City of Windhoek that any of the works constructed by the applicant are at fault, no further developments will be permitted and no building plans will be approved until such time that the works are rectified to the satisfaction of the Chief Engineers: Engineering Services and Bulk & Waste Water.

4. Department of Economic Development and Community Services

4.1 Health and Environmental Services

The Division in principle has no objection to the layout provided that the followings are addressed satisfactorily after the approval of the Layout.

- The proposed zoning of a business erf adjacent to Erf 1 -12 must be reviewed due to the proximity to residential ervens. In an event this is possible, the type of businesses to be approved must be restricted to low level noise emitting business to prevent noise nuisance to residents. For examples, No bars/shebeens, car painting or any form obnoxious business should be allowed.
- The identified public open spaces must be reserved for recreational parks/playgrounds, walk paths and greenery of the area.

Prepared by me
.....
CONVEYANCER
UEITELE SFI

COPY ISSUED—DATE 2010-06-01
APPLICATION NO. 245/2010

CERTIFICATE of Registered TITLE
No. T 2386/2010 Issued in terms of
Section 43 Act 47/37
In respect of Erf 1329 Ha
Remainder 2309, 9566 ha
2010-06-03 W.T.S. EISEB
DEPUTY REGISTRAR OF DEEDS

T 2008 /2003

CERTIFICATE OF CONSOLIDATED TITLE

(Issued under Section 40 of the
Deeds Registries Act, 1937 (No 47 of 1937)

WHEREAS the

MUNICIPAL COUNCIL OF WINDHOEK

has applied for the issue to the **MUNICIPAL COUNCIL OF WINDHOEK** of a Certificate of Consolidated Title under section 40 of the of the Deeds Registries Act, 1937 (Act No. 47 of 1937)

ISSUED FOR INFORMATION ONLY

And whereas the MUNICIPAL COUNCIL OF WINDHOEK is the registered owner of:

(I)	CERTAIN:	REMAINDER OF THE FARM GAMMAMS NO. 36
	SITUATE:	IN THE MUNICIPALITY OF WINDHOEK REGISTRATION DIVISION "K" KHOMAS REGION
	HELD BY	GOVERNMENT GRANT NO. 105/1960.

AND

(II)	CERTAIN:	REMAINDER OF PORTION B OF THE FARM NUBUAMIS NO. 37
	SITUATE:	IN THE MUNICIPALITY OF WINDHOEK REGISTRATION DIVISION "K" KHOMAS REGION
	HELD BY	DEED OF TRANSFER NO. T 3326/1987

CERTIFIED FOR INFORMATION ONLY

NOWTHEREFORE, in pursuance of the provisions of the said Act, I, the Deputy REGISTRAR OF DEEDS at WINDHOEK, do hereby certify that the MUNICIPAL COUNCIL OF WINDHOEK, its successors in title or assigns is the Registered owner of:

CERTAIN:	FARM NO. 508
SITUATE:	IN THE MUNICIPALITY OF WINDHOEK REGISTRATION DIVISION "K" KHOMAS REGION
IN EXTENT:	2311, 0895 (TWO THREE ONE COMMA NIL EIGHT NINE FIVE) HECTARES AS INDIICATED ON THE ANNEXED DIGRAM NO. A343/2002.

A **SUBJECT TO THE FOLLOWING CONDITIONS** created in Government Grant No. 11/1935 in respect of the portion represented by the figures a B C D E F G H J K L M N P Q R S T U

V W X Y Z A1 B1 C1 D1 E1 F1 G1 H1 J1 K1 L1 M1 N1 P1 Q1 R1 S1 T1 V1 W1 X1 Y1 Z1 A2 p n m l k j h g f e d c b namely;

[a] That the land hereby granted shall be subject to the laws for the time being of the Republic of Namibia, respecting minerals, prospecting, mining and all rights and matters incidental thereto.

[b] That the Administrator may at any time and in any such manner and under such conditions as he may think fit:

[i] construct or authorise the construction of dams or reservoirs upon the land hereby granted,

[ii] construct or authorise the construction upon, through or under the land hereby granted, of waterfurrows, pipelines, canals and drains, and conduct or authorise the conducting of water therefrom or thereover for the benefit of the public or of any owner or occupier of neighbouring land

[iii] construct and work or authorise the construction and working, subject to the provisions of any laws of railways, roads, telegraph and telephone lines on or over the land hereby granted

and take material from the land hereby granted for the purpose of any such works.

