

7. **Admittance.** The subscribers to the Memorandum of Association and such other Membership shall be open to all persons upon fulfilment of the following criteria without discrimination on the basis of race, colour, religion, national origin, ancestry, gender, age or disability:

- a) Adhere to the rules and principles of the Association
- b) Willingly to work voluntarily
- c) Reach majority age

Membership is bestowed on an individual or institution upon full completion of a membership form and a written confirmation from the Association by the Director. Membership is subject to an annual membership fee payable every year.

8. **Type of Members.** The Association shall have three categories of members: founder members, ordinary members and honorary members.

- a) Founder Members are individual members who have facilitated the establishment of the Association.
- b) Ordinary Members are individual members who join the Association after its registration and will adhere to the constitution governing the Association.
- c) Honorary Members are individual members who have become members after being appointed by the Directors as recognition of their contribution and support for the Association.

9. **Resignation.** A member is obliged to resign if the majority of the members so require. A member who desires to resign shall signify such desire in writing to the Chairperson. A member who has not paid his/her subscription by the due date shall be considered to have resigned. In such cases the secretary shall remove the name of the person from the list of members. Termination of membership shall also cease on the death of a member and is not transferrable, if a member is guilty of any misconduct, dishonest conduct or acted in conflict with the Association, or failed to observe the provisions of these Articles of Association; the membership can be determined by a majority vote of the members. Members on suspension may not benefit from the initiatives of the Association during this time.

10. **Subscription.** Members shall pay annually the subscription determined at the Annual General Meeting.

#### GENERAL MEETINGS

11. The Association shall hold a General Meeting in every calendar year as its Annual General Meeting. It shall be determined by the Directors and shall specify the meeting as such in the notices calling it, provided that every General Meeting except the first shall be held not more than fifteen months after the holding of the



28. The business of the Association shall be managed by the Directors who may pay all such expenses of, and preliminary and incidental to, the promotion, formation, establishment and registration of the Association as they think fit, and may exercise all such powers of the Association, and do on behalf of the Association all such acts as may be exercised and done by the Association, and as are not by statute or by these presents required to be exercised or done by the Association in General Meeting, subject nevertheless to any regulations of these presents, to the provisions of the statutes for the time being in force, and affecting the Association and to such regulations being not inconsistent with the aforesaid regulations or provisions, as may be prescribed by the Association in General Meeting, but no regulations made by the Association in General Meeting shall invalidate any prior act of the Directors which would have been valid if such regulation had not been made.
29. The Directors may act notwithstanding any vacancy in their body; provided always that in case the Directors shall at any time be or be reduced in number to less than the minimum number prescribed by or in accordance with these presents, it shall be lawful for them to act as Directors for the purpose of admitting persons to membership of the Association, filling up vacancies in their body, or of summoning a General Meeting, but not for any other purpose.

#### DISQUALIFICATION OF DIRECTORS

30. The office of the director shall be vacated:
- a) If a receiving order is made against him or he makes any arrangement or composition with his creditors.
  - b) If he fails to comply by the mains and objectives of the Association.
  - c) If by notice in writing to the Association he resigns his office.
  - d) If he becomes of unsound mind.
  - e) If he ceases to hold office by reason of any order made under Section 219 of the Act.
  - f) If he is removed from office by a resolution adopted in an Annual General Meeting by two-thirds vote of a two-thirds quorum of the Association.

Provided always that Section 225 of the Act shall not apply to the Association.

#### PROCEEDINGS OF THE DIRECTORS

31. The Directors may meet together for the dispatch of business adjourn and otherwise regulate their meetings as they think fit, the quorum necessary is a majority of the Directors of the Association. Unless otherwise determined, there shall be a quorum. Questions arising at any meeting shall be decided by a majority of votes. In case of an equality of votes the Chairperson shall have a second or casting vote.
32. A meeting of the Directors at which a quorum is present shall be competent to exercise all the authorities, powers, and discretions by or under the regulations of the Association for the time being vested in the Directors generally.



The Directors may delegate any of their powers to committees consisting of such Director or Directors and other persons as they think fit, and any committee so formed shall, in the execution of the powers so delegated, conform to any regulations imposed on it by the Directors. The meetings and proceedings of any such committee shall be governed by the provisions of the Constitution of the Association for regulating the meeting and proceedings of the Directors so far as applicable and so far as the same shall not be superseded by any regulations made by the Directors as aforesaid.

All acts bona fide done by any meeting of the Directors or of any committee of the Directors or by any person acting as a director, shall notwithstanding it be afterwards discovered that there was some defect in the appointment or continuance in office of any such member or person acting as aforesaid, or that they or any of them were disqualified, be as valid as if every such person had been duly appointed or had duly continued in office and was qualified to be a director.

The Directors shall cause proper minutes to be made of all appointments of officers made by the Directors and of the proceedings of all meetings of the Association and of the Directors and of committees of the Directors, and all business transacted at such meetings, and any such minutes of any meeting, if purporting to be signed by the Chairperson of such meeting, or by the Chairperson of the next succeeding meeting, shall be sufficient evidence without any further proof of the facts therein stated.

A resolution in writing signed by the majority of the Directors or of any committee of the directors who are duly entitled to receive notice of a meeting of the Directors or of such committee shall be valid and effectual as if it had been passed at a meeting of the Directors or of such committee duly convened and constituted.

#### TREASURER

The treasurer shall be elected/ appointed by the Annual General Meeting, holding office for three years and shall be liable for re-election. He/ She shall have the following responsibilities:

- a) To prepare budget and financial reports of the Association.
- b) To keep properly and in order the books of accounts.
- c) To keep moneys of the Association in accordance with financial rules and regulation.
- d) To collect the Association's subscription fees or any other charges and debts.

#### ACCOUNT

The Directors together with the Treasurer shall cause proper books of account to be kept with respect to:

- a) all sums of money received and expended by the Association and the matters in respect of which such receipts and expenditure take place.
- b) all sales and purchases of goods by the Association, and
- c) the assets and liabilities of the Association.



The books of account shall be kept at the registered office or at such other place or places as the Directors shall think fit, and shall always be open to the inspection of the members of the Association.

The Association in General Meeting may from time to time make reasonable conditions and regulations as to the time and manner of the inspection by the members of the accounts and books of the Association, or any of them, and subject to such conditions and regulations the accounts and books of the Association shall be open to the inspection of members at all reasonable times during business hours.

At the Annual General Meeting in every year the Directors shall lay before the Association a proper income and expenditure account for the period since the last preceding account (or in the case of the first account since the incorporation of the Association) made up to a date not more than four months before such meeting, together with a proper balance sheet made up as at the same date. Every such balance sheet shall be accompanied by proper reports of the Directors and the Auditor and copies of such account, balance sheet and reports (all of which shall be framed in accordance with any statutory requirements for the time being in force) and of any other documents required by law to be annexed or attached thereto or to accompany the same shall not less than twenty one clear days before the date of the meeting be sent to the Auditors and to all other persons entitled to receive notices of General Meetings in the manner in which notices are hereinafter directed to be served. The Auditor's report shall be open to inspection and be read before the meeting.

#### FINANCIAL PROVISIONS

**Financial Year.** The Financial Year will be the calendar year which commences on 1st January and ends on the 31st December each year.

#### **Sources of Funds.**

- a) Internal and external aid, donations, loans as well as grant aid.
- b) Fees and annual subscription from the members.
- c) Fundraising events.

**Uses of Funds.** The funds and assets of the Association shall be applied solely towards the promotion of the objectives of the Association as set forth in this constitution.

**Bank Account.** Bank accounts in the name of the Association shall be opened with any registered bank in the Republic of Namibia. The bank accounts and all cheques and orders for the payment of money from the Association's account shall be operated and signed respectively by at least two people, which can be both Directors or one Director together with the Treasurer.



### AUDIT

Once at least in every year the accounts of the Association shall be examined and the correctness of the income and expenditure account and balance sheet ascertained by one or more properly qualified Auditor or Auditors. The first auditors of the Association shall be HAMILTON CHARTERED ACCOUNTANTS.

### NOTICES

A notice may be served by the Association upon any member, either by electronic means, personally, or by sending it through the post in a prepaid letter, addressed to such member at his postal address as appearing in the register of members.

### AMENDMENTS

The Articles of this Association may be amended at an Annual General Meeting by a two-thirds vote of a two-thirds quorum present on condition that the proposed amendments are made in written form.

### DISSOLUTION, DEREGISTRATION OR WINDING-UP

The dissolution, deregistration or winding-up of this Association can only be adopted in Annual General Meeting by a two-thirds vote of a two-thirds quorum present.

Dissolution, deregistration or winding-up shall only be considered after consultation of all members and stakeholders.



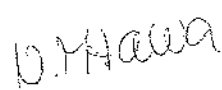
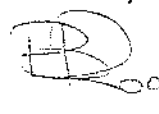
On its dissolution, deregistration or winding-up the assets of the association remaining after satisfaction of all its liabilities must be donated or transferred to some other association or institutions having objectives similar to its object, to be determined by the members of association.



**BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY - BIPA**

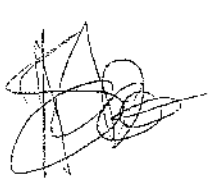


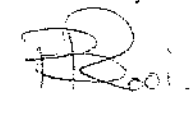
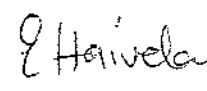
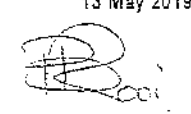
COMPANIES ACT 2004  
(Section 64) (Regulation 18 (1), (2) and (3))

**SIGNATORIES TO ARTICLES OF ASSOCIATION**

Particulars of subscriber	Date and signature of subscriber	Particulars of witness	Date and signature of witness
<p>1. Full names Sesenti Pamela Somses</p> <p>2. Designation Senior Interpreter</p> <p>3. Residential address P.O. Box 5576 C/O Ongava 1. Longward Street Ongava, Windhoek Republic of Namibia</p> <p>4. Business address Office of the Judiciary Kungurua Street Magistrate Court Windhoek Republic of Namibia</p> <p>5. Postal address P.O. Box 55603 Katutura, Windhoek Republic of Namibia</p>	<p>13 May 2019</p> 	<p>1. Full names Brinda Rool</p> <p>Occupation Secretary</p> <p>Residential address Erf No.: 541, Principe Street, Rocky Crest, Windhoek Republic of Namibia</p> <p>Business address No.: 27 Heinitzburg Street, Luxury-Hills, Klein-Windhoek Republic of Namibia</p> <p>Postal address P.O. Box 95293, Soweto-Market, Katutura, Windhoek Republic of Namibia</p>	<p>13 May 2019</p> 
<p>1. Full names Dorcas Mtawa</p> <p>2. Designation Human Coordinator</p> <p>3. Residential address Erf No. 12 Schwaebisch Gmuend Germany</p> <p>4. Business address Human Dreams Children's Village Plot 1 Block L, Mwapemba Tangoma, Tameke Dar es Salaam United Republic of Tanzania</p> <p>5. Postal address P.O. Box 57171, Maerua Mali Windhoek Republic of Namibia</p>	<p>13 May 2019</p> 	<p>2. Full names Brinda Rool</p> <p>Occupation Secretary</p> <p>Residential address Erf No.: 541, Principe Street, Rocky Crest, Windhoek Republic of Namibia</p> <p>Business address No.: 27 Heinitzburg Street, Luxury-Hills, Klein-Windhoek Republic of Namibia</p> <p>Postal address P.O. Box 95293, Soweto-Market, Katutura, Windhoek Republic of Namibia</p>	<p>13 May 2019</p> 



## SIGNATORIES TO ARTICLES OF ASSOCIATION

Particulars of subscriber	Date and signature of subscriber	Particulars of witness	Date and signature of witness
<p>3. Full names Amelia Senda Musukubili Occupation Social Worker</p> <p>Residential address Erf No. 5025, Hofsaenger Street Khorramshah, Windhoek Republic of Namibia</p> <p>Business address Ministry of Gender Equality &amp; Child Welfare (Southern Tower) Independence Avenue, Windhoek, Republic of Namibia</p> <p>Postal address P.O.Box 40039, Windhoek Republic of Namibia</p>	<p>13 May 2019</p> 	<p>3. Full names Brinda Rooi Occupation Secretary</p> <p>Residential address Erf No.: 641, Principe Street, Rocky Crest, Windhoek Republic of Namibia</p> <p>Business address No.: 27 Heinritzburg Street, Luxury-Hills, Klein-Windhoek Republic of Namibia</p> <p>Postal address P.O.Box 95293, Soweto-Market, Katutura, Windhoek Republic of Namibia</p>	<p>13 May 2019</p> 
<p>4. Full names Maureen Eliza Elzas Occupation Accountant</p> <p>Residential address Unit 01, River Thorne Village, Okahandja Republic of Namibia</p> <p>Business address Non 108 Stone Square Building, 3rd Floor, 21 Robert Mugabe Avenue &amp; Conradie Streets, Windhoek, Republic of Namibia</p> <p>Postal address P.O.Box 20385, Windhoek Republic of Namibia</p>	<p>13 May 2019</p> 	<p>4. Full names Brinda Rooi Occupation Secretary</p> <p>Residential address Erf No.: 641, Principe Street, Rocky Crest, Windhoek Republic of Namibia</p> <p>Business address No.: 27 Heinritzburg Street, Luxury-Hills, Klein-Windhoek Republic of Namibia</p> <p>Postal address P.O.Box 95293, Soweto-Market, Katutura, Windhoek Republic of Namibia</p>	<p>13 May 2019</p> 
<p>5. Full names Elina Haivela Occupation Lecturer (Economics)</p> <p>Residential address Erf No. 4042 City Heights, Merensky Street, Ausspannplatz, Windhoek Republic of Namibia</p> <p>Business address Namibia University of Science &amp; Technology, 13 Jackson Kaujeua Street, Windhoek, Republic of Namibia</p> <p>Postal address P.O.Box 24367 Windhoek Republic of Namibia</p>	<p>13 May 2019</p> 	<p>5. Full names Brinda Rooi Occupation Secretary</p> <p>Residential address Erf No.: 641, Principe Street, Rocky Crest, Windhoek Republic of Namibia</p> <p>Business address No.: 27 Heinritzburg Street, Luxury-Hills, Klein-Windhoek Republic of Namibia</p> <p>Postal address P.O.Box 95293, Soweto-Market, Katutura, Windhoek Republic of Namibia</p>	<p>13 May 2019</p> 



## SIGNATORIES TO ARTICLES OF ASSOCIATION

Particulars of subscriber	Date and signature of subscriber	Particulars of witness	Date and signature of witness
<p>Full names Brinda Roci Occupation Secretary</p> <p>Residential address Erf No.: 641, Principe Street, Rocky Crest, Windhoek Republic of Namibia</p> <p>Business address No.: 27 Heinitzburg Street, Luxury-Hills, Klein-Windhoek Republic of Namibia</p> <p>Postal address P.O.Box 3837 Windhoek Republic of Namibia</p>	<p>13 May 2019</p> <p><i>B. Roci</i></p>	<p>5. Full names Brinda Roci Occupation Secretary</p> <p>Residential address Erf No.: 641, Principe Street, Rocky Crest, Windhoek Republic of Namibia</p> <p>Business address No.: 27 Heinitzburg Street, Luxury-Hills, Klein-Windhoek Republic of Namibia</p> <p>Postal address P.O.Box 3837 Windhoek Republic of Namibia</p>	<p>13 May 2019</p> <p><i>B. Roci</i></p>
<p>Full names Andreas Herrie Occupation Business Man</p> <p>Residential address Erf No.: 641, Principe Street, Rocky Crest, Windhoek Republic of Namibia</p> <p>Business address No.: 27 Heinitzburg Street, Luxury-Hills, Klein-Windhoek Republic of Namibia</p> <p>Postal address P.O.Box 3837 Windhoek Republic of Namibia</p>	<p>13 May 2019</p> <p><i>Andreas Herrie</i></p>	<p>7. Full names Brinda Roci Occupation Secretary</p> <p>Residential address Erf No.: 641, Principe Street, Rocky Crest, Windhoek Republic of Namibia</p> <p>Business address No.: 27 Heinitzburg Street, Luxury-Hills, Klein-Windhoek Republic of Namibia</p> <p>Postal address P.O.Box 3837 Windhoek Republic of Namibia</p>	<p>13 May 2019</p> <p><i>B. Roci</i></p>





FNB

## NOTIFICATION OF PAYMENT

Dear, To Whom It May Concern

First National Bank Namibia hereby confirms that the following payment instruction has been received:

Date Actioned : 2021/09/17  
 Time Actioned : 12:09:44  
 Trace ID : V7PR1BJB

### Payer Details

Payment From : MS PETRINE N SEM - BUSINE  
 Cur/Amount : NAD4025.00

### Payee Details

Recipient/Account no : 1148115  
 Name : CITY OF WHK PLANNING  
 Bank : FIRST NATIONAL BANK  
 Branch Code : 282672  
 Reference : 178/58/48BW REZONING

END OF NOTIFICATION

To authenticate this Payment Notification please visit the First National Bank of Namibia Limited website at [fnbnamibia.com.na](http://fnbnamibia.com.na), select the "Verify Payment" 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.

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## DEBT MANAGEMENT CREDIT CHECK FORM

Surname MTAWA First name(s) NICOLE  
 Erf/stand no 178/58 Township BRACKWATER NO. 48  
 If company or registered under CC C8R3WRY3F  
 Namibian I. D / Passport no. ✓  
 Postal/Private Bag address 97171 Township of address Maema Mall  
 Physical Residential or Business address 178/58 BW No. 48  
 Tel no \_\_\_\_\_ (H) \_\_\_\_\_ Cell 081 6264008

## DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments:

13569554

Acc. Technician Credit Control

Signature Acc. Tech Credit Control

Proceed

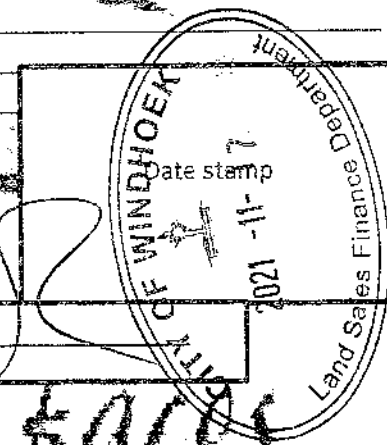
## LAND SALES

Comments:

Acc. Technician Land Sales

Signature Acc. Technician Land Sales

ACCOUNTANT LAND SALES:

Proceed

CITY OF MANY FACES



## DEBT MANAGEMENT CREDIT CHECK FORM

Surname MTAWA First name(s) NICOLE  
 Erf/stand no 178/58 Township Brakwater No. 48  
 If company or registered under cc \_\_\_\_\_  
 Namibian I.D. / Passport no. C8R3WRY8F  
 Postal/Private Bag address 97171 Township of address Maena Nall  
 Physical Residential or Business address Brakwater  
 Tel no \_\_\_\_\_ (H) \_\_\_\_\_ Cell 0816264008

## DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments:

proceed

Acc. Technician Credit Control

Jenny Nende

Signature Acc. Tech Credit Control

Jenny

CITY OF WINDHOEK  
Date stamp  
02 OCT 2020

## LAND SALES

Comments:

Approved

Acc. Technician

Land Sales

Signature Acc. Technician Land Sales

CITY OF WINDHOEK  
02 OCT 2020SUNDY DESTOPS  
LAND SALES DEPARTMENT

ACCOUNTANT LAND SALES:

CITY OF MANY FACES





No. 04 Wagner street | Windhoek west | c: +264 81 3290584  
 P.O. Box 22296 | Windhoek | t: +264 61251975 | f: +264 61 304219 |  
 neshila@a3arc.com w: www.kamau-architects.com

Date: 25 September 2021

The Chief Executive Officer  
 City of Windhoek  
 Box 59  
 80, Independence Avenue

Attention: Town Planning Officer

Dear Sir/Madam

Herewith application for:

- **REZONING OF ERF 5391 SHOVELLER STREET, KHOMASDAL EXTENSION 16 WINDHOEK, FROM 'BUSINESS' TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:50**

## 1. Introduction and Background

Kamau Town Planning and Development Specialist, on behalf of Ndakalimwe Investment cc as the owner of Erf 5391 Shoveller Street, Khomasdal Extension No.16, Windhoek, hereby applies for the rezoning of Erf 5391 Shoveller Street, Khomasdal Extension No.16, Windhoek from 'Business' to 'General Residential' with a density of 1:50m<sup>2</sup> in terms of Table B of the Windhoek Town Planning Scheme.

## 2. Erf Information and Surrounding Area

Erf 5391 Shoveller Street, Khomasdal Extension No.16, Windhoek, is located west of the Windhoek Central Business District in the Khomasdal suburb and is bordered by major arterials; Moses Garoeb to the north and east of the Erf; Otjomuise Road to the west and the C28 Road to the South. The



respective Erf is located along the Shoveller Street which is mostly vacant to the south with a mix of single and general residential as well as business land uses to the north of the street.

The Erf is surrounded by business zoned erven with general residential land uses to the immediate right and left. Major and complimentary land uses within the area include the GreenZone Health and Fitness Gym at the intersection of Ekster Street that joins from Shoveller Street and Otjomuise Road. The Erf is also in close proximity to the Namcor Petrol Service Station to the west of the Erf currently under construction at the intersection of the Ekster Street and the Otjomuise Road. While the OK mini market is located to the south east of the Erf.

Figure 1: Aerial Image of Erf 5391 and its immediate Surrounding



The Erf slopes gently to the west as seen in the image below and measures 547m<sup>2</sup> in extent with a current zoning of 'Business'. There is a block of flats on the property. There are already existing water, sewer and electricity services on the erf. Access to the Erf is gained from Shoveller Street.



Figure 2: Image of Erf 5391 showing the slope of the Erf.



### 3. Development Proposal

In order to formalize the existing land use on his property, Mr Josef Ndafediva intends to rezone Erf 5391 Shoveller Street, Khomasdal Extension No.16, Windhoek, from 'Business' to 'General Residential' with a density of 1:60m<sup>2</sup>.

The Erf currently consists of a block of 8 units and a store room. The 8 units each cover an area of 51.8m<sup>2</sup> while the storeroom measures 15m<sup>2</sup>. Each unit consists of two bedrooms, a lounge, kitchen and a bathroom (Kindly see attached plans). There is parking provision made totaling to 9 parking bays.

#### Need and Desirability

The proposed rezoning is to accommodate the existing land use on the Erf in line with the Town Planning Scheme. This will enable the owner to pay rates and taxes that are aligned with the land use.

The consultant understands that the existing density does not align with the densities that are regulated by the City of Windhoek which stipulates 1:50 as the highest allowable density in Windhoek followed by 1:100. Densities falling in between these values such as the 1: 51.8 m<sup>2</sup> as on the subject property, are not explicitly stipulated in the town-planning scheme.



There are no major impacts on noise, air pollution or traffic congestion anticipated with the rezoning. Consenting to the respective rezoning application means better application of the Town Planning Scheme to ensure better control and management of the City's land uses.

#### 4. Conditions

The conditions of title are stipulated in the title deed of Erf 5391, Title Deed Number T4206/2017 that is attached as part of the annexure.

#### 6. Application

- *Rezoning of Erf 5391 Shoveller Street, Khomasdal Extension No.16, Windhoek from 'Business' to 'General Residential' with a density of 1:50m<sup>2</sup>*

In support of the application the following documentation are submitted.

- Locality Map
- Erf Diagram
- Copy of Title deed
- Power of Attorney
- Current Zoning Plan
- Proposed Zoning Plan
- Credit Check Certificate
- Town Planning Certificate

I trust that the application will receive your favorable consideration.

Yours faithfully



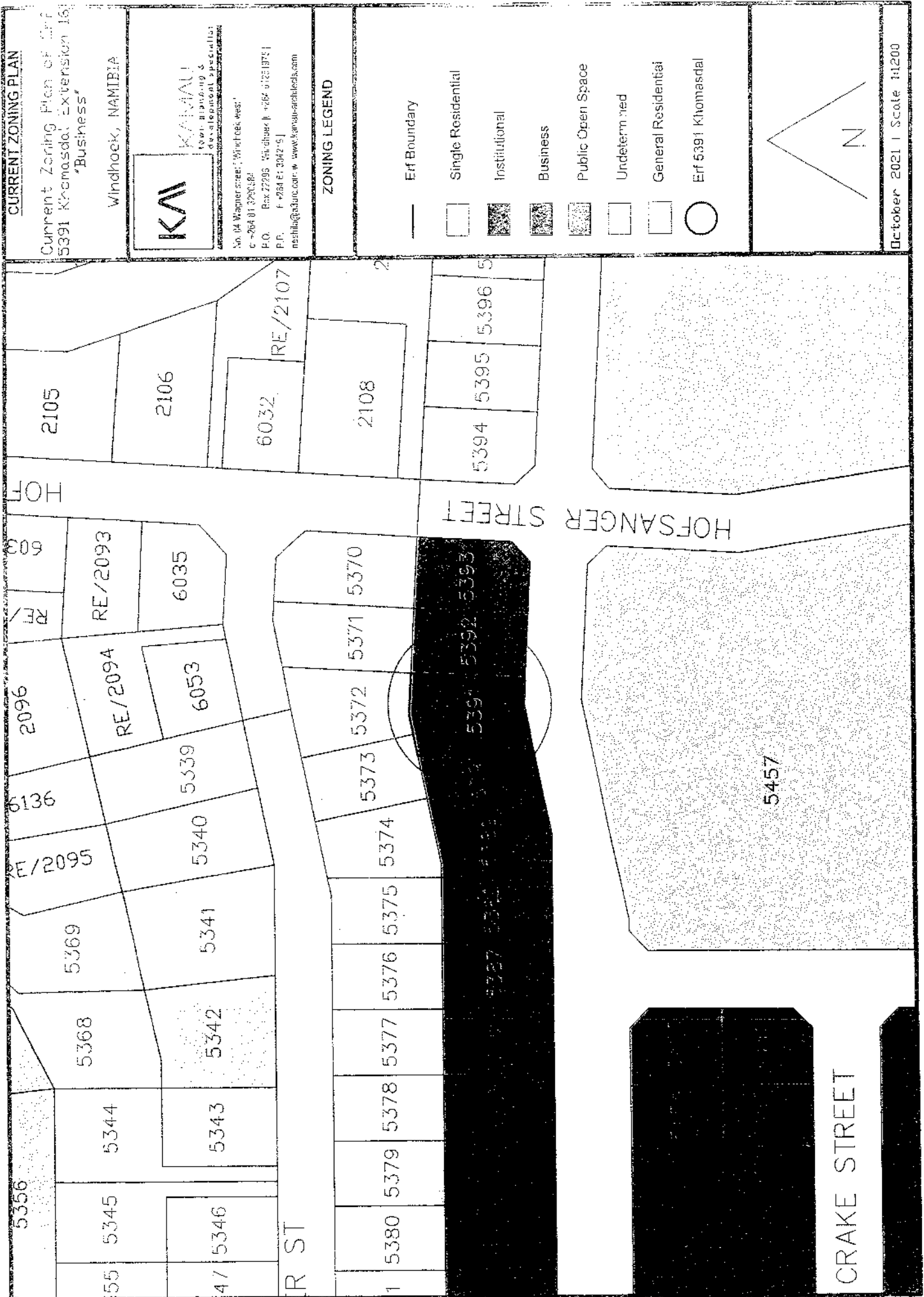
**Principal Member**

**Mr. F. K. NESHILA**

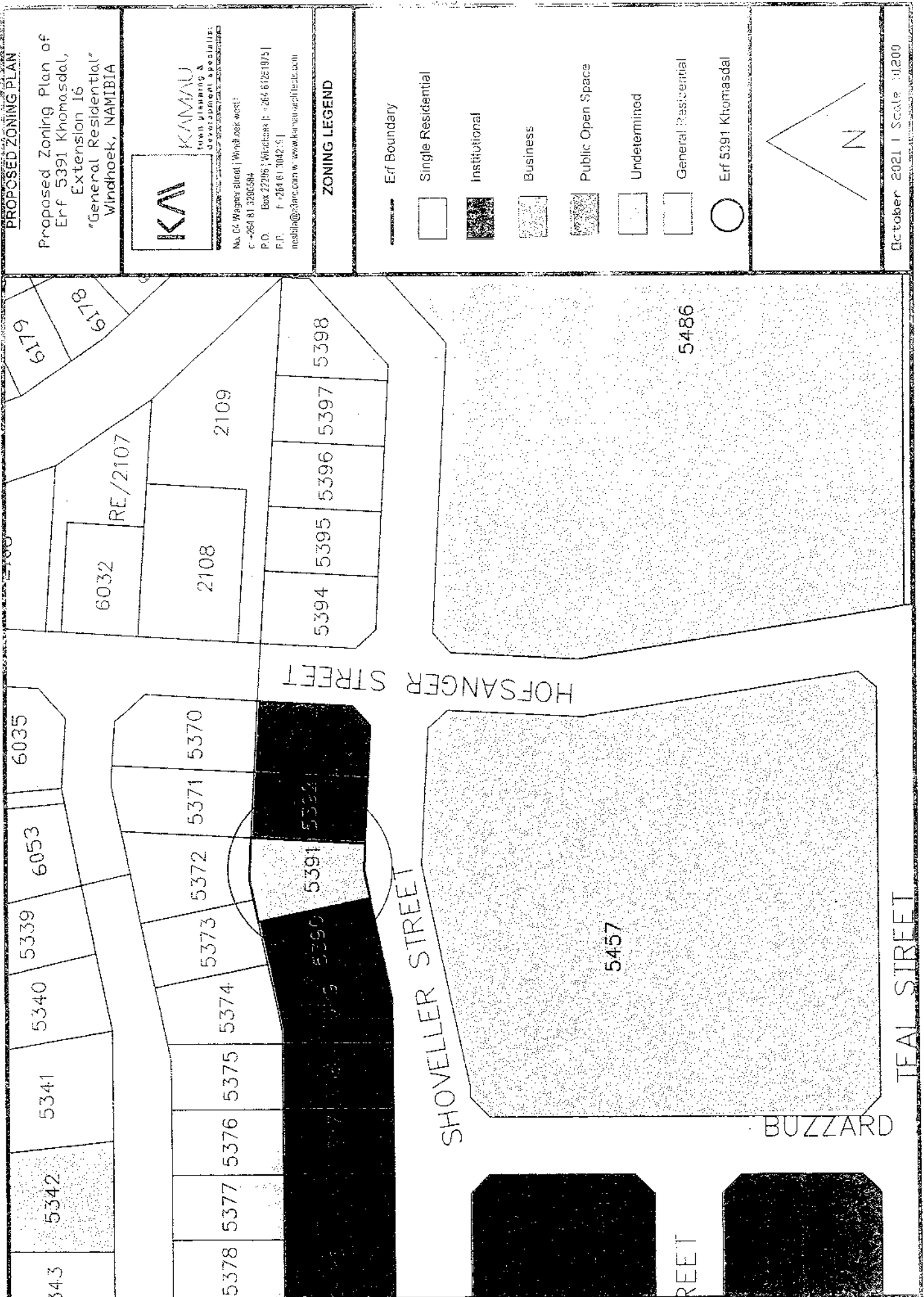














By Notarial Deed No. K 293 dated 2017-07-26 at Windhoek  
 the within mentioned parties to the deed are conditions  
 in favour of Municipal Council of Windhoek  
 appears on reference to the deed a copy of the deed is attached hereto annexed  
 DEEDS OFFICE, WINDHOEK, 2017-07-07 gm  
Dep REGISTRAR OF DEEDS.