ISSUED FOR INFORMATION ONLY

Compensation shall be paid to the grantee for any loss or damage sustained by him by reason of the exercise of the powers aforesaid, provided however, that there shall be set off against the loss or damage caused to the grantee the benefit instant or prospective which he derives or is likely to derive by reason of the construction of the works. In the event of compensation being payable the amount thereof shall be mutually agreed upon or failing such agreement, shall be determined by arbitration.

[c] That the Administrator may at any time and in any such manner and under such conditions as he may think fit resume for public purposes the whole or any portion of the land hereby granted, subject to the

payment of such compensation as may be agreed upon or in default of agreement as may be determined by arbitration.

[d] That the land is subject to all reservations, servitudes, obligations, laws and regulations which already exist or may hereafter be established or made by competent authority.

[e] That all roads, thoroughfares and rights of outspan being or existing on the land hereby granted shall remain free and unencumbered unless the same be cancelled, closed or altered by competent authority.

[f] That the grantee shall be required to grant any adjacent or neighbouring proprietor a way or road of necessity over the land hereby granted to or from the land of such adjacent or neighbouring proprietor.

[g] That the owner shall be liable for the prompt payment of such land taxes as are payable according to law.

B **FURTHER SUBJECT,** in respect of the portion represented by the figures a B C D E F G H J K L M N P Q R S T U V W X Y Z A1 B1 C1 D1 E1 F1 G1 H1 J1 K1 L1 M1 N1 P1 Q1 R1 S1 T1 V1 W1 X1 Y1 Z1 A2 p n m l k j h g f e d c b, to a servitude in perpetuity to lead electricity over the abovementioned portion by two separate power lines, subject to the conditions and with ancillary rights created by Notarial Deed No. K 63/1973s in favour of NAMPOWER LIMITED.

C **AND FURTHERMORE SUBJECT,** in respect of the portion represented by the figures a B C D E F G H J K L M N P Q R S T U V W X Y Z A1 B1 C1 D1 E1 F1 G1 H1 J1 K1 L1 M1 N1 P1 Q1 R1 S1 T1 V1 W1 X1 Y1 Z1 A2 p n m l k j h g f e d c b, to the following condition created by endorsement in terms of section 22(4) of Ordinance 11/1963 namely "the transferee is prohibited from

erecting any further buildings on the abovementioned portion except for farming activities.

D **AND FURTHERMORE SUBJECT** to a Servitude of Road Reserve as indicated by the figure P a1 G H J b1 N on Diagram No. 343/2002.

E **AND FURTHERMORE SUBJECT** to a Servitude of as indicated on as indicated by the figure t u v w Diagram No. 343/2002.

F **AND FURTHERMORE SUBJECT** to a Powerline Servitude as indicated by the figure P c1 d1 e1 f1 g1 h1 j1 k1 L1 on Diagram No. 343/2002.

Signed at WINDHOEK this 28 APR 2005 and confirmed with my seal of office.

.....

REGISTRAR OF DEEDS

CONDITIONS TO BE REGISTERED

SCHEDULE

1) **Name of Township**

The Township shall be called **Otjomuise Extension 14.**

2) **Composition of Township**

The township comprises 126 erven numbered 1 to 126 and Remainder Street.

3) **Reservation of Erven**

The following erven are reserved for the Local Authority:

- Public open space: 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124 and 125; and
- Street: Remainder Portion 1033

4) **Conditions of Title**

The following conditions shall be registered in favour of the Local Authority against the Title Deeds of all erven (*except reserved erven listed under paragraph 3 above, against which no conditions shall be registered*):

a) The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to the provisions of the Windhoek Town Planning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018);

b) That the minimum building value of any erf zoned 'institutional' shall equal the current municipal value of the land comprising that erf;

c) The minimum building value of any erf zoned 'business' shall equal 4 times the current municipal value of the land comprising that erf;

d) No minimum building value of any erf zoned 'residential', or 'general residential' shall equal 2 times the current municipal value of the land comprising that erf;

e) Erven 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124 and 125 be reserved as public open spaces; and

f) Remainder Portion 1033 be reserved as street.

[Special Municipal Council Minutes: 2023-07-06]

5.2.20 FNS.3 [HPH] REVENUE ENHANCEMENT AND PROTECTION FROM DELIVERY OF SERVICED LAND: REQUEST FOR APPROVAL OF EARLY EXIT FROM PUBLIC PRIVATE PARTNERSHIP (PPP) AGREEMENTS
(16/15)

On proposal by Councillor SS Nujoma, it was

RESOLVED

1 That the status of the Public Private Partnership (PPP) Projects and their potential yield in terms of erven as set out as follows, be noted:

Development	Developer	Development Agreement (date signed)	Total area (hectare)	Number of erven					
				Single	General residential	Business	Institutional	Other	Total
Alienation/Sales phase									
Academia Extensions 1 and 2	Acacia Investments	5 October 2011	56.51	447	11	2	3	14	477
Otjomuise Extension 4	Betula Nigra	5 October 2011	49.30	116	83	1	1	5	206
Erf 2317, Otjomuise (co-development)	Betula Nigra	5 October 2011	11.94	0	1	0	0	0	1
Otjomuise Extension 5	Ino Investment Holdings	23 Aug 2013	33.74	357	5	3	2	0	367
Khomasdal Extension 4 (Erven 6219 to 6250)	Heikky Property Development	31 May 2017	1.960	25	2	0	0	0	27
Rocky Crest Extension 4	Otweya Land Developer	15 May 2017	45.00	231	19	22	2	12	286
Kleine Kuppe Extension 1 (Phase 2B)	Champac Investments	15 May 2017	20.42	88	0	0	0	0	88
Design and construction phase									
Kleine Kuppe Extension 1 (Phase 2B)	Champac Investments	15 May 2017	20.42	0	10	0	1	3	14
Auasblick Extension 1	Sinco Investments	15 June 2017	57.23	269	3	1	1	9	283
Klein Windhoek Extension 4	Twine Investment Holdings	15 May 2017	42.00	161	4	2	0	4	171
Rocky Crest Extension 5	Waterberg Investments	15 May 2017	43.00	254	21	2	3	23	303
Rocky Crest Extension 6	Shikongo Investments	31 May 2017	25.00	254	6	10	1	8	279
Statutory planning phase									
Otjomuise Extension 12	Omba Holdings	31 May 2017	12.40	0	71	12	1	18	102
Cimbebasia Extension 7	Wilru Investments	9 May 2017	15.40	227	1	0	1	0	229
Prosperita (Erven 72 and 73)	Tuye Buco Construction	31 May 2017	3.420	0	0	70	0	0	70
Total				**2 429**	**237**	**125**	**16**	**96**	**2 903**

2 That the challenges experienced in implementing the Public Private Partnership (PPP) Projects for land development and associated risks, be noted.

3 That Early Exits from the current Public Private Partnership (PPP) Development Agreements with the Development Partners listed as follows, be approved:

3.1 Alienation/sales phase

Development	Development partners	Development Agreement (date signed)	Total area (hectare)
Academia Extensions 1 and 2	Acacia Investments	5 October 2011	56.51
Otjomuise Extension 4	Betula Nigra	5 October 2011	49.30
Erf 2317, Otjomuise (co-development)	Betula Nigra	5 October 2011	11.94
Otjomuise Extension 5	Ino Investment Holdings	23 August 2013	33.74
Khomasdal Extension 4 (Erven 6219 to 6250)	Heikky Property Development	31 May 2017	1.960
Rocky Crest Extension 4	Otweya Land Developer	15 May 2017	45.00
Kleine Kuppe Extension 1 (Phase 2B)	Champac Investments	15 May 2017	20.42

3.2 Design and construction phase

Development	Development partners	Development Agreement (date signed)	Total area (hectare)
Kleine Kuppe Extension 1 (Phase 2B)	Champac Investments	15 May 2017	20.42
Auasblick Extension 1	Sinco Investments	15 Jun 2017	57.23
Klein Windhoek Extension 4	Twine Investment Holdings	15 May 2017	42.00
Rocky Crest Extension 5	Waterberg Investments	15 May 2017	43.00
Rocky Crest Extension 6	Shikongo Investments	31 May 2017	25.00

3.3 Statutory planning phase

Development	Development partners	Development Agreement (date signed)	Total area (hectare)
Otjomuise Extension 12	Omba Holdings	31 May 2017	12.40
Cimbebasia Extension 7	Wilru Investments	9 May 2017	15.40
Prosperita (Erven 72 and 73)	Tuye Buco Construction	31 May 2017	3.420

4 That in order to fast-track project implementation and lower the risk to Council, the Early Exit be negotiated between Council (dedicated Negotiation Team) and the respective Public Private Partnership (PPP) Development Partners.