2017-07-07 MORTGAGED (No. R 3589) dated 2017  
 for N\$ 420 000-00 (with preference for  
 an additional amount not exceeding N\$ 84 000-00)  
 DEEDS OFFICE, WINDHOEK. Dep REGISTRAR OF DEEDS.

Prepared by me,

Conveyancer,  
BOTHA PHK

DR WEDER, KAUTA & HOVEKA INC  
 ATTORNEYS, NOTARIES AND CONVEYANCERS  
 3RD FLOOR, WKH HOUSE  
 JAN JONKER ROAD  
 P O BOX 864 / 822 WINDHOEK



## DEED OF TRANSFER

T 4206 / 2017

BE IT HEREBY MADE KNOWN

THAT PAUL HENDRIK KIRSTEN DO THA AND/

appeared before me, the Registrar of Deeds at WINDHOEK, he/she the said Appearer,  
 being duly authorised thereto by a Power of Attorney granted to him/her by

MUNICIPAL COUNCIL OF WINDHOEK

signed at WINDHOEK on 12 April 2017

DR WEDER, KAUTA & HOVEKA INC  
 ATTORNEYS  
 A/ISSPANNRI ATZ WINDHOEK



**AND THAT APPEARER DECLARED** THAT the said Principal had on 10 November 2016 sold, and that he/she in his/her capacity aforesaid, did by these presents, cede and transfer, in full and free property to and on behalf of

**NDAKALIMWE INVESTMENTS CC**  
**Registration Number CC/2010/1133**

its successors in title or assigns

**CERTAIN** : ERF NO. 5391, KHOMASDAL (EXTENSION NO. 16)

**SITUATE** : IN THE MUNICIPALITY OF WINDHOEK  
 REGISTRATION DIVISION "K"  
 KHOMAS REGION

**MEASURING** : 547 (FIVE HUNDRED AND FORTY SEVEN) SQUARE  
 METRES as will appear on Diagram S.G. A256/2004

**HELD BY** : Certificate of Registered Title T3950/1993

**SUBJECT** to the following conditions imposed in terms Ordinance 18 of 1954  
 (See EC22/2007), namely:-

**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 Walvis Bay 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, including the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf.

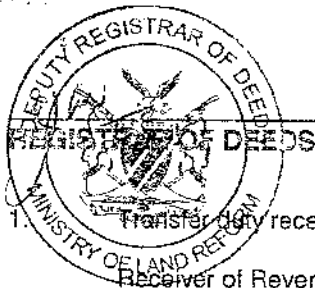


WHEREFORE the Appearer, renouncing all the Right and Title which the said TRANSFEROR heretofore had to the premises, did, in consequence, also acknowledge him to be entirely dispossessed of and disentitled to the same, and that, by virtue of these Presents, the said TRANSFEREE, its successors in title or assigns now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its Rights, and finally acknowledging the purchase price amounting to the sum of **NS\$600 000.00 (SIX HUNDRED THOUSAND NAMIBIA DOLLARS)**

SIGNED AT WINDHOEK on 2017-07-07  
together with the Appearer, and confirmed with my Seal of Office

  
SIGNATURE OF APPEARER

In my presence,



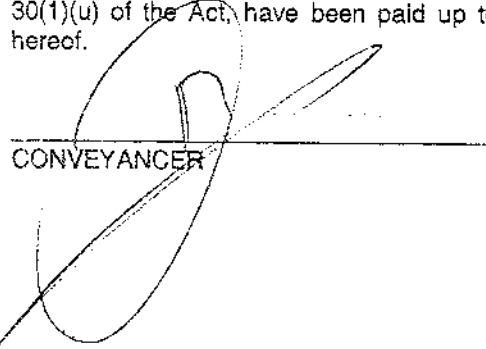
1. Transfer duty receipt No. 105269442 issued by the  
Receiver of Revenue at WINDHOEK on 11/05/2017.

For NS\$72 000.00

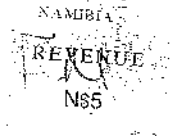
(Checked 1.  2. 

2. I the undersigned, BOTHA PHK

Conveyancer, hereby certify in terms of Section 78 of Act 23/1992 ("The Act") that all rates leviable in respect of the immovable property contained in this Deed, and all the fees, charges and other moneys due to the local authority council in respect of any service, amenity or facility supplies to such property in terms of the Act, inclusive of any availability charge and minimum charge provided for in Section 30(1)(u) of the Act, have been paid up to and including the date of registration hereof.

  
CONVEYANCER





POWER OF ATTORNEY

I, the undersigned Josef Ndakalimwe Ndafediva as the sole member of Ndakalimwe Investment CC (CC/2010/1133) as the owner of Erf 5391 Khomasdal Extension 16, Windhoek, do hereby nominate, constitute and appoint,

**KAMAU TOWN PLANNING & DEVELOPMENT SPECIALIST  
NO.04 WAGNER STREET, WINDHOEK (WEST)  
P.O. BOX 22296  
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:

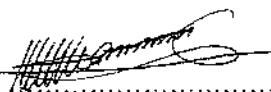
- REZONING OF ERF 5391 KHOMASDAL EXTENSION 16, WINDHOEK FROM 'BUSINESS' TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:50M<sup>2</sup>

at the cost of the applicant and generally for effecting the purposes 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 my said Attorney shall lawfully do, or cause to be done, by virtue of these presents.

Signed at Windhoek on 11 of January <sup>2</sup>2022 in the presence of the undersigned witnesses.

**WITNESSES:**

1. 

2. 

  
SIGNED





**TOPAZ  
INVESTMENTS**

serving you is our main priority

P. O. Box 22504 | Windhoek | Namibia | 23 Lucia Park | Windhoek West  
Tel: +264 81 141 114 | E-mail: bnaanda@iway.na

## FOUNDING STATEMENT

OF

**NDAKALIMWE INVESTMENTS CC**



## Founding Statement

Before filling in the form, first see notes on page 2.

REGISTRATION NUMBER OF CORPORATION  CC/2010/1133	DATE OF RECEIPT
--	-----------------

Full name of corporation NDAKALIMWE INVESTMENTS CC

Literal translation of name (if applicable) \_\_\_\_\_

Shortened form of name (if applicable) \_\_\_\_\_

Description of principal business BUILDING, RENOVATION, HOUSE ELECTRICAL INSTALLATION & REPAIR, BUYING AND SELLING HOUSES, TRANSPORTING

Date of end of financial year END OF APRIL EACH YEAR

Postal address P.O.BOX 679, RUNDU

Address of registered office (not post office box) 159 MILLENNIUM PARK, RUNDU

Name and address of accounting officer BOAS NAANDA

P.O.BOX 22504

WINDHOEK

(Attach written consent to appointment)

Full name of association or body of which accounting officer is a member SOUTHERN AFRICAN INSTITUTE OF BUSINESS ACCOUNTANTS

Membership/Practice No. 159



## NOTES

1. Form CC 1 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. Where a person signs on behalf of a member, a power of attorney must be attached.
3. 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.
4. If no identity document has been issued, a written statement to this effect must be attached.
5. Form CC 1 which does not comply with the requirements of the Act, regulations or these notes, will be rejected.
6. Particulars to be furnished under the heading "MEMBERS".
  - (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 NDAKALIMWE INVESTMENTS CC

REGISTRATION NUMBER

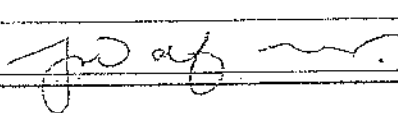
CC/2010/1133

## PART C

## MEMBERS

Full names and surname JOSEPH NDAKALIMWE NDAFEDIVA

		Year	Month	Day										
Identity number or date of birth	(i)	8	2	0	4	1	5	1	0	3	1	5		
Registration number	(ii)													

Percentage of interest 100%Particulars of contribution NS100-00Residential address 159 MILLENIUM PARK, RUNDUPostal address P.O.BOX 679, RUNDUSignature of member or representative 

Full names and surname

		Year	Month	Day										
Identity number or date of birth	(i)													
Registration number	(ii)													

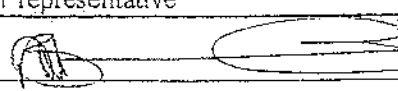
Percentage of interest

Particulars of contribution

Residential address

Postal address

Signature of member or representative

Witness Signature Date of signature 12 FEBRUARY 2010

Full names

BOAS NAANDAResidential address 23 LUCIA PARK, BACH STREET, WINDHOEK-WESTBusiness address 23 LUCIA PARK, BACH STREET, WINDHOEK-WESTPostal address P.O.BOX 22504, WINDHOEK



NAME OF CORPORATION NDAKALIMWE INVESTMI

REGISTRATION NUMBER

CC/20101133

## PART C

## MEMBERS

Full names and surname

	Year	Month	Day											
Identity number or date of birth (i)														
Registration number (ii)														

Percentage of interest

Particulars of contribution

Residential address

Postal address

Signature of member or representative

Full names and surname

	Year	Month	Day											
Identity number or date of birth (i)														
Registration number (ii)														

Percentage of interest

Particulars of contribution

Residential address

Postal address

Signature of member or representative

Witness Signature

Date of signature

Full names

Residential address

Business address

Postal address



NAME OF CORPORATION NDAKALIMWE INVESTMENTS CC

REGISTRATION NUMBER

CC 20101133

## PART C

## MEMBERS

Full names and surname

		Year	Month	Day										
Identity number or date of birth	(i)													
Registration number	(ii)													

Percentage of interest

Particulars of contribution

Residential address

Postal address

Signature of member or representative

Full names and surname

		Year	Month	Day										
Identity number or date of birth	(i)													
Registration number	(ii)													

Percentage of interest

Particulars of contribution

Residential address

Postal address

Signature of member or representative

Witness Signature

Date of signature

Full names

Residential address

Business address

Postal address



NAME OF CORPORATION NDAKALIMWE INVESTMENTS CC

REGISTRATION NUMBER

CC/2010/1133

## PART C

## MEMBERS

Full names and surname \_\_\_\_\_

		Year	Month	Day										
Identity number or date of birth	(i)													
Registration number	(ii)													

Percentage of interest \_\_\_\_\_

Particulars of contribution \_\_\_\_\_

Residential address \_\_\_\_\_

Postal address \_\_\_\_\_

Signature of member or representative \_\_\_\_\_

Full names and surname \_\_\_\_\_

		Year	Month	Day										
Identity number or date of birth	(i)													
Registration number	(ii)													

Percentage of interest \_\_\_\_\_

Particulars of contribution \_\_\_\_\_

Residential address \_\_\_\_\_

Postal address \_\_\_\_\_

Signature of member or representative \_\_\_\_\_

Witness Signature \_\_\_\_\_

Date of signature \_\_\_\_\_

Full names \_\_\_\_\_

Residential address \_\_\_\_\_

Business address \_\_\_\_\_

Postal address \_\_\_\_\_



NAME OF CORPORATION NDAKALIMWE INVESTMENTS CC

REGISTRATION NUMBER

CC00101133

## PART C

## MEMBERS

Full names and surname

		Year	Month	Day										
Identity number or date of birth	(i)													
Registration number	(ii)													

Percentage of interest

Particulars of contribution

Residential address

Postal address

Signature of member or representative

Full names and surname

		Year	Month	Day										
Identity number or date of birth	(i)													
Registration number	(ii)													

Percentage of interest

Particulars of contribution

Residential address

Postal address

Signature of member or representative

Witness Signature

Date of signature

Full names

Residential address

Business address

Postal address



REPUBLIC OF NAMIBIA  
CLOSE CORPORATIONS ACT, 1988  
(Section 13, 14, 27 and 60)  
(Regulations 3, 10 and 13)

(To be lodged in triplicate together with the Founding Statement)

**Certificate of Incorporation**

REGISTRATION NUMBER OF CORPORATION	
CC	120101133

This is to certify that the Founding Statement (CC 1) of

**NDAKALIMWE INVESTMENTS CC**

Has been registered and the above-named close corporation was this day incorporated in terms of the Close Corporation Act, 1988

\* The above-named corporation has been converted from a company:

\_\_\_\_\_  
(Reg. No. \_\_\_\_\_)

Signed at Windhoek this

12<sup>th</sup>

Day  
of

march

Two Thousand and

TEN

REGISTRAR OF CLOSE CORPORATIONS

\* (Delete if not applicable)



NAME OF CORPORATION NDAKALIMWE INVESTMENTS CC

REGISTRATION NUMBER

CC/2010/1133

The above-named corporation has been converted from company:

Reg. No. \_\_\_\_\_

FOR OFFICE USE

Founding Statement registered

Registrar of Close Corporations

Date 12/3/2010

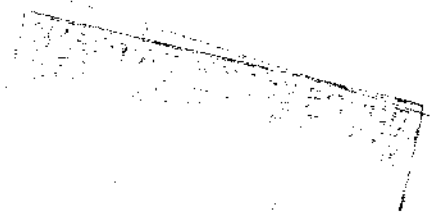
Data Processing

Classification \_\_\_\_\_

Recorded

Initials and date \_\_\_\_\_

Paste revenue receipt or  
Affix revenue stamp or  
Impress revenue franking  
Machine impression here  
N\$ 100, 00





## DEBT MANAGEMENT CREDIT CHECK FORM

Surname \_\_\_\_\_

First name(s) \_\_\_\_\_

Erf/stand no 5391Township Extension No. 16 KROMASSDAGIf company or registered under cc NABAKUMWE INVESTMENT CCNamibian I. D / Passport no. 961201006455Postal/Private Bag address 35404Township of address Kleine Kuppe

Physical Residential or Business address \_\_\_\_\_

Tel no. 081 2746848 (H)Cell 081 219476

## DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments:

No Arrears

Acc. Technician Credit Control

Nabila

Date stamp

Signature Acc. Tech Credit Control

[Signature]

## LAND SALES

Comments:

Proceed

Acc. Technician Land Sales

11Gloete

Date stamp

Signature Acc. Technician Land Sales

[Signature]

ACCOUNTANT LAND SALES:

City of Windhoek



**Town Planning Certificate No. 1:**  
**Town Planning Scheme Information**

434

Ref : \_\_\_\_\_

Enq : \_\_\_\_\_

Tel : \_\_\_\_\_

Applicants Address \_\_\_\_\_

Telephone Number : \_\_\_\_\_

Sir / Madam

Erf No: 5391

Township : KHOMASDAL

Street : SHOVELLER STR

In terms of the Windhoek Town Planning Scheme the following conditions apply to the above mentioned erf.

- |                  |                    |                   |
|------------------|--------------------|-------------------|
| 1. Use Zone :    | BUSINESS           | Refer to Table B. |
| 2. Density :     | _____              | Refer to Table E. |
| 3. Bulk Factor : | 1 1.0              | Refer to Table F. |
| 4. Coverage :    | 70 %               | Refer to Table G. |
| 5. Erf Size :    | 547 m <sup>2</sup> |                   |
| 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 :        | 33 SHOVELLER 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.



# CLASSIFIEDS

Tel: (061) 2080844

Fax: (061) 220584

Email: Classifieds@nepc.com.na

## Notices

## Notices

## Notices

## Notices

## Notices

## Notices

## Notices

**REPUBLIC OF NAMIBIA  
MINISTRY OF TRADE &  
INDUSTRY 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:  
**OSHAHANA**

1. Name and postal address of  
applicant:  
**SABARA TUEYIWA  
VALCHINGWELI**
2. Name of business or proposed  
business to which applicant relates:  
**OMUNGWANDU DEPOT**
3. Address/Location of premises to  
which Application relates:  
**OMUNGWANDU DEPOT**
4. Nature and details of application:  
**WHOLESALE LIQUOR  
LICENCE**
5. Clerk of the court with whom  
Application will be lodged:  
**OSHAHANA MAGISTRATE  
OFFICE**
6. Date on which application will  
be lodged:  
**14-28 FEBRUARY 2022**
7. Date of meeting of Committee at  
which application will be heard:  
**13 APRIL 2022**

Any objection or written submission  
in terms of section 23 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.

**NOTICE TO CREDITORS  
AND DEBTORS IN  
DECEASED ESTATES**

Estate of the Late:  
**Jacobus Campbell**  
Estate Number:  
**E 249/2022**  
Date of Birth:  
**8 September 1955**  
Date of Death:  
**15 July 2021**  
Last Address:  
**Erf No. Rehoboth B 388**

All persons having claims  
against the estate specified  
above, are called upon to  
lodge their claims with the  
Executor concerned within  
a period of 30 (thirty) days  
from the date of publication  
hereof.

**Anne Marie Campbell**

Agent for Executrix  
**V T Van Wyk Attorneys**  
Hebron House  
Plot 129, Block A  
P O Box 4953  
Rehoboth  
Tel: 062-523337

**PUBLIC NOTICE**

Notice is hereby given  
that Nghiveiva Planning  
Consultants (Town and  
Regional Planners) on  
behalf of the owners of Erven  
4753 Rundu Extension 15  
and 5515 Rundu Extension  
18, intends applying to the  
Rundu Town Council and  
the Urban and Regional  
Planning Board for the:

- Rezoning of Erf 4753  
Rundu Extension 15,  
from "Residential" to  
"Business" with a bulk  
of 0.6;
- Rezoning of Erf 5515  
Rundu Extension 18,  
from "Residential" to  
"Business" with a bulk  
of 0.6;

Erf 4753 is located in Rundu  
Extension 15 and measures  
±583m<sup>2</sup> in extent. The  
erf is currently zoned for  
"Residential" purposes.

It is the intention of the  
owners to rezone Erf 4753,  
Rundu Extension 15 from  
"Residential" to "Business"  
with a bulk of 0.6. The  
proposed rezoning will enable  
the owners to formalize an  
existing business already  
constructed on the property.

Erf 5515 is located in Rundu  
Extension 18 and measures  
±748m<sup>2</sup> in extent. The  
erf is currently zoned for  
"Residential" purposes.

It is the intention of the  
owners to rezone Erf 5515,  
Rundu Extension 18 from  
"Residential" to "Business"  
with a bulk of 0.6. The  
proposed rezoning will enable  
the owners to formalize an  
existing business already  
constructed on the property.

Further take notice that  
the plans of the erven lie  
for inspection on the town  
planning notice board of the  
Rundu Town Council: Maria  
Mwengere Road, Rundu and  
the Applicant: Suite 4,  
Paragon Office Suites,  
Garten Street, Windhoek.

**• CHANGE OF SURNAME •**

**THE ALIENS ACT, 1937  
NOTICE OF INTENTION  
OF CHANGE OF SURNAME**

(1) **NANGOMBE LAJIA VITALIUS** residing at ELONDO-WEST and  
carrying on business / employed as  
(2) **UNEMPLOYED**, intend applying  
to the Minister of Home Affairs for  
authority under section 9 of the Aliens  
Act, 1937, to assume the surname  
**YAMBO** for the reasons that (3) **I  
AM USING MY FATHER'S NAME AS  
MY SURNAME INSTEAD OF  
HIS SURNAME**, I previously bore the  
name(s) (4) **VITALIUS**. I intend also  
applying for authority to change the  
surname of my wife NIA and minor  
children (5) **NIA**. Any person who  
objects to my/our assumption of the  
said surname of **YAMBO** should as  
soon as my/our lodge his/her  
objection, in writing, with a statement  
of his/her reasons therefor, with the  
magistrate of

**WINDHOEK  
02 FEBRUARY 2022**

**• CHANGE OF SURNAME •**

**THE ALIENS ACT, 1937  
NOTICE OF INTENTION  
OF CHANGE OF SURNAME**

(1) **HISKA SEM** residing at NCO'S  
BARRACKS OTAVI MILITARY  
BASE and carrying on business /  
employed as (2) **SOLDIER**, intend  
applying to the Minister of Home  
Affairs for authority under section 9  
of the Aliens Act, 1937, to assume the  
surname **ELAGO** for the reasons that  
(3) **THE SOUTH AFRICAN IDENTITY  
DOCUMENTS WAS WRONGLY  
APPLIED UNDER THE NAME HISKA  
SEM**, I previously bore the  
name(s) (4) **HISKA SEM**. I intend  
also applying for authority to change  
the surname of my wife NIA and  
minor children (5) **NIA**. Any person  
who objects to my/our assumption of  
the said surname of **ELAGO** should as  
soon as my/our lodge his/her  
objection, in writing, with a statement  
of his/her reasons therefor, with the  
magistrate of

**WINDHOEK  
03 FEBRUARY 2022**

**• CHANGE OF SURNAME •**

**THE ALIENS ACT, 1937  
NOTICE OF INTENTION  
OF CHANGE OF SURNAME**

(1) **HORST MODLER** residing at  
787 ELISHENHIE and carrying on  
business / employed as (2) **STUDENT**,  
intend applying to the Minister of  
Home Affairs for authority under  
section 9 of the Aliens Act, 1937, to  
assume the surname **BECKER** for  
the reasons that (3) **DO NOT KNOW  
MY GROW UP PERIOD, I DO  
NOT KNOW HIS WHERE ABOUT  
FOR THE PAST 10 YEARS, HE DO  
NOT HAVE ANY CONTACT WITH  
ME**, I previously bore the name(s)  
(4) **HORST MODLER**. I intend also  
applying for authority to change the  
surname of my wife NIA and minor  
children (5) **NIA**. Any person who  
objects to my/our assumption of the  
said surname of **BECKER** should as  
soon as my/our lodge his/her  
objection, in writing, with a statement  
of his/her reasons therefor, with the  
magistrate of

**WINDHOEK  
12 JANUARY 2022**

**• CHANGE OF SURNAME •**

**THE ALIENS ACT, 1937  
NOTICE OF INTENTION  
OF CHANGE OF SURNAME**

(1) **SYLVANES REAGENOLD  
KAHUKA** residing at Erf 1119,  
KRONLEIN KEETMANSHOOP and  
carrying on business / employed as (2)  
**SELF-EMPLOYED**, intend applying  
to the Minister of Home Affairs for  
authority under section 9 of the Aliens  
Act, 1937, to assume the surname  
**STEPHANUS** for the reasons that  
(3) **STEPHANUS IS MY MOTHER'S  
SURNAME AND I WISH TO USE  
MY FATHER'S SURNAME AS PER  
BIRTH CERTIFICATE**, I previously  
bore the name(s) (4) **SYLVANES  
REAGENOLD KAHUKA**. I intend also  
applying for authority to change the  
surname of my wife NIA and minor  
children (5) **NIA**. Any person who  
objects to my/our assumption of the  
said surname of **STEPHANUS** should  
as soon as my/our lodge his/her  
objection, in writing, with a statement  
of his/her reasons therefor, with the  
magistrate of

**WINDHOEK**

**PUBLIC NOTICE**

Please take notice that  
KamauTown Planning and  
Development Specialist has  
been appointed by the owner of  
Erf 5391 Shovelier Street  
Khomassdal Extension 16,  
Windhoek to apply to the City  
of Windhoek and the Urban  
and Regional Planning Board  
for the:

**Rezoning of Erf 5391  
Shovelier Street Khomassdal  
Extension 16, Windhoek  
from 'Business' to 'General  
Residential' with a density of  
1:50.**

Erf 5391, Shovelier  
Street, Khomassdal  
Extension No. 16, Windhoek, is  
located west of the Windhoek  
Central Business District in  
the Khomassdal suburb and is  
bordered by major arterials.  
The respective Erf is located  
along the Shovelier Street  
which is mostly vacant to the  
south with a mix of single and  
general residential as well as  
business land uses to the north  
of the street.

The Erf slopes gently to the  
west and measures 547sqm  
in extent with a current zoning  
of "Business". There are  
eight residential units on the  
property. Access to the Erf is  
gained from Shovelier Street.

The application stands to  
apply for the rezoning of the  
respective erf from "Business"  
to "General Residential" with a  
density of 1:50.