5 That Council consider Early Exit from the Public Private Partnership (PPP) Development Agreements, subject to the following conditions:

5.1 That all Public Private Partnership (PPP) Projects that attain a subdivision layout approved by the Urban and Regional Planning Board, have an Environmental Management Clearance Certificate or Exemption issued by the Environmental Commissioner and a General Plan approved by the Surveyor General, be considered for Early Exit.

5.2 That the approved layout plan be subjected to a valuation of erven based on approved land uses.

5.3 That the basis of the negotiated exit amount be the fair and reasonable value of the land if sold outright based on the approved layout. In arriving at the value, the provision for bulk infrastructure should be taken into consideration.

5.4 That land development commence within two (2) years from the date of signature of the Addendum to the Public Private Partnership (PPP) Development Agreement, failing which rates and taxes be applied based on the approved layout as if the area is fully developed.

5.5 That the land be transferred once the amount due to Council is settled by the Developer.

5.6 That all erven zoned 'public open space', 'municipal', 'street' and all other reserved land uses as set out in the Windhoek Town Planning Scheme (Zoning Scheme) remain the property of Council, and not form part of the negotiations.

5.7 That institutional land be negotiated for sale in accordance with Council's Policy.

5.8 That upon transfer of the land to the Developer, Council be absolved of all liabilities related to the Public Private Partnership (PPP) Development Agreement.

5.9 That upon transfer, the Developer continue the project as a Private Development and enter into a Public Private Partnership (PPP) with Council for the take-over of services.

5.10 That the Chief Executive Officer (Corporate Legal Adviser) draft the Deed of Sale and an Addendum to the Public Private Partnership (PPP) Development Agreement following negotiations to affect the outright sale of the land.

5.11 That the negotiated terms and the Addendum to the Public Private Partnership (PPP) Development Agreement be submitted to Council for approval.

6 That the following implementation approach to the Early Exit negotiations, be noted and approved:

6.1 That to avoid challenges related to the delegation of power whilst at the same time ensuring the successful closure of the Public Private Partnership (PPP) Projects, all saleable erven at the **sales/alienation phase** that remain unsold after one (1) or multiple sales attempts, be sold through Private Treaty.

6.2 That the Strategic Executive: Housing, Property Management and Human Settlement develop criteria on how erven as per paragraph 6.1 above, will be sold in a manner that is transparent.

6.3 That the Project Team, and through them, the Public Private Partnership (PPP) Development Partners at the sales/alienation phase, be consulted for their input during the development of the criteria.

7 That projects outlined fully in paragraphs 1 and 3 to 3.3 above that are at the **design and construction phase**, be considered for outright sale to the respective Development Partners in accordance with conditions in paragraphs 5 to 5.11 above.

8 That it be noted that projects outlined fully in paragraphs 1 and 3 to 3.3 above that are at the **statutory planning phase**, do not meet the requirement for Early Exit in their current form, the said projects will qualify for Early Exit and considered accordingly when they attain a subdivision layout approved by the Urban and Regional Planning Board and other requirements set out under paragraphs 5 to 5.11 above.

9 That to ensure continued supply of serviced land, 40 % of the funds secured through the Early Exit from Public Private Partnership (PPP) Development Agreements be ring-fenced in the Land Delivery Revolving Fund, and further, 40 % of the funds so secured be committed to funding of bulk infrastructure and land servicing projects within the City.

10 That the Negotiation Team comprising of the following departments be approved with a mandate to engage the Developers (Public Private Partnership (PPP) Partners) and negotiate the most beneficial outcome for Council:

Department	Member
Office of the Chief Executive Officer	Corporate Legal Adviser
Housing, Property Management and Human Settlement	Manager: Housing and Land Delivery assisted by the Section Engineer: Land Delivery and Engineer: Project Management
	Manager: Valuations
	Manager: Property Management
Finance and Customer Services	Executive: Financial Reporting and Budgeting

10.1 That the Strategic Executive: Housing, Property Management and Human Settlement be the Chairperson of the Negotiating Team.

11 That the Negotiation Team follow, with possible adaptation to improve efficiency and effectiveness, the following steps in the negotiation process:

11.1 That to ensure consistency with all private treaty land sales, the Strategic Executive: Housing, Property Management and Human Settlement issue upon request, duly signed Valuation Certificates to Public Private Partnership (PPP) Development Partners at the sales/alienation phase with expressed interest to enter Early Exit negotiations.

11.2 That the property value reflected on a duly signed Valuation Certificate constitute Council's Offer and basis for negotiations.

11.3 That on receipt of Council's Offer the Public Private Partnership (PPP) Development Partner appoint, at own cost and risk a suitably qualified and experienced independent Property Valuer for advice and guidance on the offer. [The Public Private Partnership (PPP) Development Partner, may, out of free will opt to skip independent valuation process and enter directly into negotiations.]

11.4 That once paragraphs 11.1 to 11.3 above is fulfilled, the Negotiation Team officially engage the Public Private Partnership (PPP) Development Partner and agree on the terms of Early Exit from Public Private Partnership (PPP) Project.

11.5 That on conclusion of negotiations, the Negotiation Team prepare a submission setting out clearly the negotiated terms, for consideration and decision by Council.

11.6 That the Public Private Partnership (PPP) Development Partner be informed of the decision of Council and the next steps.

11.7 That where the negotiated terms are acceptable to Council, the sales process be initiated culminating in a Ministerial approval in accordance with sections 30(1)(t) and 63(2) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

11.8 That on of receipt of Ministerial approval, the Chief Executive Officer (Corporate Legal Advisor) prepare a Deed of Sale and Addendum to the Public Private Partnership (PPP) Agreement.

11.9 That once the Deed of Sale and Addendum to the Agreement is signed, the Strategic Executive: Housing, Property Management and Human Settlement without delay, prepare a Development Agreement and take the necessary steps and ensure that it is signed by the parties.

11.10 That the Negotiating Team, once negotiations have commenced provide regular updates to Management Committee, for information.

12 That Early Exit proposals that do not meet the approval of Council remain Public Private Partnership (PPP) Projects until such time that that an approval for Early Exit is obtained.

13 That the Chief Executive Officer do or cause to be done all that is necessary in the best interest of Council to ensure that negotiations are concluded expeditiously.

14 That the Early Exit proposal should not prohibit Council to venture into future Public Private Partnership (PPP) endeavours.

15 That the resolution be implemented prior to confirmation of the minutes.

RESOLUTION 161/07/2023

[Municipal Council Minutes: 2019-11-21]

9.2.14 FNS.4 [HPH] PROPOSAL FOR A NEW METHOD OF SALE OF ERVEN – CLOSED BID SALE
(L/Closed Bid Sale)

On proposal by Councillor Ms AK Ashilelo, it was

RESOLVED

1 That the Closed Bid Sale process be approved as an alternative process for the sale of 'single' and 'general residential' zoned erven on Tender and Offer to Purchase.

2 That approval be granted to the Acting Strategic Executive: Housing, Property Management and Human Settlement, Ms S Simpson, to implement the Closed Bid Sale process for all available and future 'single' and 'general residential' zoned erven.

3 That the Closed Bid Sale Work Procedures 'single' and 'general residential', attached as pages 141 - 153 to the agenda, be approved as the standard operating procedure for the implementation of the Closed Bid Sale process.

4 That the Closed Bid Sale process be used in the place of the normal Tender and Offer to Purchase process for the sale of 'single' and 'general residential' zoned erven.

5 That the Closed Bid Sale process be used to complement the Tender method of sale process.

5.1 That the Closed Bid Sale Work Procedures, attached as pages 141 - 153 to the agenda, be used as the standard work procedure process for the Tender, and that the price consideration for the Tender remain the highest bid of the particular erf and as further explained in the Closed Bid Sale Work Procedures.

6 That the Closed Bid Sale process be used to compliment the Offer to Purchase method of sale process.

6.1 That the Closed Bid Sale Work Procedures, attached as pages 141 - 153 to the agenda, be used as the standard work procedure process for the Offer to Purchase, and that the price consideration for the Offer to Purchase remain the average which will be calculated on the excel sheet and displayed for the public.

7 That the Acting Strategic Executive: Housing, Property Management and Human Settlement, be mandated to sell all 'single' and 'general residential' zoned erven currently available and approved to be sold on Tender and Offer to Purchase by means of the Closed Bid Sale Work Procedures.

8 That all future 'single' and 'general residential' zoned erven that become available, be sold by means of the Closed Bid Sale Work Procedures.