Please further take note that:

(a) For more inquiries regarding  
these zoning application, visit  
the Department of Town  
Planning, 5th floor, office  
number 522 at the City of  
Windhoek;

(b) any person having  
objections to the rezoning and  
consent concerned or who  
wants to comment, may in  
writing lodge such objections  
and comments, together with  
the grounds with the Chief  
Executive Officer of the City  
of Windhoek and with the  
applicant with in 14 days of  
the last publication of this  
notice, i.e. no later than 11  
March 2022.

**• CHANGE OF SURNAME •**

**THE ALIENS ACT, 1937  
NOTICE OF INTENTION  
OF CHANGE OF SURNAME**

(1) **ETUNA SIMAREKA  
SHUKWANYAMA** residing at  
Erf 131 in THORO STREET,  
AT KOMBAT, OTJOZONDJUPA  
REGION and carrying on business  
/ employed as (2) **LECTURER** intend  
applying to the Minister of Home  
Affairs for authority under section 9  
of the Aliens Act, 1937, to assume  
the surname **SHUKWANYAMA** -  
**NDAWEDAPO** for the reasons that  
(3) **I WORK AS A LECTURER AND  
I HAVE BEEN KNOWN WITH MY  
BIRTH SURNAME**, I previously bore  
the name(s) (4) **NIA**. I intend also  
applying for authority to change the  
surname of my wife NIA and minor  
children (5) **NIA**. Any person who  
objects to my/our assumption of the  
said surname of **SHUKWANYAMA** -  
**NDAWEDAPO** should as soon as my  
be lodge his/her objection, in writing,  
with a statement of his/her reasons  
therefor, with the magistrate of

**WINDHOEK  
07 FEBRUARY 2022**

**• CHANGE OF SURNAME •**

**THE ALIENS ACT, 1937  
NOTICE OF INTENTION  
OF CHANGE OF SURNAME**

(1) **FERDINAND PEUB-  
VULLY KAMATI** residing at  
142, CONSTANSIA STREET,  
GOREANGB, WINDHOEK and  
carrying on business / employed as  
(2) **UNEMPLOYED** intend applying  
to the Minister of Home Affairs for  
authority under section 9 of the  
Aliens Act, 1937, to assume the  
surname **VULLY** for the reasons that  
(3) **BECAUSE I WOULD LIKE TO  
HAVE MY OWN SURNAME THAT  
WILL BE CARRIED OUT BY MY  
WIFE AND OUR DESCENDANTS  
FOR GENERATIONS TO COME**, I  
previously bore the name(s) (4) **NIA**.  
I intend also applying for authority  
to change the surname of my wife  
**KAMATI** and minor children (5) to  
**VULLY**. Any person who objects  
to my/our assumption of the said  
surname of **VULLY** should as soon  
as my/our lodge his/her objection,  
in writing, with a statement of his/her  
reasons therefor, with the magistrate of

**WINDHOEK  
26 JANUARY 2022**

**REPUBLIC OF NAMIBIA  
MINISTRY OF TRADE &  
INDUSTRY 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:  
**OSHAHANA**

1. Name and postal address of  
applicant:  
**SHINWONG PETERUS  
SHIPEPO, PO BOX 4553,  
ONGWEDIVA**
2. Name of business or proposed  
business to which applicant relates:  
**LOUNGE AND RESTAURANT**
3. Address/Location of premises to  
which Application relates:  
**EKO - LANAMBO ADOLPHY**
4. Nature and details of application:  
**SHIBEN LIQUOR LICENCE**
5. Clerk of the court with whom  
Application will be lodged:  
**OSHAHANA MAGISTRATE OFFICE**
6. Date on which application will  
be lodged:  
**14-28 FEBRUARY 2022**
7. Date of meeting of Committee at  
which application will be heard:  
**13 APRIL 2022**

Any objection or written submission  
in terms of section 23 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 TRADE &  
INDUSTRY 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:  
**OSHAHANA**

1. Name and postal address of  
applicant:  
**ALI DHARAN  
PO BOX 2010, OSHAHANA**
2. Name of business or proposed  
business to which applicant relates:  
**NEW INVESTMENT 187 CC**
3. Address/Location of premises to  
which Application relates:  
**ERF 559 & 571, TSUMBE**
4. Nature and details of application:  
**WHOLESALE LIQUOR  
LICENCE**
5. Clerk of the court with whom  
Application will be lodged:  
**TSUMBE MAGISTRATE  
OFFICE**
6. Date on which application will  
be lodged:  
**28 FEBRUARY 2022**
7. Date of meeting of Committee at  
which application will be heard:  
**13 APRIL 2022**

Any objection or written submission  
in terms of section 23 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.

**NOTICE TO CREDITORS  
AND DEBTORS IN  
DECEASED ESTATES**

Estate of the Late:  
**Stefanus Vries**  
Estate Number:  
**E 217/2022**  
Date of Birth:  
**6 June 1953**  
Date of Death:  
**11 June 2021**  
Last Address:  
**Erf No. Rehoboth C 265**

All persons having claims  
against the estate specified  
above, are called upon to  
lodge their claims with the  
Executor concerned within  
a period of 30 (thirty) days  
from the date of publication  
hereof.

**Anna Karolina Vries**

Agent for Executrix  
**V T Van Wyk Attorneys**  
Hebron House  
Plot 129, Block A  
P O Box 4963  
Rehoboth  
Tel: 062-523337

**PUBLIC COMMENTS  
DEADLINE: 11 March 2022**

For more information and  
inquiries, kindly contact:

**No.04 Wagnerstreet  
Windhoekwest  
t: +264618113442  
P.O. Box 22296  
Windhoek t: +26461251975  
f: +264613042191  
fenni@kamau-tpds.  
com  
www.kamau-  
architects.com**

**KA**

**REPUBLIC OF NAMIBIA  
MINISTRY OF TRADE &  
INDUSTRY 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:  
**OSHAHANA**

1. Name and postal address of  
applicant:  
**JOSEPH MOGHIDULA  
PO BOX 283, OSHAHANA**
2. Name of business or proposed  
business to which applicant relates:  
**DOWN VALLEY PUB**
3. Address/Location of premises to  
which Application relates:  
**ERF 685, EHENYE ROAD,  
OSHAHANA**
4. Nature and details of application:  
**SHIBEN LIQUOR LICENCE**
5. Clerk of the court with whom  
Application will be lodged:  
**OSHAHANA MAGISTRATE OFFICE**
6. Date on which application will  
be lodged:  
**14-28 FEBRUARY 2022**
7. Date of meeting of Committee at  
which application will be heard:  
**13 APRIL 2022**

Any objection or written submission  
in terms of section 23 of the Act in  
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the Committee to reach the  
Secretary not less than 21 days  
before the date of the meeting of  
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application will be heard.

**REPUBLIC OF NAMIBIA  
MINISTRY OF TRADE &  
INDUSTRY LIQUOR ACT, 1998  
NOTICE OF APPLICATION TO A  
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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:  
**OSHAHANA**

1. Name and postal address of  
applicant:  
**JOHAN EUGENE  
PO BOX 7085, OSHAHANA**
2. Name of business or proposed  
business to which applicant relates:  
**ONAMBAWANG WHOLESALE**
3. Address/Location of premises to  
which Application relates:  
**ERF NO. 0415  
CLIMBONGO - OSHAHANA**
4. Nature and details of application:  
**WHOLESALE LIQUOR LICENCE**
5. Clerk of the court with whom  
Application will be lodged:  
**TSUMBE MAGISTRATE  
OFFICE**
6. Date on which application will  
be lodged:  
**28 FEBRUARY 2022**
7. Date of meeting of Committee at  
which application will be heard:  
**13 APRIL 2022**

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**REPUBLIC OF NAMIBIA  
MINISTRY OF TRADE &  
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(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:  
**OSHAHANA**

1. Name and postal address of  
applicant:  
**VAN DER MERWE  
JOHAN EUGENE  
PO BOX 7085, OSHAHANA**
2. Name of business or proposed  
business to which applicant relates:  
**ONAMBAWANG WHOLESALE**
3. Address/Location of premises to  
which Application relates:  
**ERF NO. 0415  
CLIMBONGO - OSHAHANA**
4. Nature and details of application:  
**WHOLESALE LIQUOR LICENCE**
5. Clerk of the court with whom  
Application will be lodged:  
**TSUMBE MAGISTRATE  
OFFICE**
6. Date on which application will  
be lodged:  
**28 FEBRUARY 2022**
7. Date of meeting of Committee at  
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application will be heard.

**REPUBLIC OF NAMIBIA  
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INDUSTRY LIQUOR ACT, 1998  
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Licensing Committee, Region:  
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applicant:  
**VAN DER MERWE  
JOHAN EUGENE  
PO BOX 7085, OSHAHANA**
2. Name of business or proposed  
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which Application relates:  
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CLIMBONGO - OSHAHANA**
4. Nature and details of application:  
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5. Clerk of the court with whom  
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**TSUMBE MAGISTRATE  
OFFICE**
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**REPUBLIC OF NAMIBIA  
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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:  
**OSHAHANA**

1. Name and postal address of  
applicant:  
**ALI DHARAN  
PO BOX 2041, OSHAHANA**
2. Name of business or proposed  
business to which applicant relates:  
**ONAMBAWANG WHOLESALE**
3. Address/Location of premises to  
which Application relates:  
**ERF 53, FUNYU, OSHAHANA**
4. Nature and details of application:  
**WHOLESALE LIQUOR LICENCE**
5. Clerk of the court with whom  
Application will be lodged:  
**OSHAHANA MAGISTRATE  
OFFICE**
6. Date on which application will  
be lodged:  
**28 FEBRUARY 2022**
7. Date of meeting of Committee at  
which application will be heard:  
**13 APRIL 2022**

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**REPUBLIC OF NAMIBIA  
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**OSHAHANA**

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applicant:  
**ALI DHARAN  
PO BOX 2041, OSHAHANA**
2. Name of business or proposed  
business to which applicant relates:  
**ONAMBAWANG WHOLESALE**
3. Address/Location of premises to  
which Application relates:  
**ERF 53, FUNYU, OSHAHANA**
4. Nature and details of application:  
**WHOLESALE LIQUOR LICENCE**
5. Clerk of the court with whom  
Application will be lodged:  
**OSHAHANA MAGISTRATE  
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**REPUBLIC OF NAMIBIA  
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4. Nature and details of application:  
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5. Clerk of the court with whom  
Application will be lodged:  
**OSHAHANA MAGISTRATE  
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6. Date on which application will  
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**REPUBLIC OF NAMIBIA  
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INDUSTRY LIQUOR ACT, 1998  
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**OSHAHANA**

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**ALI DHARAN  
PO BOX 2041, OSHAHANA**
2. Name of business or proposed  
business to which applicant relates:  
**ONAMBAWANG WHOLESALE**
3. Address/Location of premises to  
which Application relates:  
**ERF 53, FUNYU, OSHAHANA**
4. Nature and details of application:  
**WHOLESALE LIQUOR LICENCE**
5. Clerk of the court with whom  
Application will be lodged:  
**OSHAHANA MAGISTRATE  
OFFICE**
6. Date on which application will  
be lodged:  
**28 FEBRUARY 2022**
7. Date of meeting of Committee at  
which application will be heard:  
**13 APRIL 2022**

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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  
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Licensing Committee, Region:  
**OSHAHANA**

1. Name and postal address of  
applicant:  
**ALI DHARAN  
PO BOX 2041, OSHAHANA**
2. Name of business or proposed  
business to which applicant relates:  
**ONAMBAWANG WHOLESALE**
3. Address/Location of premises to  
which Application relates:  
**ERF 53, FUNYU, OSHAHANA**
4. Nature and details of application:  
**WHOLESALE LIQUOR LICENCE**
5. Clerk of the court with whom  
Application will be lodged:  
**OSHAHANA MAGISTRATE  
OFFICE**
6. Date on which application will  
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**28 FEBRUARY 2022**
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**13 APRIL 2022**

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Secretary not less than 21 days  
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application will be heard.

**REPUBLIC OF NAMIBIA  
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will be made to the Regional Liquor  
Licensing Committee, Region:  
**OSHAHANA**

1. Name and postal address of  
applicant:  
**ALI DHARAN  
PO BOX 2041, OSHAHANA**
2. Name of business or proposed  
business to which applicant relates:  
**ONAMBAWANG WHOLESALE**
3. Address/Location of premises to  
which Application relates:  
**ERF 53, FUNYU, OSHAHANA**
4. Nature and details of application:  
**WHOLESALE LIQUOR LICENCE**
5. Clerk of the court with whom  
Application will be lodged:  
**OSHAHANA MAGISTRATE  
OFFICE**
6. Date on which application will  
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**28 FEBRUARY 2022**
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**13 APRIL 2022**

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application will be heard.

**REPUBLIC OF NAMIBIA  
MINISTRY OF TRADE &  
INDUSTRY LIQUOR ACT, 1998  
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Licensing Committee, Region:  
**OSHAHANA**

1. Name and postal address of  
applicant:  
**ALI DHARAN  
PO BOX 2041, OSHAHANA**
2. Name of business or proposed  
business to which applicant relates:  
**ONAMBAWANG WHOLESALE**
3. Address/Location of premises to  
which Application relates:  
**ERF 53, FUNYU, OSHAHANA**
4. Nature and details of application:  
**WHOLESALE LIQUOR LICENCE**
5. Clerk of the court with whom  
Application will be lodged:  
**OSHAHANA MAGISTRATE  
OFFICE**
6. Date on which application will  
be lodged:  
**28 FEBRUARY 2022**
7. Date of meeting of Committee at  
which application will be heard:  
**13 APRIL 2022**

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in terms of section 23 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.





# CLASSIFIEDS

Tel: (061) 208 0800/44

Fax: (061) 220 584

Email: classifieds@nepc.com.na

## Property

## Employment

## Notice

## Notice

## Notice

## Notice

## Notice

### Twahafa Real Estate

**EISENHART:**  
Modern family home  
3bedrooms, 2bath,  
double garage  
450sqm NS 2 180 000

**HIGHLAND PARK:**  
Ground floor apartment  
3 bedrooms, 2 baths, big  
courtyard, 126sqm  
NS 1 089 000 est incl

**KHOMASDAL:**  
5 bedroom house, 2bath,  
garage 450 sqm  
NS 1850 000

**OTOMUISE:**  
Flat, 2big bedrooms,  
bathroom  
NS 590 000 est incl

**SOWETO:**  
Flat, 2bath entrance, 2  
bedrooms, bath, courtyard  
NS 590 000

**OTOMUISE:**  
Flat 2big bedrooms, bath,  
NS 693 000 est incl

**WANAHEDA:**  
Flat 2bedrooms, bath, big  
courtyard, 2 carpets  
NS 785 000 est incl

0816534437  
info@twahafagroup.com

### TWAHAFA REAL ESTATE

#### PROPERTIES WANTED!

We are looking for  
properties to SELL / BUY  
for our preapproved clients

NS300 000 to NS 1500 000  
(Cost included)  
Katutura & Khomasdal

0816534437  
info@twahafagroup.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,  
and/or of which application below,  
will be made to the Regional Liquor  
Licensing Committee, Regional  
Office, OTJONDJUPA

1. Name and postal address of  
applicant,  
EUPHRA HANGULO  
P.O. BOX 1170, AUSA PANPLATZ

2. Name of business or proposed  
business to which application relates  
SYNCRATE SHEBEN

3. Address/location of premises to  
which application relates  
ERF 5A, GOWETS, L. OUMANDJA

4. Nature and details of application  
LIQUOR LICENCE

5. Name of the court with whom  
application will be lodged  
OKAHANDJA MAGISTRATE

6. Date on which application will  
be lodged  
02 FEBRUARY - 02 MARCH 2022

7. Date of meeting of Committee at  
which application will be heard  
13 APRIL 2022

8. Any objection or written submission  
in terms of section 25 of the Act in  
relation to the application must be  
sent to the Secretary of the  
Committee to which the application is  
made, not later than 14 days before the date of  
the meeting of the Committee.

### ATLAS LOGGING AND GEOLOGICAL SERVICE (PTY) Ltd is seeking for:

The ideal candidate  
should have a diploma/  
degree as Mining Engineer,  
major in Mining, Oil and  
Gas Physical Processes  
and over 5 years working  
experience. He / She must  
be computer literate. MS  
Office, Microline and must  
be fluent in English and  
Russian.

The candidate should  
evaluate, plan and oversee  
the construction of mines  
and specifies the processes,  
labor usage and equipment  
that will be required to  
extract minerals and ores  
from the earth.

Closing Date:  
15 March 2022

Please send CV to:  
jeanette@  
atlas-namibia.com

### Employment wanted

Mr. Johannes Kayoko  
is unemployed and has  
wife and children to take  
care of.

He's urgently looking for  
Driver work.  
He's in possession of  
Code CE driving license  
with more than 10 years  
work experience  
Contact: 0812831593

Mr. Sebastian Thomas  
is unemployed and  
urgently looking for Driver  
work.

Has more than 5 years  
work experience and has  
Code CE driving license  
Contact: 0812136141

### NOTICE TO CREDITORS IN DECEASED ESTATES

All persons having claims  
against the estates specified  
below, are called upon to lodge  
their claims with the executors  
concerned within a period of 30  
days (or otherwise as indicated)  
from the date of publication  
hereof.

Registered number of estate:  
E 349/2022  
Master's Office: Windhoek  
Surname: Hough  
First names: Margaret Katie  
Date of birth: 31 January 1947  
Identity number: 470131 6018 8  
Last address: Farm L'Amour,  
Gobabis District  
Date of death: 9 January 2022

Name and (only name) address  
of executor or authorized agent:  
W H KEMPEN  
40, CUITO CUANAVALA AVE,  
GOBABIS  
Tel No.: 062 562602

Period allowed for lodgment of  
claims if other than 30 days:  
30 days only

Advertiser and address:  
KEMPEN-MAKSE LEGAL  
PRACTITIONERS  
40, CUITO CUANAVALA AVE,  
GOBABIS  
Tel No.: 062 562602

Notice for publication in this  
Government Gazette on:

### NOTICE TO CREDITORS IN DECEASED ESTATES

All persons having claims  
against the estates specified  
below, are called upon to lodge  
their claims with the executors  
concerned within a period of 30  
days (or otherwise as indicated)  
from the date of publication  
hereof.

Registered number of estate:  
E 321/2022  
Master's Office: Windhoek  
Surname: Human  
First names: Marthinus  
Coenraad  
Date of birth: 13 February 1943  
Identity number: 430213 0013 8  
Last address: Farm  
Wonderboom No. 301,  
Gobabis District  
Date of death: 10 January 2022

Name and (only name) address  
of executor or authorized agent:  
W H KEMPEN  
40, CUITO CUANAVALA AVE,  
GOBABIS  
Tel No.: 062 562602

Period allowed for lodgment of  
claims if other than 30 days:  
30 days only

Advertiser and address:  
KEMPEN-MAKSE LEGAL  
PRACTITIONERS  
40, CUITO CUANAVALA AVE,  
GOBABIS  
Tel No.: 062 562602

Notice for publication in the  
Government Gazette on:  
25 FEBRUARY 2022

### LIQUIDATION AND DISTRIBUTION ACCOUNT IN DECEASED ESTATE LYING FOR INSPECTION

In terms of section 35(5) of  
Act 66 of 1965 notice is  
hereby given that copies of  
the liquidation and distribution  
accounts (first and final, unless  
otherwise stated) in the estates  
specified below will be open for  
the inspection of all persons  
interested therein for a period  
of 21 days (or longer if specially  
stated) from the date specified  
or from the date of publication  
hereof, whichever may be the  
later, and at the offices of the  
Masters and Magistrates as  
stated.

Registered number of estate:  
E 1509/2021  
Surname:  
Jansz Van Rensburg  
Christian Names: Johann  
Identity number: 440816 0044 9  
Last Address: Farm Groot  
Ongarirwanda, Omaruru  
District

Description of account other  
than First and Final: Final  
Period of inspection other than  
21 days: 21 days  
Magistrate's Office: Omaruru  
Master's Office: Windhoek

Name and (only name) address  
of executor or authorized agent:  
W H KEMPEN  
40, CUITO CUANAVALA AVE,  
GOBABIS  
Tel No.: 062 562602

Notice for publication in the  
Government Gazette on:  
25 FEBRUARY 2022

### PUBLIC NOTICE

Please take notice that  
KamauTown Planning and  
Development Specialist has  
been appointed by the owner  
of Erf 5391 Shovelier Street  
Khomasdal Extension 18,  
Windhoek to apply to the City  
of Windhoek and the Urban  
and Regional Planning Board  
for the:

Reasoning of Erf 5391  
Shovelier Street Khomasdal  
Extension 18, Windhoek  
from 'Business' to 'General  
Residential' with a density of  
1:50.

Erf 5351 Shovelier  
Street, Khomasdal  
Extension No. 15, Windhoek is  
located west of the Windhoek  
Central Business District in  
the Khomasdal suburb and is  
bordered by major arterials.  
The respective Erf is located  
along the Shovelier Street  
which is mostly vacant to the  
south with a mix of single and  
general residential as well as  
business land uses to the north  
of the street.

The Erf slopes gently to the  
west and measures 547sqm  
in extent with a current zoning  
of 'Business'. There are  
eight residential units on the  
property. Access to the Erf is  
gained from Shovelier Street.

The application stands to  
apply for the rezoning of the  
respective erf from 'Business'  
to 'General Residential' with a  
density of 1:50.

Please further take note that:

(a) For more inquiries regarding  
there zoning application, visit  
the Department of Town  
Planning, 5th floor, office  
number 522 at the City of  
Windhoek;

(b) any person having  
objections to the rezoning and  
consent concerned or who  
wants to comment, may in  
writing lodge such objections  
and comments, together with  
the grounds, with the Chief  
Executive Officer of the City  
of Windhoek, and with the  
applicant within 14 days of  
the last publication of this  
notice, i.e. no later than 11  
March 2022.

### PUBLIC COMMENTS DEADLINE: 11 March 2022

For more information and  
inquiries, kindly contact:

No. 04 Wagnerstreet/  
Windhoekwest/  
c: 264818113442  
P.O. Box 22296/  
Windhoek t: 26481251975/  
f: 26481304219/  
fennit@kamau-tpds.  
com www.kamau-  
architects.com



### NOTICE TO ALL INTERESTED PERSONS IN THE FOLLOWING DECEASED ESTATE:

In terms of section 35(5) of the  
Act 66 of 1965 notice is hereby  
given that the Supplementary  
first and final Liquidation and  
Distribution Account in the  
estate below will be available  
for inspection in the office of the  
Master of High Court, Windhoek  
for 21 days as from date of  
publication of this notice and also  
in the towns where the deceased  
resided.

Estate Late:  
Bansius Nujoma  
Estate no: 1390/2016  
Date of birth: 1368/03/03  
ID no: 66030303376  
Last Address: Windhoek  
Who died on: 2010/08/14

Afflux Investments  
Robert Mugabe Avenue  
Heritage Square Unit 4  
Tel 061256419  
P.O. Box 1130, Windhoek

### NOTICE TO ALL INTERESTED PERSONS IN THE FOLLOWING DECEASED ESTATE:

In terms of section 35(5) of  
the Act 66 of 1965 notice is  
hereby given that the first and  
final Liquidation and Distribution  
Account in the estate below will  
be available for inspection in the  
office of the Master of High Court,  
Windhoek for 21 days as from  
date of publication of this notice  
and also in the towns where the  
deceased resided.

Should no objections thereto  
be lodged with the Masters  
concerned during the specified  
period, the executors will  
proceed to make payment in  
accordance with the accounts

Estate Late:  
Anna Marie Gases  
Estate no: E2305/2021  
Date of birth: 08/11/1957  
ID no: 58124050034  
Last Address: Windhoek  
Who died on: 18/06/2021  
Was married in community of  
property to ALFRED GASES,  
Identity no. 54091001297

Afflux Investments  
Robert Mugabe Avenue  
Heritage Square Unit 4  
Tel 061256419  
P.O. Box 1130  
Windhoek

### NOTICE TO ALL INTERESTED PERSONS IN THE FOLLOWING DECEASED ESTATE:

In terms of section 35(5) of  
the Act 66 of 1965 notice is  
hereby given that the first and  
final Liquidation and Distribution  
Account in the estate below will  
be available for inspection in the  
office of the Master of High Court,  
Windhoek for 21 days as from  
date of publication of this notice  
and also in the towns where the  
deceased resided.

Should no objections thereto  
be lodged with the Masters  
concerned during the specified  
period, the executors will  
proceed to make payment in  
accordance with the accounts

Estate Late:  
Hendrina Abraham  
Estate no: E730/2020  
Date of birth: 1966/10/09  
ID no: 6610090823  
Last Address: Ererhana  
Who died on: 2020/02/25  
Was married in community  
of property to LAZARUS  
ABRAHAM, Identity no.  
6301102287

Afflux Investments  
Robert Mugabe Avenue  
Heritage Square Unit 4  
Tel 061256419

### NOTICE TO CREDITORS IN DECEASED ESTATES

All persons having claims  
against the estates specified  
below, are called upon to lodge  
their claims with the executors  
concerned within a period of 30  
days from date of publication  
hereof.

Estate Late: Opa Tjilaza  
Estate no: E1706/2019  
Date of birth: 1952/08/13  
ID no: 6201300248  
Last residence: Epukire,  
Gobabis  
Who died on: 2010/08/05

Afflux Investments  
Robert Mugabe Avenue  
Heritage Square Unit 4  
Tel 061256419  
P.O. Box 1130, Windhoek

### NOTICE

Take notice that Mr. SEYH  
UISEB as the owner intends  
to apply to the Windhoek  
Municipal Council for the:

• CONSTRUCTION OF  
A DWELLING UNIT  
COMPRISING OF MORE  
THAN TWO STOREYS ON  
ERF 5681 DARTER STREET,  
KHOMASDAL IN TERMS  
OF SECTION 21 (3) OF  
THE WINDHOEK TOWN  
PLANNING SCHEME.

Erf 5681 is 479m<sup>2</sup> in extent.  
The proposed construction will  
allow the owner to construct a  
dwelling unit with a coverage of  
44% on Erf 5681. The intention  
of the owner is to use the  
erf for residential purposes  
and sufficient parking will be  
provided.

Further take notice that the  
plan of the erf for inspection  
on the town planning notice  
board in the Customer Care  
Centre, Main Municipal Offices,  
Rex, Michael Scott Street,  
Windhoek.

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  
and with the Applicant in writing  
within 14 days of the last  
publication of this notice (final  
date for objections 17 MARCH  
2022).

ATELIER MAGNA CINCO  
P.O. Box 3900, Bacharach  
Cell (+264) 81 4421 974  
Email: sandenss@ateliermagna.com

REPUBLIC OF NAMIBIA  
MINISTRY OF TRADE & INDUSTRY  
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,  
and/or of which application below,  
will be made to the Magistrate of the  
District of  
HARDAP

1. Name and postal address of  
applicant:  
SEN KALOMBO  
P.O. BOX 4245, RENKOBOTH

2. Name of business to which  
application relates  
and/or nature of  
business:  
LOOK AT THE SUN

3. Address/location of premises to  
which application relates  
ERF NO. 278, BLOCK F, NAMIBIA

4. Nature and details of application  
CHANGE OF NAME FROM LOOK AT  
THE SUN INTO MOUNTAIN VIEW  
HOUSE AND ENTERTAINMENT

5. Where application will be lodged  
RENKOBOTH MAGISTRATE

6. Date on which application will  
be lodged  
03 MARCH 2022

Any objection or written submission  
in terms of section 25 of the Act in  
relation to the application must be  
sent to the Secretary of the  
Committee to which the application is  
made, not later than 14 days before the date of  
the meeting of the Committee.