9 That the resolution be implemented prior to confirmation of the minutes.

RESOLUTION 289/11/2019

KHOMAS REGIONAL COUNCIL
Directorate of Education, Arts and Culture

Private Bag 13236 Windhoek
Enquiries: Bertha Shawelaka

Cell: +264 81 14 85 216
Email:berthatuli@gmail.com

TO: **Mr. Faniel Maanda**
The Acting Chief Executive Officer (CEO)
City of Windhoek
PO Box 59
Windhoek

Dear Mr. Maanda

SUBJECT: REQUEST FOR AN URGENT SITE ALLOCATION TO CONSTRUCT A PRIMARY SCHOOL IN GOREANGAB INFORMAL SETTLEMENT, IN WINDHOEK

This letter serves to request the City of Windhoek to urgently allocate a site for the above mentioned school.

The population of Gorengab is currently served by four (4) primary schools namely Havana, Olof Palme, Martti Ahtisaari and Hill Side. The four schools have a combined learner population of 6, 454 according to the 2023, 15th Day School Statistics.

Furthermore, the Khomas Directorate of Education, Arts and Culture has recently discovered Three (3) unregistered/Illegal schools operating in the Goreangab informal settlement, serving about 800 learners. Upon investigation, the community sited long distance to the nearest schools as the main reason they opted for the close by illegal schools.

To address the matter, the Directorate requested funds for additional classrooms from the Head Office and was allocated 84 classrooms, to be constructed between 1st May and 31August 2023. Due to the pressing demand, Goreangab came as a priority to construct a full-fledged primary school with 22 classrooms. However, there is no site to construct the school.

In light of the above background, the Directorate of Education, Arts and Culture is requesting the City of Windhoek to allocate a site urgently, to construct a primary school in the Goreangab Informal Settlement. The school should be ready in January 2024.

Thinking ahead and looking at yet another glaring demand, the Directorate is also requesting another site to construct a full-fledged secondary school in the same area, in the nearest future possible.

The Directorate is requesting that the sites of both the Primary and Secondary Schools be large enough for administration and recreational activities to enable a Holistic Child Development.

Finally, the Directorate is requesting that the City of Windhoek assist with connectivity of the basic services (water and electricity) at Groot-Aub Secondary School.

Thank you.

Yours sincerely

02/06/2023

Paulus D. Nghikembua
Director of Education, Arts and Culture
Khomas Region

KHOMAS REGIONAL COUNCIL
PRIVATE BAG 13236 WINDHOEK
2023-06-02
DIRECTOR
DIRECTORATE OF EDUCATION
ARTS AND CULTURE

KHOMAS REGIONAL COUNCIL

Tel. No. (061) 292 4349
Fax No. (061) 220317

Pullman Str. No. 6688
P. O. Box 3379
WINDHOEK

Our Ref.: KRC 4/1/2/2
Your Ref.:
Enquiries: Mr. PN Ashipala

22nd June 2023

11 JUL 2023
Authority Act
Accounting Officer in line with 27 (1) Local

Mr. Faniel Maanda
Acting Chief Executive Officer
City of Windhoek
PO Box 59
Windhoek

Dear Mr. Maanda,

REQUEST FOR URGENT PLOT TO CONSTRUCT A HEALTH CENTRE, PRIMARY SCHOOL, SECONDARY SCHOOL AS WELL AS A POLICE STATION IN THE GOREANGAB INFORMAL SETTLEMENT OF THE SAMORA MACHEL CONSTITUENCY

The purpose of this letter is to request the City of Windhoek to allocate a piece of land to the Khomas Regional Council to construct a Police Station, Primary school, Secondary school as well as a Health Centre in the Goreangab Informal Settlement of the Samora Machel Constituency.

The Regional Councillor for the Samora Michel Constituency has been inundated with calls by the community to facilitate the provision of police services in the informal settlement sue to raising crime rate. So far, the Regional Councillor has facilitated the construction of high mast lights as well as the installation of CCTV cameras at selected crime hotspots. Furthermore, the Regional Councillor has facilitated with the Namibian Police for the construction of temporary satellite police stations in the area.

The Khomas Regional Council wants to therefore make a formal request to be allocated a portion of land on which the Ministries of Safety & Security, Education, Arts & Culture as well as Health & Social Services to construct s police Station, Primary & Secondary School as well as Health Centre respectively.

Thank you for your usual understanding and support.

Yours sincerely.

Clement Mafwila
Chief Regional Officer

CHIEF REGIONAL OFFICER
Box 3379
NAMIBIA
Tel: 081-292 4441
Fax: 081-220 317
KAVANGO REGIONAL COUNCIL

MEMORANDUM

TO	:	Mr. F. Maanda **ACTING CEO: CITY OF WINDHOEK**
FROM	:	Chief A. K. Kanime **HEAD: WINDHOEK CITY POLICE SERVICE**
DATE	:	13 April 2023

WINDHOEK CITY POLICE SERVICE 2023 - 04 - 18 POLICE CHIEF

RE: NAMING OF P. A. DE WET BUILDING

Your memorandum dated 28th March 2023 was received and is hereby acknowledged with appreciation.

I am honored and I hereby accept the gesture to have P. A. De Wet named after me.

Kind Regards,

Chief Executive Officer - Accounting Officer in line with 27 (1) Local Authority Act 23 of 1992 19 APR 2023 Box 59 Windhoek Tel: 061 - 290 2615

Cllr. Job Amupanda: *Chairperson of the Heritage Council Advisory Committee*
Cllr. Joseph Uapingene: *Chairperson of Council*

MEMORANDUM

TO: *Chief Abraham Kanime*
HEAD: CITY POLICE

DATE: 28 March 2023

FROM: *Mr FI Maanda*
Acting Chief Executive Officer

Dear Chief Kanime,

SUBJECT: NAMING P. A. DE WET BUILDING

Chief the Heritage Committee at its meeting held on 24 November 2022 deliberated on the possibility of renaming P. A. De Wet building. The Committee further sought possible names suitable for possible renaming. As a founder of the City Police, your name was seen as the only suitable name which can replace P.A. De Wet. The committee unanimously supported the suggestion to proceed with the renaming.

This gesture is seen as a token of appreciation towards the outstanding work that you have done for the city, its residents, and the entire Namibian nation in establishing the first Municipal Police in the country's history.

I hereby write to you to seek your acceptance prior to setting in motion the process of renaming the above-mentioned building. We trust that this request will be welcomed by yourself and look forward to your positive response.

While hoping that you will find the proposed intention in order, please accept, the assurances of my highest consideration and esteem.

Yours faithfully,

Chief Executive Officer
Accounting Officer in line with Section 27 (1) of the Local Authority Act 23 of 1992
11 APR 2023
Box 59
Windhoek
Tel: 061 - 290 2615

Mr FI Maanda
ACTING CHIEF EXECUTIVE OFFICER

Cllr, Job Amupanda: ***Chairperson of the Heritage Council Advisory Committee***
Cllr, Joseph Uapingene: ***Chairperson of Council***

SHORT BIOGRAPHY

Chief Abraham Kotokeni Kanime, born on the 19th May 1960, at Iipanda Village – Okahao, and grew up like any other typical northern country boy.

He joined the war of the national liberation struggle in 1980 and received various military training in Angola, Germany and the then Yugoslavia.He returned home in 1989 under the UN Repatriation programme.

Joined the Namibia Defence Force in 1991 – 1994 and the Namibian Police Force in 1995 - 2000 and was a station Commander at the Wanaheda Police Station and a Regional Commander at Erongo Region.

He joined the City of Windhoek in 2001 to establish the Municipal Police project that he successfully implemented from scratch and became the Founding Chief of the Windhoek Municipal Police Service (WMPS).

He has been at the helm of the WMPS from its inception until his retirement on 30th April 2023.

CITY OF WINDHOEK

✉ 59
WINDHOEK

☎ 061-290-3561/2574

City of Windhoek

The Gateway to Endless Opportunities

MINUTES of the **Council Advisory Committee Meeting** held Tuesday, **13 June 2023, 14:30, Alderman Matheus Shikongo Boardroom**

HERITAGE COMMITTEE (Street & Place Naming/Renaming)

ENQUIRIES: ***Ms M Haimbodi/Ms W. Munyanya***
TELEPHONE: ***290 3561/2353***

PRESENT

Dr. J.S. Amupanda	Chairperson
Cllr C. Hanases	Deputy Chairperson
Cllr B. Araeb	Member (virtual)
Cllr Q.O. Kamati	Member (virtual)
Cllr S.S. Gawanas	Member

IN ATTENDANCE

Mr. P. Van Rensburg	SE: Urban & Transport Planning
Mr. V. Endjala	Manager: Sustainable Development
Ms. N. Kahmo	Acting Manager: Economic Development
Ms. G. Pujatura	Section Head: Tourism
Ms R. Khiba	NUST (virtual)
Ms. M.N. Haimbodi	Secretariat, Office of the Mayor

AGENDA

1. Welcoming
2. Apologies
3. Adoption of agenda
4. Approval of the minutes
5. Matters arising from the previous minutes

5.1 Update on the preservation of old Katutura Houses

5.2 Feedback on the delegation of authority

5.3 Update on the renaming of City Police Headquarters

5.4 Update on the request to change Hennie Loubscher St. situated in Olympia to General Karel Ndjoba St

5.5 Update on the call for site usage recommendations – previously occupied by the Statue of Curt von Francois

6. NEW MATTERS

6.1 Presentation: Review of Council's/Guideliness for the naming and renaming of street and public places

7. Closing

1. Welcoming

The Chairperson welcomed everyone and declared the meeting in session.