### NOTICE OF SALE IN EXECUTION

IN THE HIGH COURT OF  
NAMIBIA  
(Main Division)

Case Number: HC-410-CIV-  
ACT-CON-2021/01690

In the matter between

SHOPRITE NAMIBIA (PTY)  
LTD  
Execution Creditor/Plaintiff

and

KEIMARO'S MINI MARKET  
CC  
KEITH ANTHONY  
GELDERBLOEM

1st Execution Debtor/Defendant  
2nd Execution Debtor/  
Defendant

In Execution of a Judgment  
granted against the above  
named Execution Debtor/  
Defendants by the above  
Honourable Court in the above  
mentioned suit, the under  
mentioned goods will be sold by  
Public Auction by the Deputy-  
Sheriff for the district of Walvis  
Bay at the premises of Erf  
No 3764, 24 Grand Avenue,  
Industrial Area, Walvis Bay,  
which auction shall be online  
starting on Friday, the 11<sup>th</sup>  
of March 2022 at 10h00 and  
ending on Monday, the 14<sup>th</sup>  
of March 2022 at 10h00 or so  
soon thereafter as may be.

7 x Wooden racks (white)  
1 x Large drawer  
6 x Steel racks (white)  
1 x Book rack  
4 x Steel racks (black)  
1 x Zebra label printer  
1 x Xerox display fridge  
1 x Safe  
2 x Asus Computer unit sets  
1 x Necor UPS  
2 x Office desks  
1 x Brother printer  
2 x Small drawers  
1 x Steel rack (white)  
1 x Wooden brown shelf  
1 x Reception desk  
10 x Red display signs  
1 x APQC hi point  
1 x Grey Centre - consisting  
of  
1 x Hybrid video recorder  
Building equipment  
2 x Trolleys  
1 x Spotlight  
1 x Antil oven (industrial)  
3 x Wheel barrows  
1 x Steel shoe locker  
Approximately 20 x scaffolding  
with planks  
1 x Steel table  
Assorted garden equipment  
1 x Omega industrial oven with  
accessories  
2 x Levelling staff  
1 x Luxury fermenting cabinet  
Assorted shelves  
1 x Spiral mixer  
Bathroom equipment  
1 x Steel fridge cabinet  
Assorted white shelves  
(2 stranded)

DATED AT WINDHOEK this 19<sup>th</sup>  
day of FEBRUARY 2022.

DU PISANI LEGAL  
PRACTITIONERS

Legal Practitioners for  
Execution  
Creditor/Plaintiff  
67 John Morrell Street  
Windhoek

FOR Classifieds  
061-2080800



## PUBLIC NOTICE

Please take note that Kamau Town Planning and Development Specialist has been appointed by the owner of Erf 2360 Sauer Street, Windhoek to apply to the City of Windhoek for the:

- REZONING OF ERF 2360 SAUER STREET WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:50 TO 'OFFICE' WITH A DENSITY OF 1:0
  - CONSENT TO COMMENCE WITH THE MEDICAL CENTER WHILE THE REZONING IS IN PROGRESS
- as according to the Windhoek Town Planning Scheme.

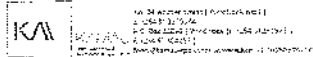
Erf 2360 is located in the City of Windhoek, medical center, approximately 100m from a currently zoned 'Residential' with a density of 1:50. It is located on Sauer Street, Windhoek, between the City of Windhoek Planning Scheme, (Map 1000) and the City of Windhoek Planning Scheme, (Map 1000).



Map 1000: City of Windhoek

For more information regarding the rezoning, visit the Department of Town Planning, 5th floor, City of Windhoek.

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 Chief Executive Officer of the City of Windhoek, and with the applicant within 14 days of the last publication of this notice, i.e. no later than 24 March 2022.

DRESSED-IN-TIME  
LAUNDRY & DRY CLEANERS

**PROFESSIONAL LAUNDRY AND DRY CLEANING SERVICES**

**OUR SERVICES**

- Laundry
- Dry Cleaning

**We Wash:**

- Duvels
- Blankets
- Towels
- Bedspreads

**ONLY R150 FOR 10KG**

**We also clean:**

- Curtains and Wedding dresses

**Call / WhatsApp: +264 81 6559 225**

Visit us. We are located in Dorado Valley Shopping Mall.

## NOTICE OF ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT AND PUBLIC PARTICIPATION PROCESS FOR THE UPGRADE OF THE OHANGWENA 2 WELL-FIELD WATER SUPPLY SCHEME

Outrun Consultants cc hereby give notice to all potential interested and Affected Parties (I&APs), that an application for Environmental Clearance Certificate will be made to the Environmental Commission in terms of the Environmental Management Act (No. 7 of 2007) as follows:

**Proponent:** Namwater  
**Financier:** African Development Bank  
**Project reference:** P/NA-E00-005  
**Environmental Assessment Practitioner:** Outrun Consultants cc

**Project Description:** Namwater intends to upgrade the water supply network within the Central Northern Water Supply Area (CNWSA). This upgrade will oversee the following:

- Omasfo-Eenhana Extension
- Omasfo – Omasfo-Eenhana Scheme Upgrade

In accordance to the requirements of the Environmental Management Act (No. 7 of 2007) and the Environmental Assessment Regulations No. 12 of 2017, Namwater has appointed Outrun Consultants cc as an independent Environmental Assessment Practitioner to undertake a detailed Environmental and Social Impact Assessment (ESIA) and to obtain an Environmental Clearance Certificate (ECC) for the envisaged development project.

**Project Location:** The Project is located in Ohangwena Region (Map is provided in the BID).

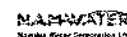
**Public participation process:** Interested and affected parties are hereby notified that public participation meetings will be held as follows:

Date and Time	Activity	Venue/Place
28 FEB 2022 – 0900hrs – 1100hrs	Consultative Meeting	Benifana
28 FEB 2022 – 1130hrs – 1330hrs	Consultative Meeting	Oshandi
1 MAR 2022 – 0900hrs – 1100hrs	Consultative Meeting	Ondobe
1 MAR 2022 – 1130hrs – 1330hrs	Consultative Meeting	Omasfo
2 MAR 2022 – 0900hrs – 1100hrs	Consultative Meeting	Omasfo
2 MAR 2022 – 1130hrs – 1330hrs	Consultative Meeting	Omasfo

The participation and commenting period is effective until 15 March 2022

To register or request for documents, submit your details in writing to the Environmental Consultant or alternatively fill the online form, link and contact details given: <https://forms.gle/2wZ7m4nK2uH7g>

**Outrun Consultants:**  
Josiah T. Mukumbi  
Phone: +264 812 683 578 Email: [outrun-nga@gmail.com](mailto:outrun-nga@gmail.com)



## Minera-Xplore Consultancy

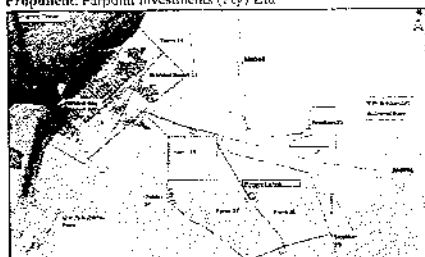
## CALL FOR PUBLIC PARTICIPATION

## ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED ESTABLISHMENT OF A DIMENSION STONE AND COPPER CONCENTRATE STOCKHOLDING FACILITY ON FARM 38, WALVIS BAY, ERONGO REGION

Minera-Xplore Consultancy CC hereby gives notice to all potentially interested and Affected Parties (I&APs) that an application will be made to the Environmental Commission in terms of the Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the proposed activity:

**Project description:** Environmental Impact Assessment (EIA) for the proposed establishment of a stockholding site on a 2 HA portion of farm 38 on lease agreement with Walvis Bay Municipality. The primary purpose of the stockholding facility is for the receipt, sorting, packaging, storage, and dispatching dimension stone (granite and marble) and copper concentrate.

**Location & size:** Two (2) hectares portion of Farm 38, Lease No.18, Farm 38, registration Division F, Walvis Bay, Erongo Region, Namibia.  
**Proponent:** Farpoint Investments (Pty) Ltd



In accordance with Namibia's Environmental Management Act (No. 7 of 2007) and EIA regulations (GN 30 of 6 February 2012), all interested and affected parties (I&APs) are invited to register and submit comments, concerns or questions in writing via email: [info@minera-xplore.com](mailto:info@minera-xplore.com) or [farpoint@minera-xplore.com](mailto:farpoint@minera-xplore.com) on or before Friday 25 March 2022. A public meeting will be based on the interest expressed by the public and stakeholders. Should a public meeting be held all registered I&APs will be informed accordingly.

**Environmental Assessment Practitioner (EAP):** Minera-Xplore Consultancy CC  
**Contact Person:** N Ndokanda  
**Tel:** +264 85 761 4730

**Minera-Xplore Consultancy**

## PUBLIC NOTICE

Please take note that Kamau Town Planning and Development Specialist has been appointed by the owner of Erf 5391 Shovelier Street, Khomasdal Extension 16, Windhoek, to apply to the City of Windhoek and the Urban and Regional Planning Board for the:

- Rezoning of the respective Erf from 'Business' to 'General Residential' with a density of 1:50.

Erf 5391 Shovelier Street, Khomasdal Extension No.16, Windhoek, is located west of the Windhoek Central Business District in the Khomasdal suburb and is bordered by major arterials. The respective Erf is located along the Shovelier Street which is mostly vacant to the south with a mix of single and general residential as well as business land uses to the north of the street.

The Erf slopes gently to the west and measures 547sqm in extent with a current zoning of 'Business', there is a block of flats on the property. Access to the Erf is gained from Shovelier Street.

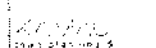
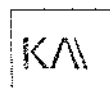
The application stands to apply for the rezoning of the respective erf from 'Business' to 'General Residential' with a density of 1:50.

Please further take note that -

(a) for more inquiries regarding the rezoning, visit the Department of Town Planning, 5th floor, office number 522 at the City of Windhoek;


(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 Chief Executive Officer of the City of Windhoek, and with the applicant within 14 days of the last publication of this notice, i.e. no later than 11 March 2022.

FOR MORE INFORMATION AND QUERIES, KINDLY CONTACT:



No. 64 Wagner street | Windhoek West |  
C: +264 81 81 4443  
P.O. Box 22296 | Windhoek | C: +264 81 251975 |  
F: +264 81 304219 |  
Email: [info@kamau.com](mailto:info@kamau.com) or [www.kamau.com](mailto:www.kamau.com)



**Chakula**  **Nam Geo-Enviro Solutions**

**ENVIRONMENTAL IMPACT ASSESSMENT**  
**NOTICE TO ALL INTERESTED AND AFFECTED PARTIES**

**ENVIRONMENTAL IMPACT ASSESSMENT FOR THE CONSTRUCTION AND OPERATIONS OF AN ABATTOIR FOR A PIGGERY ON FARM ORIBIS 33A, AT OTJIKONDO, OUTJO, KUNENE REGION**

Notice is hereby served to inform all potentially interested and/or affected parties that an application will be made to the Environmental Commission in accordance with the provision of the Environmental Management Act (No. 7 of 2007) and the Environmental Assessment Regulations (2012). Project details are outlined below:

**Proponent:** Chakula Foods CC


**Project Description:** Construction and operations of an Abattoir for a piggery

**Project Location:** The proposed site is situated on Farm Oribis 33A, at Otjikondo, Outjo, Kunene region.

**Environmental Consultant:** Nam Geo-Enviro Solutions (NGS) has been appointed by Chakula Foods CC as an independent environmental practitioner to conduct an environmental impact assessment for this project.

All interested and affected parties (I&APs) are encouraged to register with this study. A Background Information Document (BID) can be requested from NGS via email, issues, comments, and opinions should be submitted in writing to Nam Geo-Enviro Solutions before 14 March 2022.

**Contact person:** Ms. Martha Dumeni  
Tel/Fax: +264 61 402 248  
Email: [ppp@geoenviro.co.na](mailto:ppp@geoenviro.co.na)

**Oasis FERTILIZER**  **Nam Geo-Enviro Solutions**

**ENVIRONMENTAL IMPACT ASSESSMENT**  
**NOTICE TO ALL INTERESTED AND AFFECTED PARTIES**

**ENVIRONMENTAL IMPACT ASSESSMENT FOR THE CONSTRUCTION AND OPERATIONS OF FERTILIZER BLENDING PLANT ON FARM GRIBIS 33A, AT OTJIKONDO, OUTJO, KUNENE REGION**

Notice is hereby served to inform all potentially interested and/or affected parties that an application will be made to the Environmental Commission in accordance with the provision of the Environmental Management Act (No. 7 of 2007) and the Environmental Assessment Regulations (2012). Project details are outlined below:

**Proponent:** Oasis Fertilizer

**Project Description:** Construction and operations of fertilizer blending plant.

**Project Location:** The proposed site is situated on Farm Gribis 33A, at Otjikondo, Outjo, Kunene region.

**Environmental Consultant:** Nam Geo-Enviro Solutions (NGS) has been appointed by Oasis Fertilizer as an independent environmental practitioner to conduct an environmental impact assessment for this project.

All interested and affected parties (I&APs) are encouraged to register with this study. A Background Information Document (BID) can be requested from NGS via email. Issues, comments, and opinions should be submitted in writing to Nam Geo-Enviro Solutions before 14 March 2022.

**Contact person:** Ms. Martha Dumeni  
Tel/Fax: +264 61 402 248  
Email: [ppp@geoenviro.co.na](mailto:ppp@geoenviro.co.na)

**PUBLIC NOTICE**

Notice is hereby given that the Windhoek Town Planning and Development Board has been appointed by the owner of Erf 3241 Shovel Street at Onusdal Farm, Windhoek, to apply to the City of Windhoek and the Urban and Regional Planning Board for the:

- Rezoning of the respective Erf from "Residential" to "General Residential" with a density of 1:50.
- Erf 3241 Shovel Street, Windhoek, to be rezoned from "Residential" to "General Residential" with a density of 1:50.
- The rezoning of the respective Erf from "Residential" to "General Residential" with a density of 1:50.
- The rezoning of the respective Erf from "Residential" to "General Residential" with a density of 1:50.

The Board is hereby giving notice to all potentially interested and affected parties that an application will be made to the Environmental Commission in accordance with the provision of the Environmental Management Act (No. 7 of 2007) and the Environmental Assessment Regulations (2012). Project details are outlined below:

**Proponent:** KAM

**Project Description:** Construction and operations of a business building.

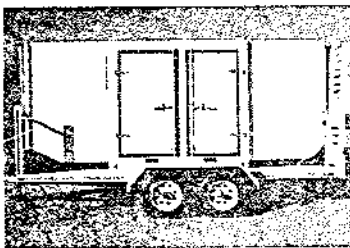
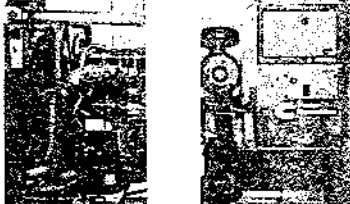
**Project Location:** The proposed site is situated on Erf 3241 Shovel Street, at Onusdal Farm, Windhoek.

**Environmental Consultant:** KAM has been appointed by the proponent as an independent environmental practitioner to conduct an environmental impact assessment for this project.

All interested and affected parties (I&APs) are encouraged to register with this study. A Background Information Document (BID) can be requested from KAM via email. Issues, comments, and opinions should be submitted in writing to KAM before 14 March 2022.

**Contact person:** Ms. Martha Dumeni  
Tel/Fax: +264 61 402 248  
Email: [ppp@geoenviro.co.na](mailto:ppp@geoenviro.co.na)

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**PUBLIC NOTICE**

Notice is hereby given that Nghivela Planning Consultants (Town and Regional Planners) on behalf of the owners of Erfen 4753 Rundu Extension 15 and 5515 Rundu Extension 18, intends applying to the Rundu Town Council and the Urban and Regional Planning Board for the:

- Rezoning of Erf 4753 Rundu Extension 15, from "Residential" to "Business" with a bulk of 0.8; Erf 4753 is located in Rundu Extension 15 and measures ±583m<sup>2</sup> in extent. The erf is currently zoned for "Residential" purposes.
- Rezoning of Erf 5515 Rundu Extension 18, from "Residential" to "Business" with a bulk of 0.5; Erf 5515 is located in Rundu Extension 18 and measures ±749m<sup>2</sup> in extent. The erf is currently zoned for "Residential" purposes.


It is the intention of the owners to rezone Erf 4753, Rundu Extension 15 from "Residential" to "Business" with a bulk of 0.8. The proposed rezoning will enable the owners to formalize an existing business already constructed on the property.

Further take notice that the plans of the erf are for inspection on the town planning notice board of the Rundu Town Council, Maria Mwenegere Road, Rundu and the Applicant, Suite 4, Paragon Office Suites, Garden Street, Windhoek.

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 Rundu Town Council and with the applicant (Nghivela Planning Consultants) in writing within 14 days of the last publication of this notice.

The last date for any objections is: 11 March 2022

**Applicant:** Nghivela Planning Consultants  
P.O. Box 40900, Auspannplatz  
Web: [www.nghivela.com.na](http://www.nghivela.com.na)  
Email: [planning@nghivela.com.na](mailto:planning@nghivela.com.na)  
Tel: 061 263 697 Cell: 085 3232 230



**NGHIVELA PLANNING CONSULTANTS**

**Mina-Xplore Consultancy**

**CALL FOR PUBLIC PARTICIPATION**

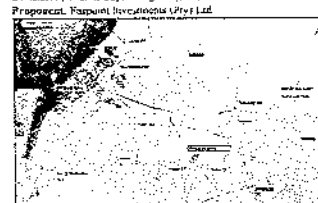
**ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED ESTABLISHMENT OF A DIMENSION STONE AND COPPER CONCENTRATE STOCKHOLDING FACILITY ON FARM 38, WALVIS BAY, ERONGO REGION**

Mina-Xplore Consultancy CC hereby gives notice to all potentially interested and affected parties (I&APs) that an application will be made to the Environmental Commission in terms of the Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations (2012) for the proposed activity:

**Project description:** Environmental Impact Assessment (EIA) for the proposed establishment of a stockholding site on a 12 Ha portion of Farm 38 on lease agreement with Walvis Bay Municipality. The primary purpose of the stockholding facility is for the receipt, sorting, packaging, storage, and dispatching dimension stone (granite and marble) and copper concentrate.

**Location & size:** Two (2) hectares portion of Farm 38, Locust 18, Farm 38, registration Division F, Walvis Bay, Erongo Region, Namibia.

**Proposed:** Mina-Xplore Consultancy CC Ltd.

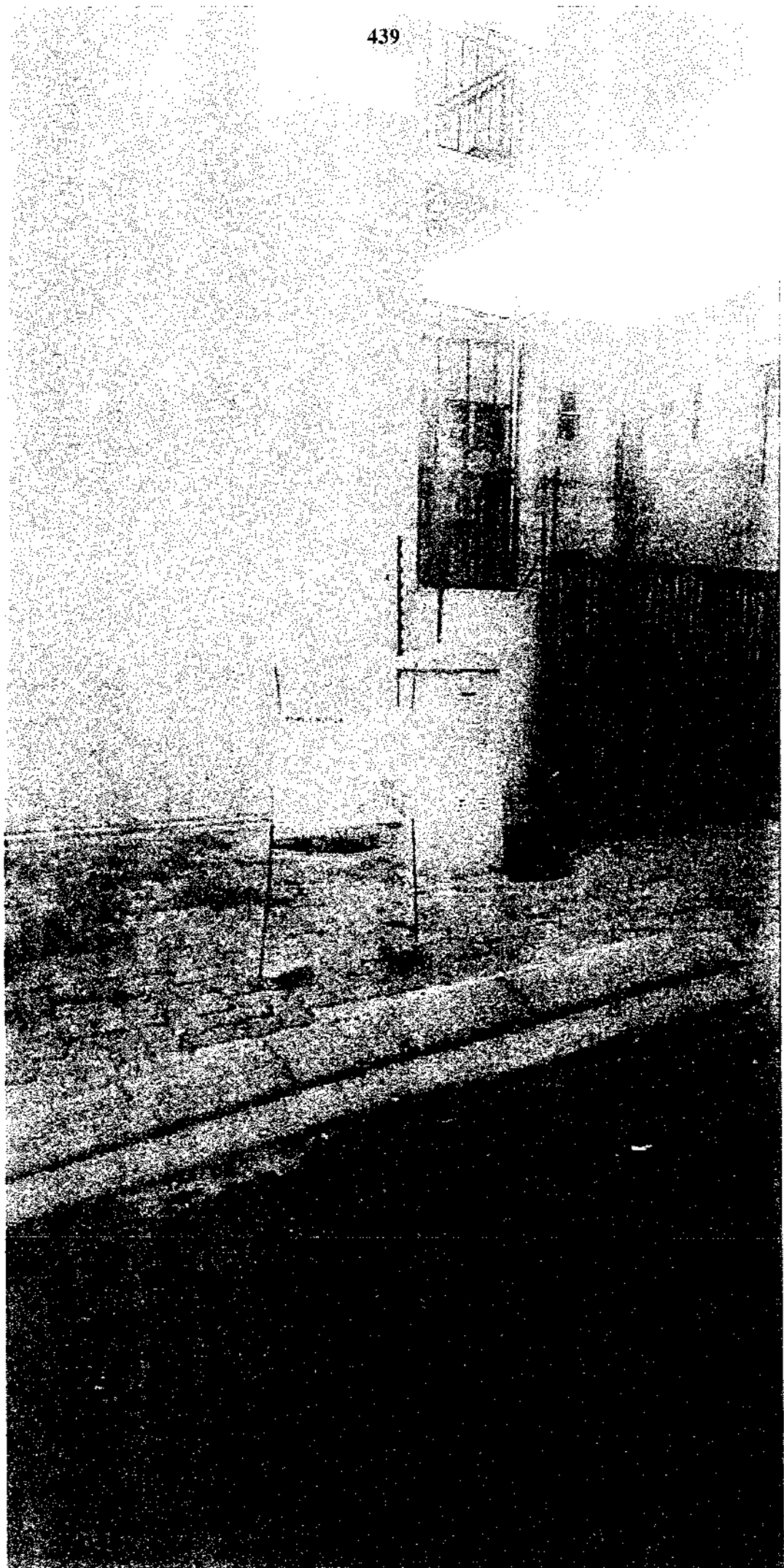


In accordance with Namibia's Environmental Management Act (No. 7 of 2007) and EIA Regulations (GN 30 of 6 February 2012), all interested and affected parties (I&APs) are invited to register and submit comments, concerns or questions in writing via email: [info@minaxplore.com.na](mailto:info@minaxplore.com.na) or [info@minaxplore.com.na](mailto:info@minaxplore.com.na) on or before Friday 25 March 2022. A public meeting will be held on the basis of the interest expressed by the public and stakeholders. Should a public meeting be held, all registered I&APs will be informed accordingly.

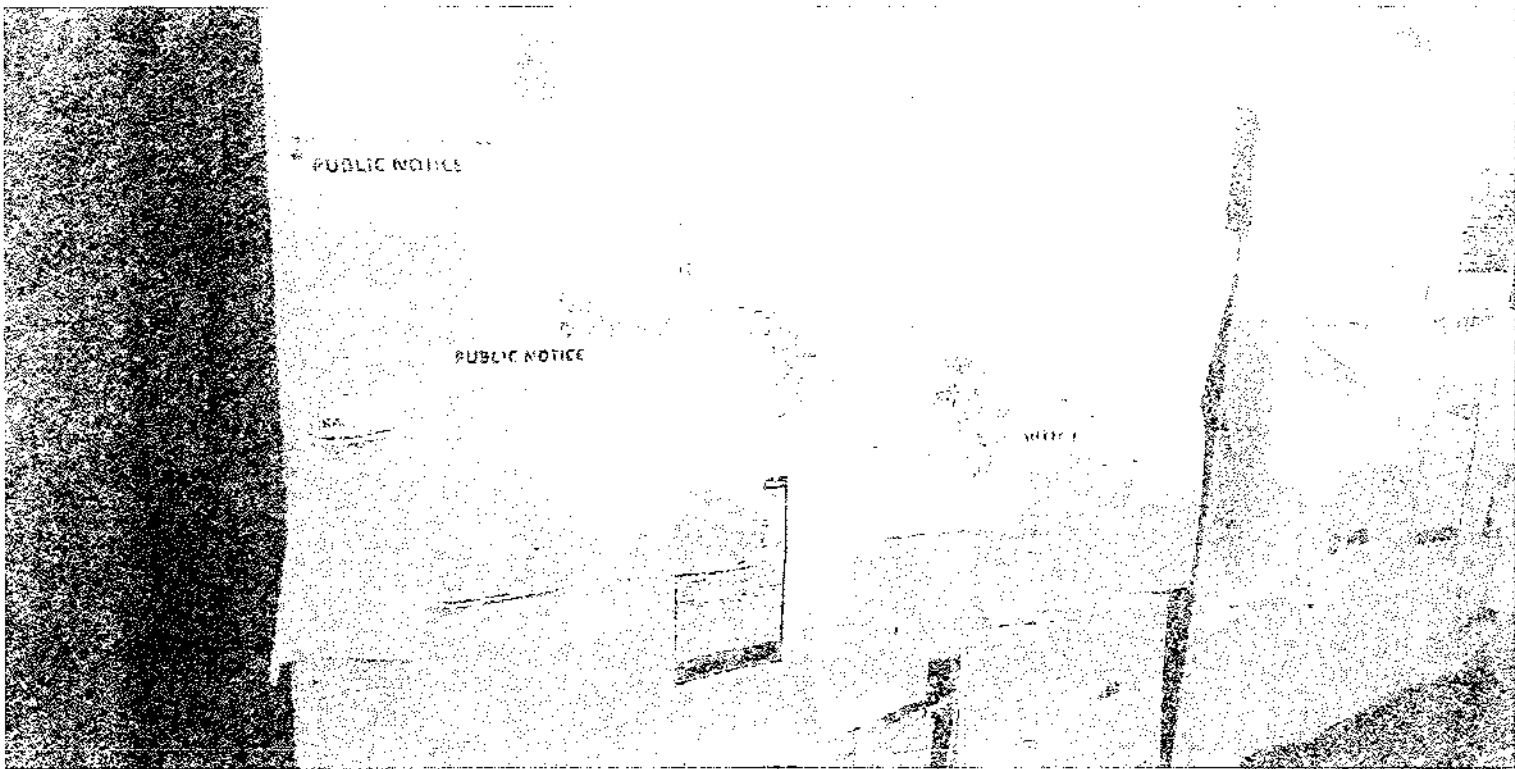
**Environmental Assessment Practitioner (EAP):** Mina-Xplore Consultancy CC  
Contact Person: N. Ndakanga  
Tel: +264 85 761 4750

**Mina-Xplore Consultancy**











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Received by [Signature] \_\_\_\_\_

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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 CoW in writing within 14 days of the publication of this notice (the final date for objections is 11 March 2022).

**Enquiries: Otaniel Kakero**

**Section Planner: Human Settlement**

**Department of Housing, Property Management and Human Settlement**

**City of Windhoek**

**P.O. Box 59, Windhoek**

**Tel: 061 - 290 3431**

**Fax: 061 - 290 2111**

No. 76

2022

**REZONING OF ERF 5391, SHOVELLER STREET KHOMASDAL EXTENSION 16, WINDHOEK  
FROM 'BUSINESS' TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:50.**

Take notice that Kamau Town Planning and Development Specialist has been appointed by the owner of Erf 5391, Shoveller Street Khomasdal Extension 16, Windhoek to apply to the City of Windhoek and the Urban and Regional Planning Board for the:

- **Rezoning of Erf 5391, Shoveller Street Khomasdal Extension 16, Windhoek from 'Business' to 'General Residential' with a density of 1:50.**

Erf 5391 Shoveller Street, Khomasdal Extension No.16, Windhoek, is located west of the Windhoek Central Business District in the Khomasdal suburb and is bordered by major arterials. The respective Erf is located along the Shoveller Street which is mostly vacant to the south with a mix of single and general residential as well as business land uses to the north of the street.

The Erf slopes gently to the west and measures 547sqm in extent with a current zoning of 'Business'. There are eight residential units on the property. Access to the Erf is gained from Shoveller Street.

The application stands to apply for the rezoning of the respective erf from 'Business' to 'General Residential' with a density of 1:50.

Further take note that -

- (a) For more inquiries regarding the rezoning application, visit the Department of Town Planning, 5th Floor, Office Number 522 at the City of Windhoek;
- (b) any person having objections to the rezoning and consent concerned or who wants to comment, may in writing lodge such objections and comments, together with the grounds, with the Chief Executive Officer of the City of Windhoek, and with the applicant within 14 days of the publication of this notice, i.e. no later than **11 March 2022**.

**Contact: Kamau Town Planning & Development Specialist**

**No. 4, Wagner Street**

**Windhoek West**

**P.O. Box 22296**

**Windhoek**

**Tel: +264 61251975**

**Fax: +264 61 304219**

**Cellphone: +264 81 8113442**

**Email: fenni@kamau-tpds.com**

**website: www.kamau-architects.com**





INV2022167057

## CITY OF WINDHOEK

P O Box 59, WINDHOEK NAMIBIA

Telephone No: (061) 290 2911

## TAX INVOICE

VAT Reg. Number 2646057-01-5



Invoice Number : INV2022167057	Date Issued : 2022/01/10
Account Number : N/A	Vote Number : 5000132050048
Name : KAMAU TOWN PLANNING DEVELOPMENT SPECIALIST	Reference Number : 5391 KD
Address : N/A	System Reference : INV307675
	Issued By : 18619 - KAVIKAIRIUA (C)
	Contact Details : +264 290 2042
Description : REZONING FROM BUSINESS TO GENERAL RESIDENTIAL	

PAYMENT DUE

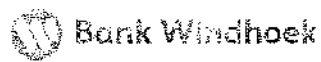
Total Amount Excluding VAT	: N\$ 3500.00
Total VAT Amount	: N\$ 525.00
Total Amount Payable	: N\$ 4025.00

INVOICE DETAILS

Department : 5000 - URBAN &amp; 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





## Transaction Information

Reference Number	20220111-45020257
Beneficiary Name	City of Windhoek
Bank Name	First National Namibia
Branch Name	H/Office Windhoek Namibia 556
Branch Code	282672
From	Kamau Town Planning & Development
Recipient Account	62012146115
Amount	4025.00
Action Date	11/01/2022
Transaction Description	INV307575
Transaction Status	ENCR Processed
Transaction Type	Quick Payment



# MEMORANDUM

TO: De Klerk (GF)

DATE: 07 February 2022

FROM: Engineering Services  
Electricity Department



REF: 5391KHD

## APPLICATION FOR REZONING OF ERF 5391 SHOVELLER STREET, KHOMASDAL EXTENSION 16 WINDHOEK, FROM 'BUSINESS TO GENERAL RESIDENTIAL' WITH DENSITY OF 1:50

The Strategic Executive: Electricity has in principle no objection to the application submitted for Rezoning of Erf 5391, Shoveller Street in Khomasdal from residential to business 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 service connection from the municipal electrical network is allowed per erf.*
- This erf is already serviced. More meters are allowed for erven zoned General Residential as per density of 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 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"*

Kind regards

.....  
VH Namgongo

Chief Engineer: Engineering Services



<b>TO:</b>	Urban Planning G. De Klerk	<b>DATE:</b>	16 February 2022	 G. De Klerk Section Engineer: Roads Planning & Traffic Flow
<b>FROM:</b>	Section Engineer: Roads Planning & Traffic Flow	<b>REF:</b>	L/5391/KD	

#### ROADS PLANNING & TRAFFIC FLOW COMMENTS:

The application dated 25 September 2021 regarding the above application has reference.

The Erf is located Shoveller Street in Khomasdal. The Erf measures 547m<sup>2</sup> in extent and is currently zoned business with a bulk of 1.0. The Street is a major collector road and carries moderate traffic volumes. Most erven in this area are still underdeveloped and traffic is expected to peak up once the area is fully developed. The rezoning to will not generate approximately 10 additional trips to the current road network. The proposed density of 1:50 is also not in line with the existing density in the area and it will set precedence in the area.

1. This Division thus has objections to the proposed Rezoning of Erf 5391, Khomasdal Extension 16 from "business" with a bulk of 0.4 to "General residential" with a density 1:50, due:
  - 1.1 The proposed density of 1:50 is not in line with the existing density in the area and it will set precedence for the area. Unless the applicant will consider undertaking a Traffic Impact Assessment for the an area of a 1.5km radius / a block to determine interventions required if such a policy is created for the area. Considering that, public transport provisions and local economic development would be a high emphasis of consideration in such an instance. So that high internal trips are sustained.
  - 1.2 Therefore, this division will only allow a density of 1:100 for this area.
2. Thus, this Division has no objections to the proposed Rezoning of Erf 5391, Khomasdal Extension 16 from "business" with a bulk of 0.4 to "General residential" with a density 1:100, provided that:
  - 2.1 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.
  - 2.2 Subsequently, only 5 units will be allowed on this Erf as opposed to 8 units currently on site.

Yours faithfully



## M E M O R A N D U M

TO: Mr. H. Rust

DATE: 29 March 2022

FROM: INF: Engineering Services Division REF: L/5391/KD

City of Windhoek

SUBJECT: REZONING OF ERF 5391, SHOVELLER STR, KHOMASDAL EXT 16,  
WINDHOEK FROM BUSINESS TO GENERAL RESIDENTIAL WITH A  
DENSITY OF 1:50

---


The application dated 25 September 2021 for the rezoning of Erf 5391, Khomasdal refers.

1. That it be noted that any additional requirements with regard to water or sewer services be for the cost of the Applicant, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

.....  
Thanks  
E. Abrahams



TO:	Urban Planning G. De Klerk	DATE:	21 April 2022
FROM:	Section Engineer: Roads Planning & Traffic Flow	REF:	L/5391/KD



### ROADS PLANNING & TRAFFIC FLOW COMMENTS:

The application dated 25 September 2021 received from KAMAU Town and Development Specialist regarding the above application has reference.

The Erf is located Shoveller Street in Khomasdal. The Erf measures 547m<sup>2</sup> in extent and is currently zoned business with a bulk of 1.0. The Street is a major collector road and carries moderate traffic volumes. Most erven in this area are still underdeveloped and traffic is expected to peak up once the area is fully developed. The rezoning to general residential with a density of 1:50 generates lower vehicular trips than the current business having a bulk of 1.0, thus the rezoning will not generate any additional trips to the current road network.

1. The Division would want to reemphasise its previous raised concerns, raised numerous times the past ten years, in which planning is done to create workplaces close to residential areas, to amongst other minimise travel needs, and these are converted into residential areas, undermining such planning objectives. Accordingly good planning intentions are undermined by own policies. Despite such raised concerns same remains undressed.
2. This Division has no objections to the proposed Rezoning of Erf 5391, Khomasdal Extension 16 from "business" with a bulk of 1.0 to "General residential" with a density 1:50, provided that:
  - 2.1 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.

Yours faithfully

L. Shikongo

Roads Planning, Design and Traffic Flow

\*3359



**PLAN AFRICA CONSULTING CC**  
**TOWN AND REGIONAL PLANNERS**



Box 114  
 WINDHOEK  
 8 Pelius Street  
 Windhoek (West)  
 Tel: (061) 212096 Cell: 0812716189  
 Fax: 088614626  
 Email: pafrica@mweb.com.na

03/08/2021

Chief Planner: Urban Policy  
 Planning Urbanization and Environment  
 Windhoek City Council  
 Box 59  
 Windhoek

Attention: H. Rust

Dear Sir,

**REZONING OF ERF 8681 WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 TO 'OFFICE'  
 WITH A BULK OF 2.0. FOR THE PURPOSE OF BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY  
 (BIPA) OFFICES**

**1. Application**

Plan Africa Consulting CC was appointed by Ms. Vivienne Katjuongua, in her capacity as the Chief Executive Officer at the Business and Intellectual Property Authority (BIPA), to apply for the:

- Rezoning of the of Erf 8681 (a portion of Erf No. 1575) Windhoek from 'residential' with a density of 1:900 to 'office' with a bulk of 2.0
- Consent in terms of Council heritage policy to use the existing historical building on the erf and included in Table H of the Town Planning Scheme
- Consent to proceed construction and the use of the existing house, while the rezoning is in process.





Figure 1: Aerial View

Erf 1575 was subdivided into Erven 8678 to 8684 and Remainder. A heritage building, dwelling house is located on the respective erf, Erf 8681.

Table H: List of Heritage Buildings.

Erf	Township	Street	Building	Rating
1575	Windhoek	Robert Mugabe	Dwelling	B76
1575	Windhoek	Robert Mugabe	Dwelling	B79
1575	Windhoek	Robert Mugabe	Dwelling	B69
1575	Windhoek	Robert Mugabe	Dwelling	B74
1575	Windhoek	Robert Mugabe	Dwelling	B74
1575	Windhoek	Heinitzburg	Dwelling	C48

Heritage building means a building included in Table H and which, in the opinion of Council, is worth preserving in whole or in part. Consent can be granted by Council to use the heritage building for other purposes despite the zoning provisions of the erf.

*Heritage consent* means the entering into of an agreement between Council and the owner of a "heritage building" in terms of which agreement the owner undertakes to preserve the building or certain specified features of the building to the satisfaction of Council as quid pro quo for the granting of permission by Council to use such building and ground for any use, provided that Council shall not enter into such an agreement where it is expected that the use will have a detrimental effect on the neighborhood.



The heritage policy also allows for the exemption of the size of the building from bulk calculations in exchange of preservation of the building.

*Office Policy:* Erf 8681 is located in the office policy area, where Council encourage and allow office zoning and development of erven within the office policy area.

*Additional Residential:* Council has made provision in the Windhoek Town Planning Scheme that encourages the construction of additional residential buildings on office zoned erven in close proximity with the City Centre. The aim of the policy is to prevent the depopulation of the central business area and to allow more people to live in close proximity of the working areas. A large residential component would in the end compliment and reinforce the commercial district.

In terms of section 23(1) of the Windhoek Town Planning Scheme:

*No building shall be erected so that the bulk factor, as specified in Table f, is exceeded, provided (further) that in all cases where a bulk factor is specified, Council may consent to additional floor area not exceeding the area of the erf, which must be devoted solely to residential use in the form of a dwelling unit or residential units.*

*The owner may not make use of this option.*

*Suburban Development Policy:* Council, in terms of its development policies puts the development of the CBD first as far as development preference is concerned. The City therefore actively promotes the development of the CBD. In terms of its suburban development policy higher bulk of between 2 and 4 is allowed in the CBD and should taper outwards to the office policy areas and suburban business centres. The highest bulk of 4 and 3.5 with corresponding floor areas and the tallest buildings are therefore found within the CBD. In terms of Council's Suburban Business Policy;

- *Central Business Area development is Council's first priority for support.*
- *The intensity of the development controlled by bulk restrictions will taper from the highest allowances in the Central Business District downward towards the periphery. Outlying business (shopping) centres may also have bulk zoning above that of their surroundings with a similar tapering.*



Unless special merit exists, the pattern will be made up as follows:

AREA	BULK						
Central Business District (CBD)	4	3.5	2				
Commercial districts adjacent to CBD			2	1			
CBD Periphery				1	0.5	0.4	
Office Policy Areas						0.4	
Industrial areas				1	0.5		
Suburban Business (shopping) Centres				1	0.5	0.4	
Small neighbourhood businesses (shebeens, home shops etc.)						0.4	0.1

Council is therefore committed to the promotion of development within the CBD and to maintain its vibrancy and vitality. Council therefore encourages development of existing stands to its full potential in line with the existing policy directives. Erf 8681 is located in the *commercial district* adjacent to the CBD and the proposed bulk of 2.0 is therefore in line with the policy directive of Council.

### 3. Development Proposal and Motivation

Heritage building means a building included in Table H and which, in the opinion of Council, is worth preserving in whole or in part. Heritage consent means the entering into of an agreement between Council and the owner of a "heritage building" in terms of which agreement the owner undertakes to preserve the building or certain specified features of the building to the satisfaction of Council as quid pro quo for the granting of permission by Council to use such building and ground for any use, provided that Council shall not enter into such an agreement where it is expected that the use will have a detrimental effect on the neighbourhood.

The intention is to construct a multi storey building at a later stage. However, the first phase would be the use of the existing historical building in its current form.

The City has been giving direction to controlled business and office expansion so as to facilitate new growth and to avoid urban decay. As indicated by Map 1, retrieved from Google Earth, there is mixed land uses in the surrounding area. There are already Letshego Bank building, Millennium Holdings offices, Land Reform offices and the Sam Nujoma Presidents offices in the vicinity. Erf 8681 is adjacent to Luxury Hill, which has restrictive density to prevent the upscale status of the area being negatively affected by more intensive developments. Based on the above-mentioned reasons, the existing building will be modified to be used as offices for the Business and Intellectual Property Authority (BIPA) as a first phase.



#### 4. Provisions of the Planning Act

The Urban and Regional Planning Act, Act 5 of 2018 was promulgated in 2018 but only came into force with the proclamation of the regulations on 03 September 2020. The Act effectively replaced the current planning legislation, the Township and Division of Land Ordinance, Ordinance 11 of 1963 and the Town Planning Ordinance, 18 of 1954. Processes and procedures remain more or less the same but some procedures were consolidated as well as the two boards, Township Board and the Namibia Planning and Advisory Board are replaced by one board, the Urban and Regional Planning Board.

Procedures are as follows since the Windhoek City Council is not yet an Authoritative Planning Authority:

- Submission of applications in terms of Section 105(a) of the Act

Notification of receipt of the application, and instruction for advertisements in terms of Section 108 of the Act

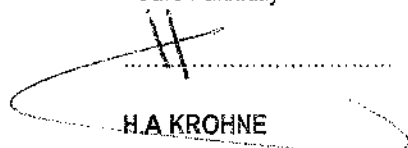
- Advertisement period in terms of Section 107 and Regulation 11
- Hearing if necessary in terms of Section 108 and Regulation 14
- Council minutes/resolution: Section 109 of the Act to inform applicant of outcome of application.
- In terms of Section 107 of the Act prescribed persons must be notified and Section 10(4) of regulations requires that the neighbor's comments be obtained or they be notified.

#### 5. Application

- That Erf 8681, a portion of Erf 1575 Windhoek be rezoned from "*residential*" with a density of 1:900 to "*office*" with bulk of 2.0.
- That heritage consent be granted to use the existing historical building on Erf 8681 for the purpose offices and that the floor area of 199m<sup>2</sup> be exempted from the calculation of bulk, in exchange of the preservation of the historical building.
- That additional bulk be provided in terms of Section 23 (of the Windhoek Town Planning Scheme), which should be exclusively used for residential purposes.

Trust the application will enjoy your favorable consideration.

Yours Faithfully

  
H.A. KROHNE



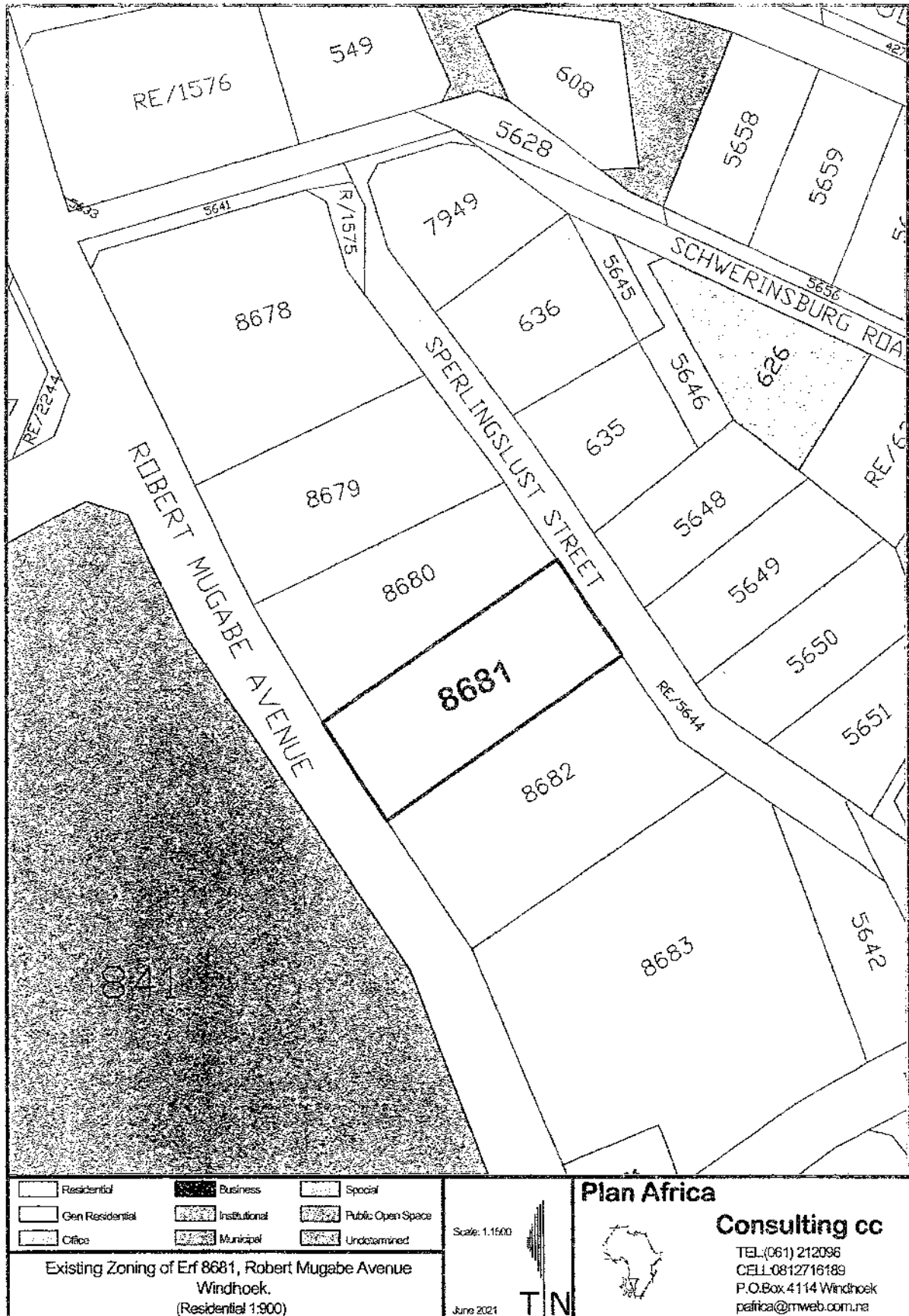
**Figure 1**

T|N

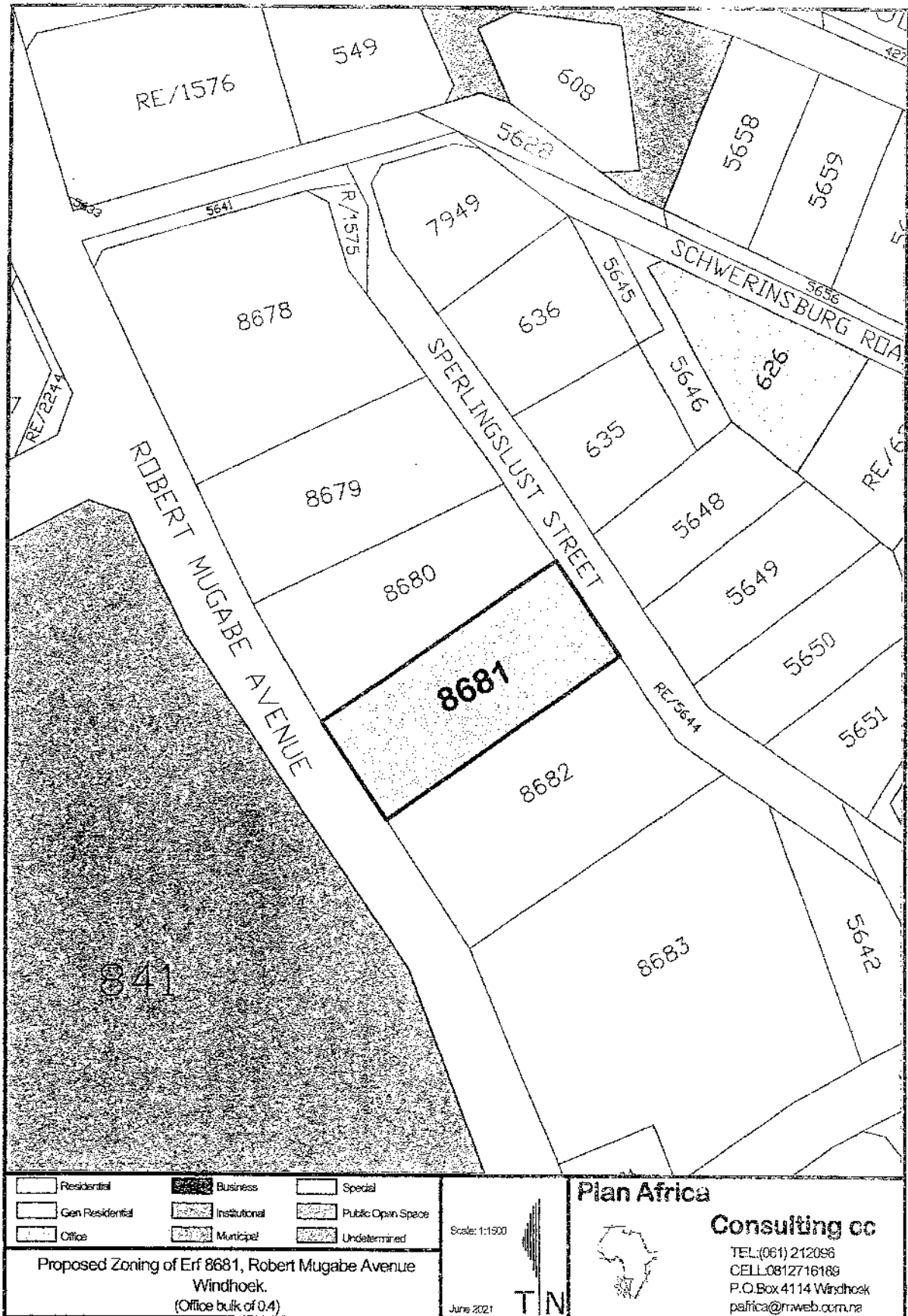


TEL:(061) 212096  
CELL:0812716189  
P.O.Box 4114 Windhoek  
pafica@mweb.com.na











# Town Planning Certificate No. 1: Town Planning Scheme Information

Ref : \_\_\_\_\_

Enq : \_\_\_\_\_

Tel : \_\_\_\_\_

Applicants Address \_\_\_\_\_

Telephone Number : \_\_\_\_\_

Sir / Madam

Erf No: 8681

Township : WINDHOEK/WINDHOEK BLOCKS

Street : ROBERT MUGABE AVE

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 / 900M <sup>2</sup> | Refer to Table E. |
| 3. Bulk Factor : | 0 00                           | Refer to Table F. |
| 4. Coverage :    |                                | Refer to Table G. |
| 5. Erf Size :    | 3,479 m <sup>2</sup>           |                   |
| 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 : 00 ROBERT MUGABE AVE \_\_\_\_\_
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.



TO: Urban Planning  
G De Klerk

DATE: 08 September 2021

FROM: Section Engineer: Transport Planning

REF: L/8681/W



**SUBJECT: Proposed Rezoning of Erf 8681 Windhoek from 'Residential' with a density of 1:900 to 'Office' with a bulk of 2.0 for the purpose of Business and Intellectual Property Authority (BIPA) offices**

**ROADS PLANNING & TRAFFIC FLOW COMMENTS:**

An application dated 03 August 2021 regarding the above subject matter has reference:

Erf 8681 is located between Robert Mugabe Avenue and Sperlingslust Stree. The erf still obtain access from Robert Mugabe Avenue because Sperlingslust Street is not yet upgraded to bitumen standard. Erf 8681 W is zoned 'Residential' with a density of 1 dwelling per 900m<sup>2</sup> and measures 3 479m<sup>2</sup> in extents. Robert Mugabe Avenue is a busy Arterial street with high traffic volumes during peak hours. However there is currently no alternative access. The proposed Rezoning of Erf 8681 Windhoek from 'Residential' with a density of 1:900 to 'Office' with a bulk of 2.0 for the purpose of Business and Intellectual Property Authority (BIPA) offices will be generating 271 additional trips to the current road network.

1. This Division has objection to the Proposed Rezoning of Erf 8681 Windhoek from 'Residential' with a density of 1:900 to 'Office' with a bulk of 2.0 for the purpose of Business and Intellectual Property Authority (BIPA) offices; due to the following:
  - 1.1 A bulk of 2.0 will create a precedence for the area. Only a bulk of 0.4 can be supported for this erf without a traffic impact assessment.
  - 1.2 Of immediate requirement is that no access or on street parking will be allowed from Robert Mugabe Avenue for office zoning, hence Sperlinglust street would have to be constructed and upgraded to bitumen standards to enable access to the Erf.
  - 1.3 It is currently difficult to access Robert Mugabe due to the high traffic volumes, a traffic impact assessment (TIA) will be required to assess system capacity, Non-Motorised Transport (NMT) and public transport requirements.
  - 1.4 The applicant is thus requested to conduct a Traffic Impact Study. A bulk of 2.0 will create a precedence for the area. An area wide TIA is required to determine capacity of the immediate road network and the mitigation required to support a bulk of 2 or any other higher than 0.4 as guided by the findings of the TIA. Such traffic impact assessment must consider amongst other the node encompassed by Robert Mugabe Avenue, Heinritzburg Street, and Sam Nujoma road as being directly influenced by such a bulk. With due consideration for a public transport facility. Subsequently same needs to be planned and incorporated close to the road reserve making adequate provision for turnaround movements.