2. Apologies

The following tendered their apology:

Ms Agnes Shiningayamwe (National Heritage Council)
National Museum Association of Namibia

The following were absent without apology:
Cllr Uapingene and Cllr Nujoma

3. Adoption of agenda

Agenda was adopted with no addition.

4. Approval of the minutes

None

5. Matters arising from the previous minutes (24 April 2023)

5.1. *Update on the preservation of old Katutura Houses*

5.1.1 It was indicated that the item was finalized and were only some amendments and information from the recent workshop will be incorporated to be signed off by the SE.

5.1.2 That it was directed that the item should be submitted to the SE by Wednesday (14 June 2023) and by Thursday (15 June 2023) to be submitted to serve at MC.

5.1.3 It was resolved that members of the committee should receive the copy of the item. **(Action: Ms Pujatura and Ms Kamho)**

5.2 ***Feedback on the delegation of authority***

5.2.1 It was noted that the issue of the delegation of authority was referred to MC for further deliberation by the Council. The final decision was that the Council Advisory Committee should consider applications for street or place renaming under the established framework/policy and submit recommendations directly to Council. This was confirmed at the Council meeting on 31 of May 2023.

5.2.2 It was further noted that the Council meeting held on 31 May 2023 resolved a provision for the Heritage Committee to have quarterly Special Council meeting in the case when there is a backlog to deal with the items.

5.3 ***Update on the renaming of the City Police Headquarters***

5.3.1 It was noted that a written response was received as well as the biography. It was confirmed that the decision was already approved in principle by the Heritage Committee and the next step is to make a submission to the Council. **(Action: Mr Endjala)**

5.4. ***Motivation to change Hennie Loubscher St. situated in Olympia to General Karel Ndjoba St***

5.4.1 The application is currently not complete and information on the consultation with affected parties as per the relevant Council Resolution is outstanding. The applicant is aware of this and indicated that this will be submitted soones. Again it

was indicated that the Committee already approved the renaming. Unless an issue with the evaluation crops up the next step is to make a submission directly to the Council. **(Action: Mr Endjala)**

5.5 ***Update on the call for site usage recommendation: previously occupied by the Statue of Curt von Francois***

5.5.1 It was noted that the consultative workshop on the site usage recommendations of the statue of Curt von Francois that took place on the 29 May 2023 was successful.

5.5.2 It was further noted that a lot of suggestions were given and thereafter it was directed that there is a need to consult wider and engage the community on that matter.

5.5.3 The meeting was informed that some of the consultation will be implemented in September 2023 such as radios, public talks at the museum house on colonial heritage and its legacy in windhoek.

5.5.4 It was noted that the Division will also engage schools especially the history students to hear from their perspective as to what do they think about all the heritage resources, what they would want it to be done with or how they want the counter narrative to be developed.

5.5.5 It was directed that a report on the workshop should be submitted at the next meeting. **(Action: Ms Pujatura and Ms Kamho)**

6. NEW MATTERS

6.1 Presentation: Review of Council's/Guideliness for the naming and renaming of street and public places

6.1.1 The committee noted the memo, revised draft street and place naming policy document as well as the terms of reference as presented by Mr van Rensburg.

6.1.2 It was confirmed that the amendments to the policy took account of all Council Resolutions subsequent to the passing of the policy and that these were simultaneously incorporated into the Terms of Reference for the Heritage Committee.

6.1.4 It was further noted that the Department of Economic Development is in the process of drafting a heritage policy that will give guidance on the matter in terms of Council's mandate under the applicable legislation

6.1.5 It was also requested that the Department of Economic Development provide feedback on the progress of the policy at the next meeting. **(Action: Ms Pujatura)**

6.1.6 It was further proposed that the Department of Economic Development take note of the current draft Terms of Reference and advise on any changes emanating from the Heritage Policy. **(Action: Ms Pujatura)**

7. Closing

The Chairperson thanked everyone.

The meeting adjourned at 16:20.

Signed:

Chairperson **Date:**