- 1.5 The roads and intersection improve or transport systems within the indicated enclave of the development must be informed by the TIA to be submitted together with conceptual plans to the Chief Engineer: transport Planning, design and Traffic Flow, Department of Urban and Transport Planning.
- 1.6 The applicant must further take note that where Street upgrading are required a corresponding development agreement needs to be signed with Council. An Engineer must be appointed for the detail design and supervision of the proposed construction works for the account of the applicant, and such works must be completed to the satisfaction on the SE: Urban and Transport Planning, before a completion certificate is approved for the site development.
- 1.7 The Engineer must consult the Chief Engineer: Roads Planning, Design and Traffic Flow, during the planning stages to ensure that all potential drawbacks in respect of traffic impact and access are addressed before development gets under way.
- 1.8 Adequate stacking be accommodated at the entrance (to be informed by the TIA) before access to any drop off area or parking facility, being to the satisfaction of the SE: Urban and Transport Planning
- 1.9 Minimum parking requirements for to be provided on site are as follows:
  - Parking requirement for office is 1 bay per 25m<sup>2</sup> utilised bulk to be provided for onsite
  - Minimum 1 exclusive parking bay must be provided for every dwelling unit on site
  - That Free residential bulk is limited to 50% of the allowable bulk.
2. This Division has objections to the proposed consent to proceed with construction of an office building, provided that:
  - 2.1 The traffic impact assessment must first be submitted for consideration as stated above
  - 2.2 Building plans be submitted and approved prior to construction.
3. This Division has no objection that heritage consent is granted to use the existing historical building on Erf 8681 for the purposes of office and that the floor area of 199m<sup>2</sup> is exempted from the calculation of bulk in exchange of the preservation of the historical building on condition that:
  - 3.1 Parking calculations for office space includes the 199m<sup>2</sup>
  - 3.2 Parking requirement for office is 1 bay per 25m<sup>2</sup> utilised bulk to be provided for onsite
4. This Division has objection to the Proposed Consent to proceed with construction
  - 4.1 The applicant is requested to conduct a Traffic Impact Study to determine the impact caused by the rezoning of Erf 8681 to 'Office' with a bulk of 2.0 and the mitigation thereof, considering the capacity of the major network and intersections in the vicinity.
- 5 This Division has objections to the use of the existing house, while the rezoning is in process; due to the following:
  - 5.1 The applicant failed to submit a plan indicating parking for the current building.  
Applicant must provide the parking layout with parking calculations
  - 5.2 Parking requirement for office is 1 bay per 25m<sup>2</sup> utilised bulk to be provided for onsite
  - 5.3 Consent use can be supported if parking requirements are met.
6. This Division does not have objections to the additional free residential bulk to be used exclusively for residential purposes on condition that:
  - 6.1 That Free residential bulk is limited to 50% of the allowable bulk.
  - 6.2 Minimum 1 exclusive parking bay must be provided for every dwelling unit on site







Tel: (061) 2080844

Fax: (061) 220584

Email: Classifieds@nepc.com.na

REPUBLIC OF NAMIBIA  
MINISTRY OF TRADE & INDUSTRY  
LICENSING ACT, 1998 (NOTICE OF  
APPLICATION TO A CONSULTANT IN  
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Notice is given that an application  
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GUTHRIE MAGISTRATE  
6. Date on which application will be  
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20-23 SEPTEMBER 2021  
7. Date of meeting of Committee at  
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13 NOVEMBER 2021

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## NOTICE

Stubenrauch Planning  
Consultants were appointed  
by Johannes Albertus Brandt, the  
registered owner of Erf 4563,  
Rehoboth Proper to apply to the  
Rehoboth Town Council and  
Urban and Regional Planning  
Board for the following:

• REZONING OF ERF 4563,  
REHOBOTH PROPER FROM  
"RESIDENTIAL" WITH  
A DENSITY OF 1:500 TO  
"GENERAL RESIDENTIAL"  
WITH A DENSITY OF 1:100.

Erf 4563 is situated in the  
neighbourhood of Rehoboth  
Proper and measures 1573m<sup>2</sup>  
in extent. According to the  
Rehoboth Zoning Scheme,  
the subject erf is zoned for  
"Residential" purposes with  
a density of 1:500. It is the  
intention of the owner to  
rezone Erf 4563, Rehoboth  
Proper to "General Residential"  
with a density of 1:100 for  
the purpose of constructing  
dwelling units. The proposed  
rezoning will enable the owner  
to construct a maximum of 15  
dwelling units on rezoned Erf  
4563, Rehoboth Proper.

In line with the Rehoboth  
Zoning Scheme, dwelling unit  
refers to a dwelling consisting  
of one primary unit with or  
without an outbuilding where  
the primary unit consists of  
mutually adjacent rooms with  
a kitchen and with at least  
and with at least a bathroom  
with toilet facilities and where  
the said primary unit is designed  
for occupation by a single  
household.

Sufficient on-site parking will  
be provided in accordance with  
the Rehoboth Zoning Scheme.

SPC submitted an application  
with the Rehoboth Town  
Council and now gives public  
notification of the proposed  
rezoning in terms of the Urban  
and Regional Planning Act.

Take notice that the locality map  
and application for the subject  
rezoning lies for inspection  
during normal office hours with  
the Town Planning Office of the  
Rehoboth Town Council Office  
and SPC Office, 45 Feld Street,  
Windhoek.

Further take notice that  
any person objecting to the  
proposed change in land use  
as set out above may lodge  
such objection together with  
the grounds thereof, with the  
Rehoboth Town Council and  
with the applicant (SPC) in  
writing before Wednesday, 13  
October 2021.

Applicant:  
Stubenrauch  
Planning Consultants  
PO Box 41404  
Windhoek  
Tel: (061) 251183  
Email: office5@spc.com.na  
Our Ref: W/20043

SPC

NOTICE OF INTENT TO  
APPLY FOR  
PERMANENT  
CLOSURE, REZONING  
AND SUBDIVISION  
OF ERFEN 1557, 1558  
AND 1560, OSHIKUKU  
EXTENSION 4

Notice is hereby given in  
terms of the Urban and  
Regional Planning Act, 1998  
and the Local Authorities  
Act, 1992, that Stubenrauch  
Planning Consultants are  
applying to the Oshikuku  
Town Council and intends  
on applying to the Urban and  
Regional Planning Board on  
behalf of Tuhumeko Property  
Developers the registered  
owner of Erfen 2583 and  
2516, Rundu Extension 8 for  
the following:

• Permanent Closure of  
Erfen 1557, 1558 and 1560,  
Oshikuku Extension 4 to  
"Public Open Space"  
• Rezoning of Erfen  
1557, 1558 and 1560,  
Oshikuku Extension 4  
from "Public Open Space"  
to "Residential" with a  
density of 1:500m<sup>2</sup>  
• Subdivision of Erf 1557,  
Oshikuku Extension 4  
into Portion "A" and  
Remainder  
• Subdivision of Erf 1558,  
Oshikuku Extension 4  
into Portion "A" and  
Remainder  
• Subdivision of Erf 1560,  
Oshikuku Extension 4  
into Portion "A" and  
Remainder

Erfen 1557, 1558 and  
1560 are located in the  
neighbourhood of Oshikuku  
Extension 4, and they  
respectively measure  
799m<sup>2</sup>, 808m<sup>2</sup> and 321m<sup>2</sup>  
in extent. The subject erf  
are currently zoned "Public  
Open Space" according to  
the Oshikuku Zoning  
Scheme. The purpose of  
the subject public open  
space closures, rezoning  
and subdivisions is to  
enable residential erven to  
be developed. The Urban and  
Regional Planning Board  
Council must be satisfied that  
the demand for  
adequate housing.

Please further take notice that  
a) The application, locality  
map and its supporting  
documents lie open for  
inspection during normal  
office hours at the Oshikuku  
Town Council (Town  
Planning Office) and SPC  
Office, 45 Feld Street,  
Windhoek.  
b) Any person objecting to  
the proposed public open  
space closures, rezoning  
and subdivisions as set  
out above may lodge such  
objection together with the  
grounds thereof, with the  
Oshikuku Town Council and  
with the applicant (SPC) in  
writing before Friday, 08  
October 2021.

Applicant:  
Stubenrauch Planning  
Consultants  
The Chief Executive Officer  
PO Box 41404  
Windhoek  
Tel: 061 - 251189  
Oshikuku Town Council  
PO Box 5070  
Windhoek  
Email: pomb@spc.com.na  
Our Ref: W/21350

REPUBLIC OF NAMIBIA  
MINISTRY OF TRADE & INDUSTRY  
LICENSING ACT, 1998 (NOTICE OF  
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GUTHRIE MAGISTRATE  
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20-23 SEPTEMBER 2021  
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SHOPPING MALL  
DEVELOPMENT  
RUNDU - TUHUMEKO  
PROPERTIES

Take notice that Stubenrauch  
Planning Consultants are  
applying to the Rundu  
Town Council and intends  
on applying to the Urban and  
Regional Planning Board on  
behalf of Tuhumeko Property  
Developers the registered  
owner of Erfen 2583 and  
2516, Rundu Extension 8 for  
the following:

SHOPPING MALL  
DEVELOPMENT  
RUNDU - TUHUMEKO  
PROPERTIES

1. REZONING OF ERF  
2583, RUNDU EXTENSION  
8 FROM "PUBLIC OPEN  
SPACE" TO "BUSINESS"  
2. REZONING OF ERF 2516,  
RUNDU EXTENSION 8  
FROM "LOCAL AUTHORITY"  
TO "BUSINESS"  
3. CONSOLIDATION OF  
ERVEN 2583 AND 2516,  
RUNDU EXTENSION 8  
INTO "CONSOLIDATED  
ERF"

Erven 2583 and 2516 are  
located adjacent to one  
another in the neighbourhood  
of Rundu Extension 8 along E.  
Kokokuru Street. The subject  
erven measure 781m<sup>2</sup> and  
2.6845 hectares in extent,  
respectively. According to  
the Rundu Zoning Scheme,  
Erf 2516, Rundu Extension 8  
is zoned for "Local Authority"  
purposes. Erf 2583, Rundu  
Extension 8 is zoned for  
"Public Open Space"  
purposes, however according  
to Council Resolution No.  
021/20/03/2010, the Public  
Open Space is closed, and  
the new zoning of Erf 2583  
is "Business".

The purpose of the subject  
application as set out above  
is for Tuhumeko Properties  
to develop a shopping mall  
on the consolidated erf.

Please take notice that the  
application, locality map and  
its supporting documents lie  
open for inspection during  
normal office hours at the  
Rundu Town Council (Town  
Planning Office) and SPC  
Office, 45 Feld Street,  
Windhoek.

Further take notice that any  
person objecting to the  
proposed application as set  
out above may lodge such  
objection together with the  
grounds thereof, with the  
Chief Executive Officer of the  
Rundu Town Council and the  
applicant (SPC) in writing  
before Friday, 08 October  
2021.

Applicant:  
The Chief Executive  
Officer  
Rundu Town Council  
Private Bag 2128  
Rundu

Stubenrauch Planning  
Consultants  
pomb@spc.com.na  
PO Box 41404  
Windhoek  
Tel: (061) 251189  
Our Ref: W/14102

## NOTICE

Take notice that PLAN  
AFRICA CONSULTANTS  
CC, TOWN AND  
REGIONAL PLANNERS,  
on behalf of the owner of  
the respective erf, intends to  
apply to the Keetmanshoop  
Municipality for:

• REZONING OF ERF  
ERVEN 1908 AND  
1352 FOURTEENTH  
STREET AND ERF  
1498 THIRTY FOURTH  
AVENUE, TSEIBLAAGTE  
EXTENSION 2 FROM  
"RESIDENTIAL 1" WITH  
A DENSITY OF 1:300M<sup>2</sup>  
TO "BUSINESS 1" WITH A  
BULK OF 0.5

• REZONING OF ERF  
2163 TSEIBLAAGTE  
EXTENSION 4 FROM  
"RESIDENTIAL 1" WITH  
A DENSITY OF 1:300M<sup>2</sup>  
TO "BUSINESS 1" WITH A  
BULK OF 0.5

• REZONING OF ERF  
1350 TSEIBLAAGTE  
EXTENSION 2 FROM  
"RESIDENTIAL 1" WITH  
A DENSITY OF 1:300M<sup>2</sup>  
TO "BUSINESS 1" WITH A  
BULK OF 1.0

• CONSENT TO USE THE  
PROPOSED ZONING  
AND DENSITY WHILE  
THE REZONING IS IN  
PROCESS.

Erven 1908, 1992, 1495  
and 2253 are 420m<sup>2</sup>,  
398m<sup>2</sup>, 384m<sup>2</sup> and 330m<sup>2</sup>  
respectively in extent. While  
Erf 1350 is 373m<sup>2</sup> in extent.

The erven already have  
existing businesses. The  
intention is to rezone the  
erven to be in accordance  
with the Keetmanshoop  
Town Planning Scheme.

Further take notice that  
the plan of the erf lies for  
inspection on the town  
planning notice board in  
the customer care Centre,  
No.37 Hampel Plichta  
Avenue, Keetmanshoop.

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 applicant (Plan Africa  
Consulting CC) in writing  
within 14 days of the last  
publication of this notice  
(final date for objections is  
29 September 2021).

PLAN AFRICA  
CONSULTING CC  
TOWN AND REGIONAL  
PLANNERS  
Box 4114  
8 Delius Street  
Windhoek (West)

Tel: (061) 212096  
Cell: 0812716189  
Fax: (061) 213051  
Email:  
pafica@rmwab.  
com.na

## NOTICE

Take notice that PLAN  
AFRICA CONSULTANTS  
CC, TOWN AND REGIONAL  
PLANNERS, on behalf of  
the owner of the respective  
erf, intends to apply to the  
Windhoek City Council for:

• REZONING OF ERF  
7493 WINDHOEK  
G/O SCHUBERT AND  
BETHOVEN STREETS  
FROM "RESIDENTIAL" WITH  
A DENSITY OF 1:250M<sup>2</sup>  
AND ERF 1528 WINDHOEK,  
MOZART STREET FROM  
"RESIDENTIAL" WITH  
A DENSITY OF 1:200 TO  
BUSINESS WITH A BULK  
OF 1.0 IN TERMS OF  
SECTION 16(1)(A) OF THE  
URBAN AND REGIONAL  
PLANNING ACT (ACT NO.5  
OF 2018).

• CONSENT FOR FREE  
RESIDENTIAL BULK IN  
TERMS OF CLAUSE 23(H)  
AND OF THE WINDHOEK  
TOWN PLANNING  
SCHEME IN THE CASE OF  
BOTH ERVEN.

• CONSENT TO OPERATE  
A HOSPICE AND COVID-19  
ISOLATION FACILITY ON  
THE TWO ERVEN.

• CONSENT TO MAKE USE  
OF THE BUILDINGS FOR  
THE ACTIVITIES IN LINE  
WITH THE PROPOSED  
ZONING (BUSINESS),  
WHILE THE REZONING IS  
IN PROCESS.

The erven are 2237m<sup>2</sup> and  
1234m<sup>2</sup> respectively in extent  
and are occupied by existing  
buildings that make up to 17  
rooms for accommodation  
establishment, which  
includes a restaurant.  
Existing buildings will be  
used for land uses in line with  
zoning (business), which  
will include a Hospice and  
Covid-19 isolation facility. The  
proposed bulk will enable  
the owner buildings with a  
total floor area of 2237m<sup>2</sup>  
and 1234m<sup>2</sup>. The business  
zoning allows for a wider  
variety of land uses. Enough  
on-site parking as required  
in terms of the Windhoek  
Zoning Scheme will be  
provided.

Further take notice that  
the plan of the erf lies for  
inspection on the town  
planning notice board in  
the customer care Centre,  
Main municipal building,  
Rov. Michael Scott Street,  
Windhoek.

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 Council 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  
29 September 2021).

PLAN AFRICA  
CONSULTING CC  
TOWN AND REGIONAL  
PLANNERS  
Box 4114,  
8 Delius Street  
Windhoek (West)

Tel: (061) 212096  
Cell: 0812716189  
Fax to Mail:  
088814626  
Email: pafica@rmwab.  
com.na

## NOTICE

Take notice that PLAN  
AFRICA CONSULTANTS  
CC, TOWN AND REGIONAL  
PLANNERS, on behalf of  
the owner of the respective  
erf, intends to apply to the  
Windhoek City Council for:

• REZONING OF ERF  
8681, WINDHOEK FROM  
"RESIDENTIAL" WITH A  
DENSITY OF 1:500 TO  
"OFFICE" WITH A BULK  
OF 1.0.  
• THAT HERITAGE  
CONSENT BE GRANTED  
TO USE THE EXISTING  
HISTORICAL BUILDING  
ON ERF 8681 FOR THE  
PURPOSE OFFICES AND  
THAT THE FLOOR AREA  
OF 198m<sup>2</sup> BE EXEMPTED  
FROM THE CALCULATION  
OF BULK, IN EXCHANGE  
OF THE PRESERVATION  
OF THE HISTORICAL  
BUILDING.  
• THAT ADDITIONAL BULK  
BE PROVIDED IN TERMS  
OF SECTION 23 (OF  
THE WINDHOEK TOWN  
PLANNING SCHEME),  
WHICH SHOULD BE  
EXCLUSIVELY USED FOR  
RESIDENTIAL PURPOSES.

The intention is to develop  
the erf for office purposes  
with a bulk of 1.0 comprising  
of an office building for  
Business and Intellectual  
Property Authority (BIPA)  
established in terms of BIPA  
Act, (Act No.8 of 2016). Erf  
8681 is 2478m<sup>2</sup> in extent and  
will allow the construction  
of buildings with a floor area  
equal to the size of the erf.  
The existing historical building  
should be exempted from the  
calculation of bulk in terms  
of Councils Heritage Policy.  
There is a historical building  
on the erf will be customized  
for office purposes and will  
be used as first phase and  
later an additional office  
building will be constructed.  
Access would be from the  
back of the existing entrance  
on Robert Mugabe. An  
alternative access can be  
from the Springriet Street  
however the street is not yet  
constructed.

Further take notice that  
the plan of the erf lies for  
inspection on the town  
planning notice board in  
the customer care Centre,  
Main municipal building,  
Rov. Michael Scott Street,  
Windhoek.

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 Council 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  
29 September 2021).

PLAN AFRICA  
CONSULTING CC  
TOWN AND REGIONAL  
PLANNERS  
Box 4114,  
8 Delius Street  
Windhoek (West)

Tel: (061) 212096  
Cell: 0812716189  
Fax to Mail:  
088814626  
Email: pafica@rmwab.  
com.na







Email: [Classifieds@nepc.com.na](mailto:Classifieds@nepc.com.na)

## Notes

Only shortlisted candidate will be contacted, closing date: 15 September 2021. For more CV's to [symohydron2021@gmail.com](mailto:symohydron2021@gmail.com), contact number: 081-235-515.

Oshikuku Town Council  
PO Box 5070  
Oshikuku  
Email: [pombif@spc.com.na](mailto:pombif@spc.com.na)

**Green Earth Environmental Consultants**  
Contact Persons: Charlie Du Toit / Carien van der Walt  
Tel: 0811273145  
E-mail: [charlie@groonearthnamibia.com](mailto:charlie@groonearthnamibia.com) / [carien@groonearthnamibia.com](mailto:carien@groonearthnamibia.com)

**Stubenrauch Planning  
Consultants**  
pombili@spc.com.na  
PO Box 41404  
Windhoek  
Tel: (061) 251189

Tel: (061) 212096  
Cell: 0812716189  
Fax: (061) 213051  
Email:  
pafco@msweb.

Tel: (061) 212085  
Cell: 0812716189  
Fax to Mail:  
088514626  
Email: patnca@

Tel: (061) 212096  
Cell: 0812716169  
Fax to Mail:  
083614626  
Email:  
pafrika@mweb.



# CLASSIFIEDS

Tel: (061) 2080844 Fax: (061) 220584 Email: Classifieds@nepc.com.na

## Services

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 \* Classifieds are published on the 1st, 3rd, 5th, 7th, 9th, 11th, 13th, 15th, 17th, 19th, 21st, 23rd, 25th, 27th, 29th and 31st of each month.

**Employment**

**taatisolar**

**WE ARE HIRING**

**Retail Manager**

Interested persons should submit their application to the HR department via email: [hr@taatisolar.com](mailto:hr@taatisolar.com) no later than 13 September 2021

**TAATISOLAR Head Office**

Tel: 264 81 275 559 / 39 5500 St. 1, Southern Industrial Area, P.O. Box 86482, Windhoek, Namibia

**INOHYDRO NAMIBIA (PTY) LTD**

**JOB VACANCIES**

**Site Manager x1**

- At least 5 years construction working experience.
- Good communication in English and Chinese
- Responsible for quality management and cost control on site

**Civil Engineer x3**

- At least 3 years' experience as a civil engineer
- Degree in Civil Engineering
- Management of construction and safety on site

**Electrical Engineer x2**

- At least 3 years' experience as an electrical engineer
- Degree in electrical engineering
- Knowledge of electrical installation, electrical maintenance and operation of electrical equipment

**Materials & Equipment Manager x1**

- At least 3 years' experience in material and equipment management
- Civil, Electrical and Engineering Management related degree
- Good communication in English and Chinese

**Duty Station:** Windhoek, Caracaz

Only shortlisted candidates will be contacted, closing date: 16 September 2021. Forward CV's to [simohyondra2021@gmail.com](mailto:simohyondra2021@gmail.com), contact number: 061-220-553

### NOTICE OF INTENT TO APPLY FOR PERMANENT CLOSURE, REZONING AND SUBDIVISION OF ERVEN 1557, 1558 AND 1560, OSHIKUKU EXTENSION 4

Notice is hereby given in terms of the Urban and Regional Planning Act, 2018 and the Local Authorities Act, 1992, that Stubenrauch Planning Consultants cc has applied to the Oshikuku Town Council and intends on applying to the Urban and Regional Planning Board (URPB) on behalf of the Oshikuku Town Council, the registered owner of Erven 1557, 1558 and 1560, Oshikuku Extension 4 for the following:

- Permanent Closure of Erven 1557, 1558 and 1560, Oshikuku Extension 4 as "Public Open Space";
- Rezoning of Erven 1557, 1558 and 1560, Oshikuku Extension 4 from "Public Open Space" to "Residential" with a density of 1:300m<sup>2</sup>;
- Subdivision of Erf 1557, Oshikuku Extension 4 into Portion "A" and Remainder;
- Subdivision of Erf 1558, Oshikuku Extension 4 into Portion "A" and Remainder;
- Subdivision of Erf 1560, Oshikuku Extension 4 into Portion "A" and Remainder;

Erven 1557, 1558 and 1560 are located in the neighbourhood of Oshikuku Extension 4, and they respectively measure 799m<sup>2</sup>, 660m<sup>2</sup> and 931m<sup>2</sup> in extent. The subject erven are currently zoned "Public Open Space" according to the Oshikuku Zoning Scheme. The purpose of the subject public open space closures, rezoning's and subdivisions is to create residential erven to help the Oshikuku Town Council meet the demand for adequate housing.

Please further take notice that:

a) The application, locality map and its supporting documents lie open for inspection during normal office hours at the Oshikuku Town Council (Town Planning Office) and SPC Office, 45 Feld Street, Windhoek.

b) Any person objecting to the proposed public open space closures, rezoning's and subdivisions as set out above may lodge such objection together with the grounds thereof, with the Oshikuku Town Council and with the applicant (SPC) in writing before Friday, 08 October 2021.

**Applicant:** Stubenrauch Planning Consultants  
 The Chief Executive Officer  
 PO Box 41404  
 Windhoek  
 Tel: 061-251189

Oshikuku Town Council  
 PO Box 5070  
 Oshikuku  
 Email: [pombili@spc.com.na](mailto:pombili@spc.com.na)  
 Tel: 061-251189

**Green Earth Environmental Consultants**

**CALL FOR PUBLIC PARTICIPATION/ COMMENTS**

**ENVIRONMENTAL IMPACT ASSESSMENT FOR THE ESTABLISHMENT AND OPERATION OF AN IRRIGATION PROJECT AT SHAGHUPUKA, MUKWE CONSTITUENCY, BAGANI, KAVANGO EAST 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 establishment and operation of an irrigation project at Shaghupuka, Mukwe Constituency, Bagani, Kavango East Region.

**Name of proponent:** Shaghupuka Farming (Pty) Ltd

**Project location and description:** It is the intention to establish and operate an irrigation farm of 1000ha at Shaghupuka, Mukwe Constituency, Bagani, Kavango East Region. Water will be extracted from the Okavango River and pumped to the farm site where the crops will be watered through center pivot irrigation systems. It is intended to grow maize, wheat, and soya crops in a rotation system. Other crops will also be introduced as the project progresses. A locality plan of the site is available at the offices of Green Earth Environmental Consultants at Bridgeway 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 is scheduled as follows:

**Meeting date:** 9 September 2021  
**Meeting time:** 10:00  
**Meeting Venue:** Bagani Village – Headman's Homestead

Kindly take note that the meeting procedures and attendance will be subject to the current COVID-19 regulations.

**The last date for comments and/or registration is 24 September 2021.**  
**Contact details for registration and further information:**

**Green Earth Environmental Consultants**  
 Contact Persons: Charlie Du Toit / Carlen van der Walt  
 Tel: 0811273145  
 E-mail: [charlie@greenearthnamibia.com](mailto:charlie@greenearthnamibia.com)  
[carlen@greenearthnamibia.com](mailto:carlen@greenearthnamibia.com)

### SHOPPING MALL DEVELOPMENT RUNDU - TUHUMEKO PROPERTIES

Take note that Stubenrauch Planning Consultants cc has applied to the Rundu Town Council and intends on applying to the Urban and Regional Planning Board on behalf of Tuhumeko Property Developers the registered owner of Erven 2683 and 2516, Rundu Extension 8 for the following:

#### SHOPPING MALL DEVELOPMENT RUNDU - TUHUMEKO PROPERTIES

1. REZONING OF ERF 2683, RUNDU EXTENSION 8 FROM "PUBLIC OPEN SPACE" TO "BUSINESS"
2. REZONING OF ERF 2516, RUNDU EXTENSION 8 FROM "LOCAL AUTHORITY" TO "BUSINESS"
3. CONSOLIDATION OF ERVEN 2683 AND 2516, RUNDU EXTENSION 8 INTO "CONSOLIDATED ERF X"

Erven 2683 and 2516 are located adjacent to one another in the neighbourhood of Rundu Extension 8 along E. Kakuru Street. The subject erven measure 781m<sup>2</sup> and 2,594.5 hectares in extent, respectively. According to the Rundu Zoning Scheme, Erf 2516, Rundu Extension 8 is zoned for "Local Authority" purposes, Erf 2683, Rundu Extension 8 is zoned for "Public Open Space" purposes, however according to Council Resolution No. 03/125/05/2016, the Public Open space is closed, and the new zoning of Erf 2683 is "Business".

The purpose of the subject application as set out above is for Tuhumeko Properties to develop a shopping mall on the consolidated erf.

Please take note that the application, locality map and its supporting documents lie open for inspection during normal office hours at the Rundu Town Council (Town Planning Office) and SPC Office, 45 Feld Street, Windhoek.

Further take note that any person objecting to the proposed application as set out above may lodge such objection together with their grounds thereof, with the Chief Executive Officer of the Rundu Town Council and the applicant (SPC) in writing on or before Friday, 08 October 2021.

**Applicant:** The Chief Executive Officer  
 Rundu Town Council  
 Private Bag 2128  
 Rundu

**Stubenrauch Planning Consultants**  
[pombili@spc.com.na](mailto:pombili@spc.com.na)  
 PO Box 41404  
 Windhoek  
 Tel: (061) 251189

Take notice that PLAN AFRICA CONSULTANTS CC, TOWN AND REGIONAL PLANNERS, on behalf of the owner of the respective erf, intends to apply to the Windhoek City Council for:

- REZONING OF ERVEN 1990 AND 1992 FOURTEENTH STREET AND ERF 1496 THIRTY FOURTH AVENUE, TSEIBLAAGTE EXTENSION 2 FROM "RESIDENTIAL 1" WITH A DENSITY OF 1:300m<sup>2</sup> TO "BUSINESS" WITH A BULK OF 0.5

- REZONING OF ERF 2253 TSEIBLAAGTE EXTENSION 4 FROM "RESIDENTIAL 1" WITH A DENSITY OF 1:300m<sup>2</sup> TO "BUSINESS 1" WITH A BULK OF 0.5

- REZONING OF ERF 1350 TSEIBLAAGTE EXTENSION 2 FROM "RESIDENTIAL 1" WITH A DENSITY OF 1:300m<sup>2</sup> TO "BUSINESS 1" WITH A BULK OF 1.0

- CONSENT TO USE THE RESPECTIVE ERVEN IN LINE WITH THE PROPOSED ZONING AND DENSITY WHILE THE REZONING IS IN PROCESS.

Erven 1990, 1992, 1496 and 2253 are 420m<sup>2</sup>, 398m<sup>2</sup>, 384m<sup>2</sup> and 330m<sup>2</sup> respectively in extent. While Erf 1350 is 372m<sup>2</sup> in extent.

The erven already have existing businesses. The intention is to rezone the erven to be in accordance with the Keelmannshoop Town Planning Scheme.

Further take notice that the plan of the erf lies for inspection on the town planning notice board in the customer care Centre, at the municipal building, No. 37 Hamble Plicata Avenue, Keelmannshoop.

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 Town Council 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 29 September 2021).

**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](mailto:pafrica@mweb.com.na)

Take notice that PLAN AFRICA CONSULTANTS CC, TOWN AND REGIONAL PLANNERS, on behalf of the owner of the respective erf, intends to apply to the Windhoek City Council for:

- REZONING OF ERF 7493 WINDHOEK, C/O SCHUBERT AND BEETHOVEN STREETS FROM RESIDENTIAL WITH A DENSITY OF 1:250m<sup>2</sup> AND ERF 1926 WINDHOEK, MOZART STREET FROM "RESIDENTIAL" WITH A DENSITY OF 1:300 TO BUSINESS WITH A BULK OF 1.0 IN TERMS OF SECTION 105(1)(A) OF THE URBAN AND REGIONAL PLANNING ACT (ACT NO. 2 OF 2018).
- CONSENT FOR FREE RESIDENTIAL BULK IN TERMS OF CLAUSE 23(1) AND OF THE WINDHOEK TOWN PLANNING SCHEME IN THE CASE OF BOTH ERVEN.
- CONSENT TO OPERATE A HOSPICE AND COVID-19 ISOLATION FACILITY ON THE TWO ERVEN.
- CONSENT TO MAKE USE OF THE BUILDINGS FOR THE ACTIVITIES IN LINE WITH THE PROPOSED ZONING (BUSINESS), WHILE THE REZONING IS IN PROCESS.

The erven are 2237m<sup>2</sup> and 1234m<sup>2</sup> respectively in extent and are occupied by existing buildings that make up to 17 rooms for the accommodation establishment, which includes a restaurant. Existing buildings will be used for land uses in line with zoning, (business), which will include a Hospice and Covid-19 isolation facility. The proposed bulk will enable the owner buildings with a total floor area of 2237m<sup>2</sup> and 1234m<sup>2</sup>. The business zoning allows for a wider variety of land uses. Enough on-site parking as required in terms of the Windhoek Zoning Scheme will be provided.

Further take notice that the plan of the erf lies for inspection on the town planning notice board in the customer care Centre, Main municipal building, Rav. Michael Scott Street, Windhoek.

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 Council 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 29 September 2021).

**PLAN AFRICA CONSULTING CC**  
 TOWN AND Regional Planners  
 Box 4114  
 8 Delius Street  
 Windhoek (West)

Tel: (061) 212096  
 Cell: 0812716189  
 Fax to Mail: 068814628  
 Email: [pafrica@mweb.com.na](mailto:pafrica@mweb.com.na)

Take notice that PLAN AFRICA CONSULTANTS CC, TOWN AND REGIONAL PLANNERS, on behalf of the owner of the respective erf, intends to apply to the Windhoek City Council for:

- REZONING OF ERF 8881, WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "OFFICE" WITH A BULK OF 1.0.
- THAT HERITAGE CONSENT BE GRANTED TO USE THE EXISTING HISTORICAL BUILDING ON ERF 8881 FOR THE PURPOSE OFFICES AND THAT THE FLOOR AREA OF 199m<sup>2</sup> BE EXEMPTED FROM THE CALCULATION OF BULK, IN EXCHANGE OF THE PRESERVATION OF THE HISTORICAL BUILDING.
- THAT ADDITIONAL BULK BE PROVIDED IN TERMS OF SECTION 23 (OF THE WINDHOEK TOWN PLANNING SCHEME), WHICH SHOULD BE EXCLUSIVELY USED FOR RESIDENTIAL PURPOSES.

The intention is to develop the erf for office purposes with a bulk of 1.0 comprising of an office building for Business and Intellectual Property Authority (BIPA) established in terms of BIPA Act (Act No. 8 of 2016). Erf 8881 is 3479m<sup>2</sup> in extent and will allow the construction of buildings with a floor area equal the size of the erf. The existing historical building should be exempted from the calculation of bulk in terms of Councils Heritage Policy. There is a historical building on the erf will be customized for office purposes and will be used as first phase and later an additional office building will be constructed. Access would be from the from the existing entrance on Robert Mugabe. An alternative access can be from the Springlust Street, however the street is not yet constructed.

Further take notice that the plan of the erf lies for inspection on the town planning notice board in the customer care Centre, Main municipal building, Rav. Michael Scott Street, Windhoek.

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 Council 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 29 September 2021).

**PLAN AFRICA CONSULTING CC**  
 TOWN AND Regional Planners  
 Box 4114  
 8 Delius Street  
 Windhoek (West)

Tel: (061) 212096  
 Cell: 0812716189  
 Fax to Mail: 068814628  
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**Tel: (061) 2080844    Fax: (061) 220584    Email: [Classifieds@nepc.com.na](mailto:Classifieds@nepc.com.na)**

## Notices

articles submitted, closing date is 15 September 2021. For more information, please email the Editors to [sinohydrana2021@gmail.com](mailto:sinohydrana2021@gmail.com), contact number 061-2336-55.

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Fax to Mail:  
088614626  
Email:  
pasfoca@nwweb.  
1999-00



ily-work  
ished.  
first birthday in  
e life you had.  
eyond words and  
n, Mom!  
andchildren

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# CLASSIFIEDS

Tel: (061) 2080844 Fax: (061) 220584 Email: Classifieds@nepc.com.na

## NOTICE

Stubenrauch Planning Consultants were appointed by Johannes Albertus Brandt, the registered owner of Erf 4563, Rehoboth Proper to apply to the Rehoboth Town Council and Urban and Regional Planning Board for the following:

- REZONING OF ERF 4563, REHOBOTH PROPER FROM "RESIDENTIAL" WITH A DENSITY OF 1:500 TO "GENERAL RESIDENTIAL" WITH A DENSITY OF 1:100.

Erf 4563 is situated in the neighbourhood of Rehoboth Proper and measures 1573m<sup>2</sup> in extent. According to the Rehoboth Zoning Scheme, the subject erf is zoned for "Residential" purposes with a density of 1:500. It is the intention of the owner to rezone Erf 4563, Rehoboth Proper to "General Residential" with a density of 1:100 for the purpose of constructing dwelling units. The proposed rezoning will enable the owner to construct a maximum of 15 dwelling units on zoned Erf 4563, Rehoboth Proper.

In line with the Rehoboth Zoning Scheme, dwelling unit refers to a dwelling consisting of one primary unit with or without an outbuilding where the primary unit consists of mutually adjacent rooms with a kitchen and with at least and with at least a bathroom with toilet facilities and where the said primary unit is designed for occupation by a single household.

Sufficient on-site parking will be provided in accordance with the Rehoboth Zoning Scheme.

SPC submitted an application with the Rehoboth Town Council and now gives public notification of the proposed rezoning in terms of the Urban and Regional Planning Act.

"Take notice that the locality map and application for the subject rezoning lies for inspection during normal office hours with the Town Planning Office of the Rehoboth Town Council Office and SPC Offices, 45 Fort Street, Windhoek.

Further take notice that any person objecting to the proposed change in use and as set out above may lodge such objection together with the grounds thereof, with the Rehoboth Town Council and with the applicant (SPC) in writing before Wednesday, 13 October 2021.

Applicant  
Stubenrauch  
Planning Consultants  
PO Box 41404  
Windhoek  
Tel: (061) 251189  
Email: offices@spc.com.na  
Our Ref: WZ0043

Stubenrauch SPC

## NOTICE OF INTENT TO APPLY FOR PERMANENT CLOSURE, REZONING AND SUBDIVISION OF ERF 1557, 1558 AND 1560, OSHIKUKU EXTENSION 4

Notice is hereby given in terms of the Urban and Regional Planning Act, 1995 and the Local Authorities Act, 1992, that Stubenrauch Planning Consultants are applying to the Oshikuku Town Council and Regional Planning Board (URPB) on behalf of the Oshikuku Town Council, the registered owner of Erf 1557, 1558 and 1560, Oshikuku Extension 4 for the following:

- Permanent Closure of Erf 1557, 1558 and 1560, Oshikuku Extension 4 as "Public Open Space".
- Rezoning of Erf 1557, 1558 and 1560, Oshikuku Extension 4 from "Public Open Space" to "Residential" with a density of 1:500m<sup>2</sup>.
- Subdivision of Erf 1557, Oshikuku Extension 4 into Portion "A" and Remainder.
- Subdivision of Erf 1558, Oshikuku Extension 4 into Portion "A" and Remainder.
- Subdivision of Erf 1560, Oshikuku Extension 4 into Portion "A" and Remainder.

Erf 1557, 1558 and 1560 are located in the neighbourhood of Oshikuku Extension 4, and they respectively measure 798m<sup>2</sup>, 860m<sup>2</sup> and 930m<sup>2</sup> in extent. The subject erf are currently zoned "Public Open Space" according to the Oshikuku Zoning Scheme. The purpose of the subject public open space closure, rezoning and subdivisions is to create residential erven to meet the Oshikuku Town Council's demand for adequate housing.

Please further take notice that the application, locality map and its supporting documents lie open for inspection, during normal office hours at the Oshikuku Town Council (Town Planning Office) and SPC Offices, 45 Fort Street, Windhoek. Any person objecting to the proposed rezoning, zoning, subdivision and subdivisions as set out above may lodge such objection together with the grounds thereof, with the Oshikuku Town Council and with the applicant (SPC) in writing before Friday, 08 October 2021.

Applicant:  
Stubenrauch Planning Consultants  
The Chief Executive Officer  
PO Box 41404  
Windhoek  
Tel: 061-251189  
Oshikuku Town Council  
PO Box 5070  
Oshikuku  
Email: oshikuku@spc.com.na  
Our Ref: WZ1050

REPUBLIC OF NAMIBIA  
MINISTRY OF TRADE & INDUSTRY  
LICENSING ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LICENSING ACT, 1998  
Regulations 14, 20 & 32  
Notice is given that an application in terms of the Licensing Act, 1998, for a licence to operate a business to which applies section 14 of the Licensing Act, 1998, will be made to the Regional Licensing Commission, Region Oshana.

1. Name and postal address of applicant: MALAYIA PETRUS  
P O BOX 375, OSHANA  
2. Name of business or proposed business to which application relates: RESTAURANT LUNCHEON LIAISON WITH A PUBLIC BAR  
3. Address of premises to which application relates: 100, 101 & 102, OSHANA  
4. Nature and details of proposed business: A restaurant, bar and lounge with a public bar and lounge.

7. Date of meeting of Committee at which application will be heard: 15 OCTOBER 2021  
Any objection or written submission in terms of section 23 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not later than 21 days before the date of the meeting of the Committee at which the application will be heard.

## SHOPPING MALL DEVELOPMENT RUNDU - TUMUMEKO PROPERTIES

Take notice that Stubenrauch Planning Consultants are applying to the Rundu Town Council and Regional Planning Board on behalf of Tumumeko Property Developers the registered owner of Erf 2593 and 2516, Rundu Extension 6 for the following:

## SHOPPING MALL DEVELOPMENT RUNDU - TUMUMEKO PROPERTIES

- 1. REZONING OF ERF 2593, RUNDU EXTENSION 6 FROM "PUBLIC OPEN SPACE" TO "BUSINESS".
- 2. REZONING OF ERF 2516, RUNDU EXTENSION 6 FROM "LOCAL AUTHORITY" TO "BUSINESS".
- 3. CONSOLIDATION OF ERF 2593 AND 2516, RUNDU EXTENSION 6 INTO "CONSOLIDATED ERF".

Erf 2593 and 2516 are located adjacent to one another in the neighbourhood of Rundu Extension 6 along E. Kalkunda Street. The subject erven measure 7818m<sup>2</sup> and 26946m<sup>2</sup> in extent, respectively. According to the Rundu Zoning Scheme, Erf 2516, Rundu Extension 6 is zoned for "Local Authority" purposes. Erf 2593, Rundu Extension 6 is zoned for "Public Open Space" purposes, however according to Council Resolution No. 031/26/05/2016, the Public Open Space is closed, and the new zoning of Erf 2593 is "Business".

The purpose of the subject application as set out above is for Tumumeko Properties to develop a shopping mall on the consolidated erf.

Please take notice that the application, locality map and its supporting documents lie open for inspection during normal office hours at the Rundu Town Council (Town Planning Office) and SPC Offices, 45 Fort Street, Windhoek.

Further take notice that any person objecting to the proposed application as set out above may lodge such objection together with the grounds thereof, with the Chief Executive Officer of the Rundu Town Council and the applicant (SPC) in writing on or before Friday, 08 October 2021.

Applicant:  
The Chief Executive Officer  
Rundu Town Council  
Private Bag 2128  
Rundu

Stubenrauch Planning Consultants  
pomb@spc.com.na  
PO Box 41404  
Windhoek  
Tel: (061) 251189  
Our Ref: WZ1402

## NOTICE

Take notice that PLAN AFRICA CONSULTANTS CC, TOWN AND REGIONAL PLANNERS, on behalf of the owner of the respective erf, intends to apply to the Keetmanshoop Municipality for:

- REZONING OF ERF 1900 AND 1992, FOURTEENTH STREET AND ERF 1488, THIRTY FOURTH AVENUE, TSEBLAGA EXTENSION 2 FROM "RESIDENTIAL 1" WITH A DENSITY OF 1:300M<sup>2</sup> TO "BUSINESS" WITH A BULK OF 0.5

- REZONING OF ERF 2253 TSEBLAGA EXTENSION 4 FROM "RESIDENTIAL 1" WITH A DENSITY OF 1:300M<sup>2</sup> TO "BUSINESS 1" WITH A BULK OF 0.5

- REZONING OF ERF 1350 TSEBLAGA EXTENSION 2 FROM "RESIDENTIAL 1" WITH A DENSITY OF 1:300M<sup>2</sup> TO "BUSINESS 1" WITH A BULK OF 1.0

- CONSENT TO USE THE RESPECTIVE ERF IN LINE WITH THE PROPOSED ZONING AND DENSITY WHILE THE REZONING IS IN PROCESS.

Erf 1900, 1992, 1488 and 2253 are 423m<sup>2</sup>, 398m<sup>2</sup>, 384m<sup>2</sup> and 330m<sup>2</sup> respectively in extent. While Erf 1350 is 373m<sup>2</sup> in extent.

The erven already have existing businesses. The intention is to rezone the erven to be in accordance with the Keetmanshoop Town Planning Scheme.

Further take notice that the plan of the erf lies for inspection on the town planning notice board in the customer care Centre, at the municipal building, No 37 Hampie Plichta Avenue, Keetmanshoop.

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 Town Council 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 29 September 2021).

PLAN AFRICA CONSULTING CC  
TOWN AND REGIONAL PLANNERS  
Box 4114  
8 Delius Street  
Windhoek (West)

Tel: (061) 212096  
Cell: 0812716189  
Fax: (061) 213051  
Email: pafica@mweb.com.na

## NOTICE

Take notice that PLAN AFRICA CONSULTANTS CC, TOWN AND REGIONAL PLANNERS, on behalf of the owner of the respective erf, intends to apply to the Windhoek City Council for:

- REZONING OF ERF 7493 WINDHOEK, C/O SCHUBERT AND BEETHOVEN STREETS FROM RESIDENTIAL WITH A DENSITY OF 1:250M<sup>2</sup> AND ERF 1526 WINDHOEK, MOZART STREET FROM "RESIDENTIAL 1" WITH A DENSITY OF 1:300 TO BUSINESS WITH A BULK OF 1.0 IN TERMS OF SECTION 10(4)(A) OF THE URBAN AND REGIONAL PLANNING ACT (ACT NO.5 OF 2018).

- CONSENT FOR FREE RESIDENTIAL BULK IN TERMS OF CLAUSE 23(1) OF THE WINDHOEK TOWN PLANNING SCHEME IN THE CASE OF BOTH ERFEN.

- CONSENT TO OPERATE A HOSPICE AND COVID-19 ISOLATION FACILITY ON THE TWO ERFEN.
- CONSENT TO MAKE USE OF THE BUILDINGS FOR THE ACTIVITIES IN LINE WITH THE PROPOSED ZONING (BUSINESS), WHILE THE REZONING IS IN PROCESS.

The erven are 2237m<sup>2</sup> and 1234m<sup>2</sup> respectively in extent and are occupied by existing buildings that make up to 17 rooms for the accommodation establishment, which includes a restaurant. Existing buildings will be used for land uses in line with zoning, (business), which will include a Hospice and Covid-19 isolation facility. The proposed bulk will enable the owner buildings with a total floor area of 2237m<sup>2</sup> and 1234m<sup>2</sup>. The business zoning allows for a wider variety of land uses. Enough on-site parking as required in terms of the Windhoek Zoning Scheme will be provided.

Further take notice that the plan of the erf lies for inspection on the town planning notice board in the customer care Centre, Main municipal building, Rav. Michael Scott Street, Windhoek.

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 Council 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 29 September 2021).

PLAN AFRICA CONSULTING CC  
TOWN AND REGIONAL PLANNERS  
Box 4114  
8 Delius Street  
Windhoek (West)

Tel: (061) 212096  
Cell: 0812716189  
Fax to Mail: 088614626  
Email: pafica@mweb.com.na

## NOTICE

Take notice that PLAN AFRICA CONSULTANTS CC, TOWN AND REGIONAL PLANNERS, on behalf of the owner of the respective erf, intends to apply to the Windhoek City Council for:

- REZONING OF ERF 8621, WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:300 TO "OFFICE" WITH A BULK OF 1.0.
- THAT HERITAGE CONSENT BE GRANTED TO USE THE EXISTING HISTORICAL BUILDING ON ERF 8621 FOR THE PURPOSE OFFICES AND THAT THE FLOOR AREA OF 1939M<sup>2</sup> BE EXEMPTED FROM THE CALCULATION OF BULK, IN EXCHANGE OF THE PRESERVATION OF THE HISTORICAL BUILDING.
- THAT ADDITIONAL BULK BE PROVIDED IN TERMS OF SECTION 23 (OF THE WINDHOEK TOWN PLANNING SCHEME), WHICH SHOULD BE EXCLUSIVELY USED FOR RESIDENTIAL PURPOSES.

The intention is to develop the erf for office purposes with a bulk of 1.0 comprising of an office building for Business and Intellectual Property Authority (SIPA) established in terms of SIPA Act, (Act No.3 of 2016). Erf 8621 is 3478m<sup>2</sup> in extent and will allow the construction of buildings with a floor area equal the size of the erf. The existing historical building should be exempted from the calculation of bulk in terms of Councils Heritage Policy. There is a historical building on the erf which is customized for office purposes and will be used as first phase and later an additional office building will be constructed. Access would be from the from the existing entrance on Robert Mugabe. An alternative access can be from the Springfontein Street, however the street is not yet constructed.

Further take notice that the plan of the erf lies for inspection on the town planning notice board in the customer care Centre, Main municipal building, Rav. Michael Scott Street, Windhoek.

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 Council 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 29 September 2021).

PLAN AFRICA CONSULTING CC  
TOWN AND REGIONAL PLANNERS  
Box 4114  
8 Delius Street  
Windhoek (West)

Tel: (061) 212096  
Cell: 0812716189  
Fax to Mail: 088614626  
Email: pafica@mweb.com.na



1. The first of these is the

2. The second of these is the

3. The third of these is the

4. The fourth of these is the

5. The fifth of these is the

6. The sixth of these is the

7. The seventh of these is the

8. The eighth of these is the

9. The ninth of these is the

10. The tenth of these is the





8681 VHK



## PLAN AFRICA CONSULTING CC

TOWN AND REGIONAL PLANNERS

Box 4114

WINDHOEK

8 Delius Street, Windhoek (West)

Tel: (061) 212096 Cell: 081 271 6189

Fax: (061) 213051

Email: patrica@mweb.com.na

31/08/2021

REQUEST FOR OWNERS & ADDRESSES:

- REZONING OF ERF 8681, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 TO 'OFFICE' WITH A BULK OF 1.0 FOR THE PURPOSE OF BIPA CONSENT TO PROCEED CONSTRUCTION AND THE USE OF THE EXISTING HOUSE, WHILE THE REZONING IS IN PROCESS.

ERF. NO	NAME OF OWNER	POSTAL ADDRESS
Erf 5648 Windhoek	City of Windhoek	
Erf 8680 Windhoek	NOT ON SYSTEM	
Erf 8680 Windhoek	NOT ON SYSTEM	
Erf 841 Windhoek	Ministry of LANDS	P/BAG 13343 Windhoek
Erf 8682 Windhoek	Not ON SYSTEM	



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 Town Council 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 29 September 2021).

**PLAN Africa Consulting Cc**  
**Town and Regional Planners**  
**P.O. Box 4114**  
**8 Delius Street, Windhoek (West)**  
**Tel: (061) 212096, Cell: 0812716189 Fax: (061) 213051**  
**Email: pafrika@mweb.com.na**

No. 511

2021

### REZONING OF ERF 8681, WINDHOEK

Take notice that **PLAN AFRICA CONSULTANTS CC, TOWN AND REGIONAL PLANNERS**, on behalf of the owner of the respective erf, intends to apply to the Windhoek City Council for:

- **REZONING OF ERF 8681, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 TO 'OFFICE' WITH A BULK OF 1.0.**
- **THAT HERITAGE CONSENT BE GRANTED TO USE THE EXISTING HISTORICAL BUILDING ON ERF 8681 FOR THE PURPOSE OFFICES AND THAT THE FLOOR AREA OF 199M<sup>2</sup> BE EXEMPTED FROM THE CALCULATION OF BULK, IN EXCHANGE OF THE PRESERVATION OF THE HISTORICAL BUILDING.**
- **THAT ADDITIONAL BULK BE PROVIDED IN TERMS OF SECTION 23 (OF THE WINDHOEK TOWN PLANNING SCHEME), WHICH SHOULD BE EXCLUSIVELY USED FOR RESIDENTIAL PURPOSES.**

The intention is to develop the erf for office purposes with a bulk of 1.0 comprising of an office building for Business and Intellectual Property Authority (BIPA) established in terms of BIPA Act, (Act No. 8 of 2016). Erf 8681 is 3479m<sup>2</sup> in extent and will allow the construction of buildings with a floor area equal the size of the erf. The existing historical building should be exempted from the calculation of bulk in terms of Councils Heritage Policy. There is a historical building on the erf will be customized for office purposes and will be used as first phase and later an additional office building will be constructed. Access would be from the from the existing entrance on Robert Mugabe. An alternative access can be from the Sperlinglust Street, however the street is not yet constructed.

Further take notice that the plan of the erf lies for inspection on the town planning notice board in the customer care Centre, Main municipal building, Rev. Michael Scott Street, Windhoek.

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 Council 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 29 September 2021).

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**Town and Regional Planners**  
**P.O. Box 4114**  
**8 Delius Street, Windhoek (West)**  
**Tel: (061) 212096 Cell: 0812716189 Fax: (061) 213051**  
**Email: pafrika@mweb.com.na**



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No. 511

2021

### REZONING OF ERF 8681, WINDHOEK

Take notice that **PLAN AFRICA CONSULTANTS CC, TOWN AND REGIONAL PLANNERS**, on behalf of the owner of the respective erf, intends to apply to the Windhoek City Council for:

- **REZONING OF ERF 8681, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 TO 'OFFICE' WITH A BULK OF 1.0.**
- **THAT HERITAGE CONSENT BE GRANTED TO USE THE EXISTING HISTORICAL BUILDING ON ERF 8681 FOR THE PURPOSE OFFICES AND THAT THE FLOOR AREA OF 199M<sup>2</sup> BE EXEMPTED FROM THE CALCULATION OF BULK, IN EXCHANGE OF THE PRESERVATION OF THE HISTORICAL BUILDING.**
- **THAT ADDITIONAL BULK BE PROVIDED IN TERMS OF SECTION 23 (OF THE WINDHOEK TOWN PLANNING SCHEME), WHICH SHOULD BE EXCLUSIVELY USED FOR RESIDENTIAL PURPOSES.**

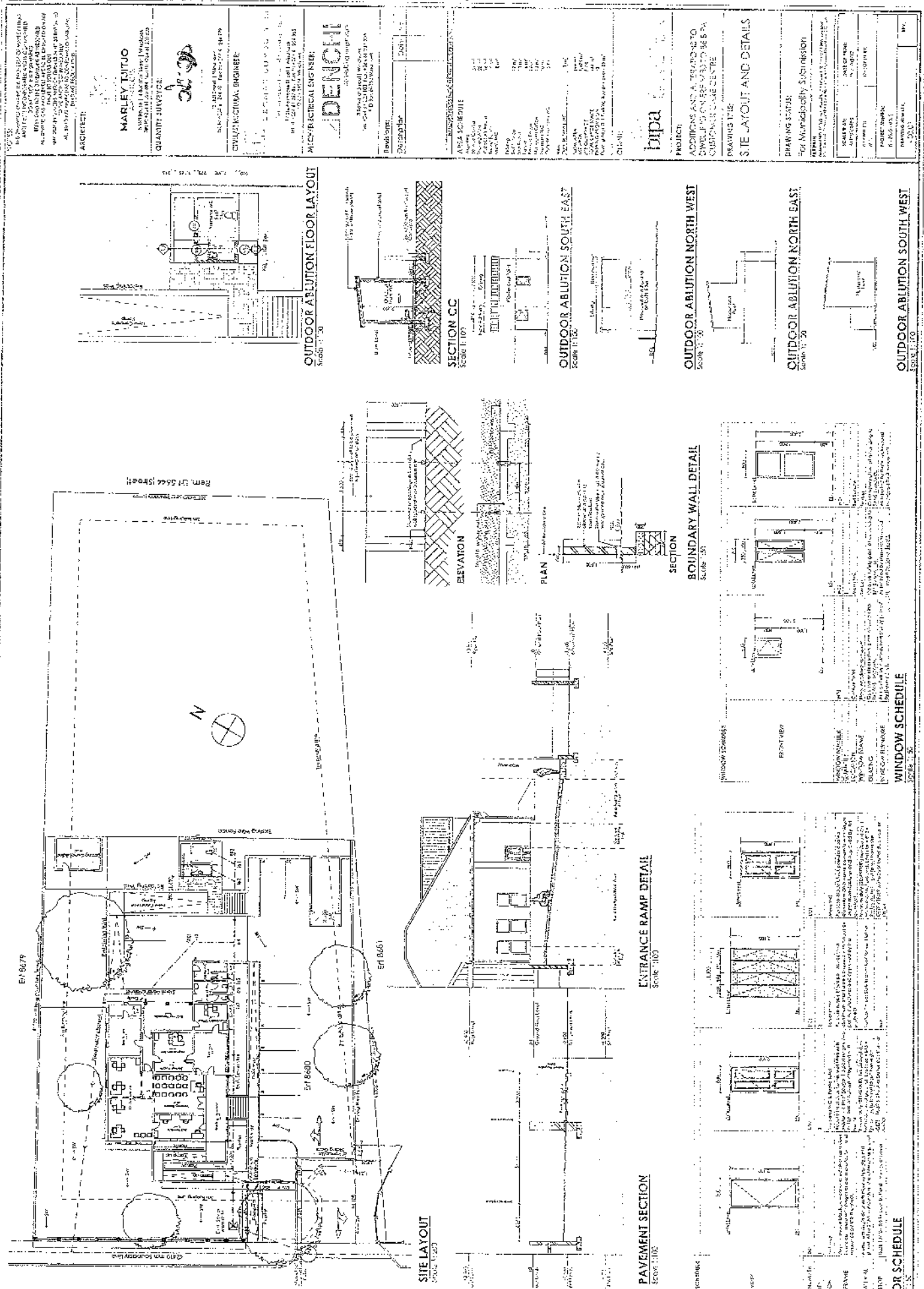
The intention is to develop the erf for office purposes with a bulk of 1.0 comprising of an office building for Business and Intellectual Property Authority (BIPA) established in terms of BIPA Act, (Act No. 8 of 2016). Erf 8681 is 3479m<sup>2</sup> in extent and will allow the construction of buildings with a floor area equal the size of the erf. The existing historical building should be exempted from the calculation of bulk in terms of Councils Heritage Policy. There is a historical building on the erf will be customized for office purposes and will be used as first phase and later an additional office building will be constructed. Access would be from the from the existing entrance on Robert Mugabe. An alternative access can be from the Sperlinghust Street, however the street is not yet constructed.

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**8 Delius Street, Windhoek (West)**  
**Tel: (061) 212096 Cell: 0812716189 Fax: (061) 213051**  
**Email: pafrika@mweb.com.na**







Approved

7 6 JUL 2006

S.G. No. A 241/2004

for Surveyor-General

Sheet 1 of 2

Sides	metres	Angles Direction	CO-ORDINATES System: 22/17	Y	X	Design.
		Constants		+ 0,00	+ 0,00	
AB	6,51	204 03 50	A	- 9 215,15	+63 357,68	5641f
BC	70,60	253 28 00	B	9 217,80	+63 351,74	5641e
CD	15,02	260 24 30	C	- 9 284,91	+63 331,82	5641d
DE	1,62	296 38 10	D	- 9 299,72	+63 329,32	5641c
EF	8,00	332 51 40	E	- 9 301,17	+63 330,04	5641c
FG	28,94	0 21 40	F	- 9 304,82	+63 337,16	5640p
GH	70,28	323 09 10	G	- 9 304,64	+63 366,10	5640c
HJ	108,00	325 44 10	H	- 9 346,78	+63 422,34	5640n
JK	37,21	304 14 30	J	- 9 407,58	+63 511,60	5640m
KL	90,42	339 50 50	K	- 9 438,34	+63 532,53	5639a
LM	23,47	62 42 50	L	- 9 469,52	+63 617,51	631d
MN	76,02	54 05 50	M	- 9 448,66	+63 628,27	HB79
NP	12,03	106 17 10	N	- 9 387,05	+63 672,88	1575k
PQ	99,35	159 35 40	P	- 9 375,51	+63 669,50	1575l
QR	133,40	146 05 20	Q	- 9 340,87	+63 576,39	1575m
RA	199,56	154 35 30	R	- 9 266,45	+63 465,67	1575n
		Win7		- 9 548,42	+63 421,97	No.225
		Christ Church		- 9 053,13	+62 813,86	No.244

## Description of Beacons

A.....16mm iron peg in concrete

B,C,D,E,F,G,

H,J,K,R.....16mm round iron peg

M,Q.....Hole on concrete wall

N,P.....Square iron peg

The figure A B C D E F G H J K L M N P Q R  
represents 3,2898 Hectares of land being

## Erf 1575 Windhoek

Situate in the Municipal Area of Windhoek

Registration Division K, Khomas Region, Namibia

Land Surveyor

Surveyed in May 2004 by me

V. Nhau

This diagram is annexed to  
No. T 622/2006

The original diagram  
is No.

S.R. No.E 85/2004

Gen. Plan.:

06.02.2006 Register of deeds

Transfer:

Dated:

Noting Plan: MG-540/V4.10

File No.: MKK 46

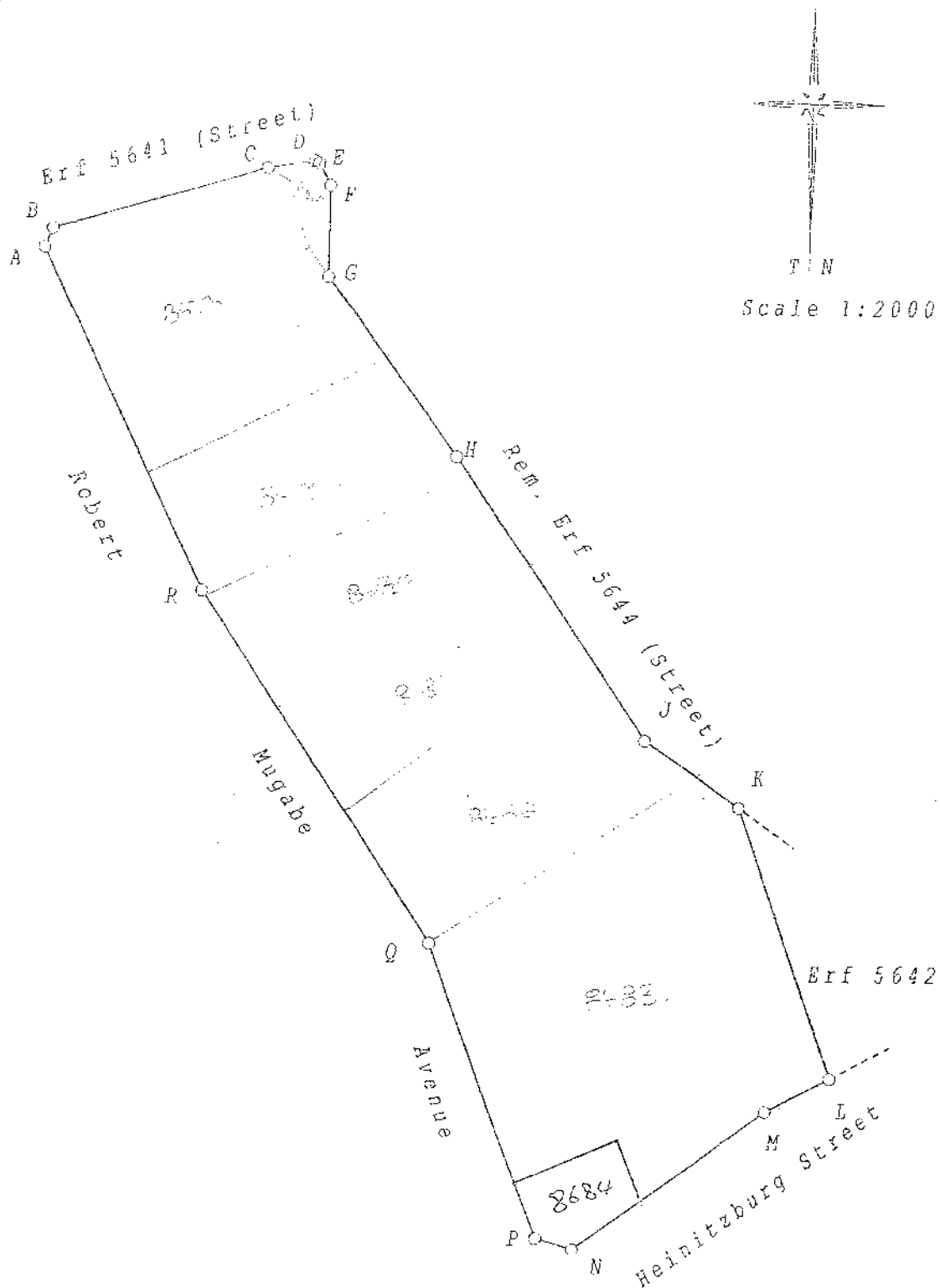


Approved 30.5.2005

S.G. No. A 241/2004

*V. Nhau*  
for Surveyor-General

Sheet 2 of 2



Erf 1575 Windhoek

Surveyed in May 2004 by me

*V. Nhau*  
Land Surveyor  
V. Nhau



Approved

476

No. A38/2011

Surveyor-General

Sheet 1 of 2

Sides Metres		Angles of Direction		CO-ORDINATES System: 22/17		Design.
		Constants		Y	X	
				+ 0,00	+ 0,00	
AB	91,07	236 38 00	A	- 9 291,36	+63 502,73	8680d
BC	37,82	325 44 10	B	- 9 367,42	+63 452,64	8680c
CD	91,30	56 12 20	C	- 9 388,71	+63 483,90	8682b
DA	38,50	146 05 20	D	- 9 312,84	+63 534,68	8682a
Kaiser Wilhelm Berg			△	- 2 802,58	+68 240,88	No.90
Win 7			△	- 9 548,42	+63 421,96	No.225

## Description of Beacons

B,C,D, .....16mm round iron peg

A.....Hole on top of concrete pillar

The figure A B C D

represents 3479 Square metres of land being

Erf 8681(a portion of Erf 1575) Windhoek

Situate in the Municipal Area of Windhoek

Registration Division K, Khomas Region, Namibia

Surveyed in December 2010 by me

*V. Nhau*  
Land Surveyor  
V. Nhau

This diagram is annexed to  
No.The original Diagram  
is No. A241/2004

S.R. No.E21/2011

Gen. Plan.

Noting Plan: MG-SAC-V4

File No.: Whk.46

Transfer: T622/2006

Dated:06-02-2006

Registrar of deeds



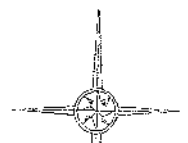
Approved

477

No. A38/2011

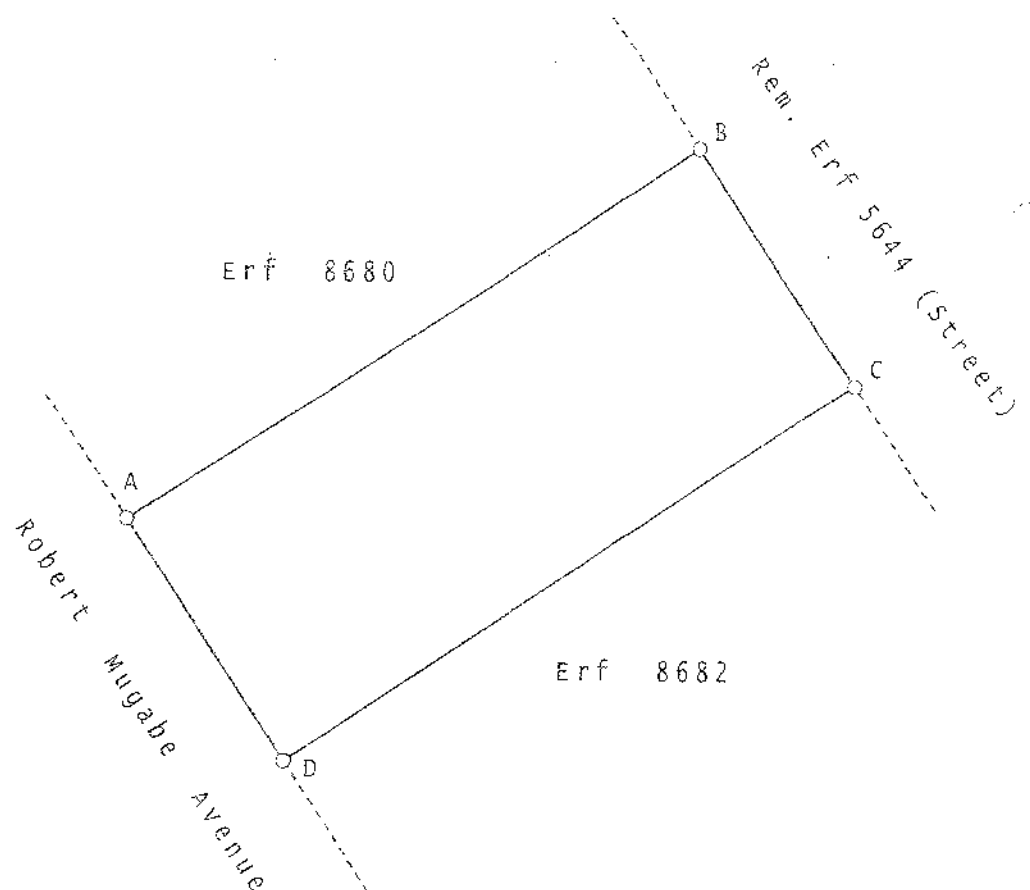
Surveyor-General

Sheet 2 of 2



T N

Scale 1:1000

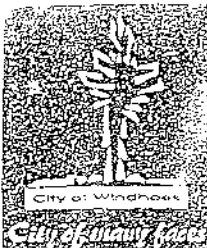


Erf 8681 (a portion of Erf 1575) Windhoek

Surveyed in December 2010 by me

*V. Nhau*  
Land Surveyor  
V. Nhau





# CITY OF WINDHOEK

Department of Finance  
Revenue Management Division  
PO Box 39, Windhoek, Namibia

## DEBT MANAGEMENT CREDIT CHECK FORM

Surname Bipa First name(s) \_\_\_\_\_  
Erf/stand no 8681 Township WINDHOEK ROBERT HUGGARD AVE.  
if company or registered under cc BIPA INVESTMENT CC.  
Namibian I. D / Passport no. N/A  
Postal/Private Bag address P.O. Box 185 W/HK. Township of address \_\_\_\_\_  
Physical Residential or Business address BIPA INVEST. CC.  
Tel no 061 2994400 (H) - Cell 081

### DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

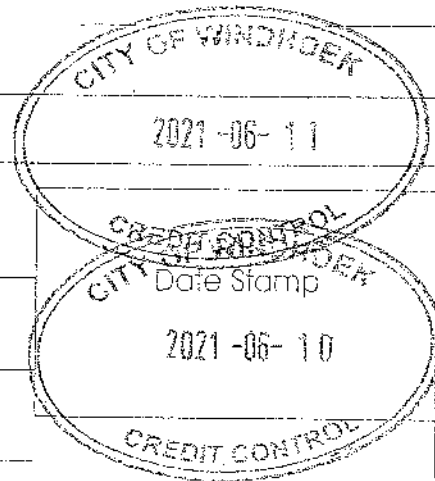
Credit Control Officer Comments:

Proceed

Acc. Technician Credit Control

Signature Acc. Tech Credit Control

Accountant Credit Control



### LAND SALES

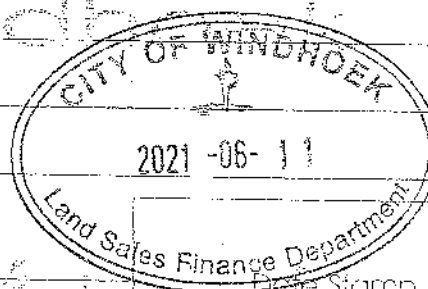
Comments:

City of Windhoek

Acc. Technician Credit Control

Signature Acc. Tech Credit Control

Accountant Land Sales







# CITY OF WINDHOEK

P O Box 59, WINDHOEK NAMIBIA

Telephone No: (061) 290 2911

## TAX INVOICE

VAT Reg. Number: 2646037-01-5



Invoice Number : INV2021149298	Date Issued : 2021/06/15
Account Number : N/A	Vote Number : 5000132050048
Name : PLAN AFRICA CONSULTING	Reference Number : 8681, WINDHOEK
Address : N/A	System Reference : INV287138
	Issued By : 17304 - HAIKONDA (D)
	Contact Details : +264 61 290 3517
Description : REZONING OF ERF 8681, WINDHOEK FROM RESIDENTIAL WITH A DENSITY OF 1:900 TO OFFICE WITH A BULK OF 1.0	

### 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





Standard Bank Group

Transactional Products and Services

Business Online

Tel: +264612942366

Web site: [www.businessonline.standardbank.com/bolafrica/businessonline](http://www.businessonline.standardbank.com/bolafrica/businessonline)

Business Online Payment Notification

Date: 01 Jul 2021

Dear City of Windhoek

Subject: **Payment Notification**

An electronic payment has been initiated by **MARLEY TJITO ARCHITECTS INC**, in Business Online to your bank account details below:

Payment date:	01/07/2021
Payment made by:	STANDARD BANK NAMIBIA LIMITED
Beneficiary bank:	FNB NAMIBIA LIMITED
Branch:	HEAD OFFICE WINDHOEK
Beneficiary account number:	*6115
For the amount of:	NAD4,025
Reference on beneficiary statement:	Marley Tjijio Architects Inc

Payments to Standard Bank accounts may take up to one business day. Payments to other banks may take up to three business days. Please check your account to confirm you have received this payment. If you have any questions or would like more information, please contact the payer. Alternatively, our contact details are Namibia.CorporateServicesCentre@standardbank.com.na or call our Customer Contact Centre on +264612942366

This document is intended for use by the addressee and is privileged and confidential. If the transmission has been misdirected to you, please contact us immediately.

**Yours sincerely**

**Transactional Products and Services**

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bipa

NAMIBIA

REVENUE


N\$5

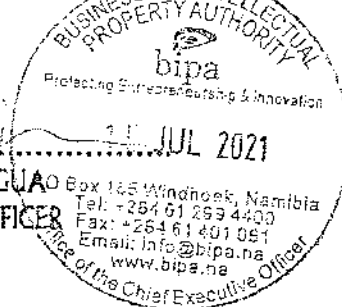
## COMPANY RESOLUTION

- REZONING OF ERF 8681 (A PORTION OF ERF 1575) WINDHOEK, ROBERT MUGABE AVENUE FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900M<sup>2</sup> TO 'OFFICE' WITH A BULK OF 1.0

At a meeting dated 17<sup>th</sup> June 2021 held in Windhoek it was resolved that Plan Africa Consulting CC be appointed to proceed with the Rezoning of Erf 8681 (a portion of Erf 1575) Windhoek, Robert Mugabe Avenue from 'residential' with a density of 1:900m<sup>2</sup> to 'office' with a bulk of 1.0, and that *Vivienne Katjuongua* in her capacity as *Chief Executive Officer* of Business Intellectual Property Authority be authorized to sign all documentation pertaining to the above-mentioned development.

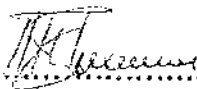
Signed at Windhoek this 15<sup>th</sup> Day of July 2021

  
 .....  
**VIVIENNE KATJUONGUA**  
**CHIEF EXECUTIVE OFFICER**



  
 .....

SIGNED

  
 .....

SIGNED

BIPA Head Office:

3 River Str,  
 Northern Industry  
 PEN Building

P.O. Box 150, Windhoek  
 Namibia

Tel: +264 61 263 4400

Email: info@bipa.na

**Directors:** Riundja A. Kaakunga - Chairperson, Dr Martha Uumati - Deputy Chairperson, Fritz C Jacobs, Lovisa Indongo-Namandje, Sento Namwandji,  
 Ignatius K. Thudinyane, Chaze Nalisa

**Chief Executive Officer:** Vivienne E. Katjuongua, **Company Secretary:** Vacant





PREPARED BY ME:

 COFFEYANCER  
 STOLZE H D

FOR INFORMATION ONLY



8000001228335

DEED OF TRANSFER

3063

2020

Be it hereby made known:

That **HELMUT DEVILLIERS STOLZE**

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
**THE GOVERNMENT OF NAMIBIA**dated the 11<sup>th</sup> day of **SEPTEMBER 2018**, and signed at **WINDHOEK**



And the said Appearer declared that

His Principal had truly and legally donation on the 09<sup>th</sup> of **OCTOBER 2018** the undermentioned property to the undermentioned donee,

and that he in his capacity aforesaid did, by these presents, cede and transfer, in full and free property, to and on behalf of

**BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY**

It's successors-in-title or Assigns

**CERTAIN:** Erf no. 8681, (A Portion of Erf No. 1575), Windhoek

**SITUATE:** In the Municipality of Windhoek  
Registration Division "K", Khomas Region

**MEASURING:** 3 479 (Three Four Seven Nine) square metres as will appear from Diagram No. A38/2011 and

**HELD BY:** Certificate of Registered Government Title No.T.622/2006

**SUBJECT:** to the following conditions imposed in terms of Section 19(7) of the Townships and Division of Land Ordinance 1963, namely:

**IN FAVOUR OF THE LOCAL AUTHORITY:**


- 1) The erf shall 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.
- 2) The building value of the main building, excluding the outbuildings, to be erected on the erf shall be at least **four times** the prevailing municipal valuation of the erf.

4 N 2



Wherefore the Appearer, renouncing all the Right and Title which the 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 TRANSFEREE/S (It's successors-in-title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, The State, however, reserving its rights, and finally acknowledging the value to be sum of N\$ 7 660 000.00.

Signed at WINDHOEK, on 2020-06-16, together with the appearer, and confirmed with my seal of office.

  
Signature of appearer

In my presence,



Transfer Duty Receipt No. 20918251 for N\$0.00  
Issued at WINDHOEK on 04<sup>th</sup> of DECEMBER 2019

Checked

1.



2.




FOR INFORMATION ONLY

I, the undersigned,

**HELMUT DEVILLIERS STOLZE**

hereby certify in terms of Section 78 of Act 23/1992 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.

  
**HELMUT DEVILLIERS STOLZE (CONVEYANCER)**



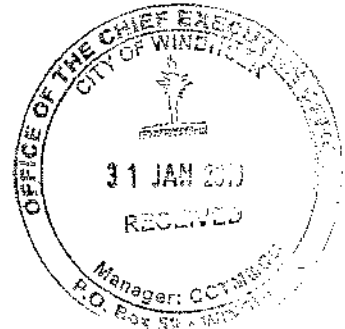
The Chief Executive Officer  
 City Of Windhoek  
 P.O. Box 59  
 Windhoek  
 9000

P.O. Box 61249

Katutura

29 January 2019

Re: Application to lease Erf 2882 Wanaheda



Dear SIR/Madam

I am writing to apply to your office and council to lease Erf 2882 prominently located on the corner of Claudius Kandovazu and City Streets.

I have identified various Erven in Wanaheda with the aim to erect upmarket, professional and temporary structures with a view to elevate unemployment within our youth, school drop-outs, the physically and mentally incapacitated citizens and run various business propositions.

As background information I have viewed the following erven as suitable and prominently located for the planned propositions.

- 1.1 Corner of Claudius Kandovazu and Caesar Streets
- 1.2 Corner of Accra and Tripoli Streets
- 1.3 Corner of Claudius Kandovazu and City Streets

As per some technical advice from the Municipality the first two priority erven have been declared unfit by the City Of Windhoek and Council



due to some limitations, nature and compliance shortcomings of erven 1.1 and 1.2 for building structures on them.

It is against this background that I am now taking the opportunity to apply for the leasing Erf 2882 (1.3) for a minimum period of 36 (thirty six) months from the City Of Windhoek.

It has become my dream and vision, which is also in line with the national "Harambee Prosperity Plan" and poverty eradication principle to take the initiative and do something through job creation to fellow Namibians especially the youth, the physically and mentally incapacitated men and women.

As per my business model the aim is to move away from the severely mushrooming bars and shebeens into a healthy lifestyle with some unique, comprehensive and alcohol-free propositions.

The proposed model will be a medium sized recreation facility covering the following model

2.1 Gym

2.2 Playground with swings, plastic pools and jumping castles

2.3 Mini carwash

2.4 Internet, photocopying and printing

2.5 Photo Development

2.6 Kiosk for non-alcoholic beverages and refreshments



I am sure that your office and council will agree with me that our communities and youth are under the evil of alcohol and drug abuse leading to some serious social problems and subsequent crime without mentioning the psychological impact, stress and depression coming along with unemployment.

Let me also mention, as a resident of Wanaheda at Erf 1062 Kampala Street Wanaheda for many years, that the number of unemployed youth and school drop-outs is scary and of a major concern which is not in Wanaheda only but all over the streets of Katutura.

I am also of liberty to welcome the Council to provide a list of names as priority beneficiaries of employment in the event of the lease agreement being considered favorably and settled between myself and the Municipality.

I am finally hoping that my request and application will meet the Council's favorable and kindest blessings and understanding through a speedy response.

Yours Faithfully

  
Colin MV Kustaa

59030301805

Email : [colin.kustaa69@gmail.com](mailto:colin.kustaa69@gmail.com)

Mobile : 0816038628



## Attachments

3.1 Map indicating aerial view of the non-permanent and removable structures

3.2 Map indicating ERF 2882 applied for

3.3 Copy of Namibian ID



# Department of Housing, Property Management & Human Settlement

☒ 59

80 Independence Avenue

WINDHOEK, NAMIBIA

Tel: (+264) 61 290 2170 • [www.cityofwindhoek.org.na](http://www.cityofwindhoek.org.na)



ENQ: P Mundonga

PHONE: 290-3308

DATE: 17 May 2019

OUR REF: L/2882/WAN

Mr. Colin MV Kuusta  
P O Box 61249  
WINDHOEK

Dear Mr. Kuusta

**RE: APPLICATION TO LEASE A PORTION OF ERF 2882, WANAHEDE  
TO OPERATE GYM, PLAYGROUND, CAR WASH, PRINTING SHOP  
& KIOSK**

Reference is made to your letter dated 29 January 2019 and the City's acknowledgement letter dated 12 April 2019, regarding the above subject matter.

Kindly note that the technical investigation on your application revealed that Erf 2882, Wanahedda is zoned "Public Open Space" and in terms of the Town Planning Scheme, public open spaces are reserved for public use, strictly to be used as open space, parks, garden, playground and recreation. Commercial activities such as operating a gym, printing shop and kiosk can therefore not be allowed on "Public Open Space" zoned land.

Further note that the City is in the process of reviewing the current Car wash Policy and Procedures and that the City is therefore not in a position to process the said application.

For a playground, the City requires you to submit a properly drawn diagram depicting the exact extent of the proposed site. There are private Town and Regional Planners or Technical People that you may approach for their services to draw a proper lease diagram, which is important for the City to make proper investigation onto your lease proposal.

Upon receipt of the required proposed diagram your application will be circulated to the respective technical departments for investigation and soliciting technical comments. Once all requirements and specifications are obtained a submission will then be prepared for Council's consideration.

Trusting that you find the above in order.

Yours sincerely,

Mrs. S Simpson

**MANAGER: PROPERTY MANAGEMENT**



P.O. Box 61249  
Katutura

29 July 2019

City of Windhoek  
Department of Housing, Property Management & Human Settlement  
Po Box 59  
Windhoek

Dear Mrs. Simpson

Following my application for lease and your subsequent response I am writing to submit the proposed and requested diagram for the recreational facility on Erf 2882 Wanaheda, Katutura.

The park will offer a combination and variety of recreational structures and equipment to cater for toddlers accompanied by their parents and supervised by our team of caretakers.

The structures and equipment will be consisting of the following

- 1.1 Mini Swings
- 1.2 Climbing and sliding towers (small)
- 1.3 Inflatable kiddies plastic pools
- 1.4 Inflatable jumping castles
- 1.5 Toys and
- 1.6 Sand games

It will be the first and only one of its nature in our neighborhood and township Wanaheda.

The site will be fenced off with structures of temporary nature that can be removed at any given point and time.

While a lawn is indicated on the diagram the area will be covered with a combination of soft sand, interlocks and artificial plastic lawns.

A small ablution block with two toilets will be erected on the facility.

Water and electricity connection will be requested and required.

A small fee will be charged to parents for the provision of recreational services to the toddlers.

It is estimated that a minimum of four job opportunities will be created to the unemployed youth.

Let me further state that the structure is fully open for alterations and recommendations from your technical experts on any changes to meet and comply with all standards and requirements as per the municipal by-laws from time to time.



I am finally trusting and looking forward to your speedy and favorable considerations and response.

Yours Faithfully

  
Colin MV Kustaa  
0816038628

### *Attachments*

- ① Your letters dd 12 April & 17 May 2019
- ② Site plan
- ③ Diagram









Image 1

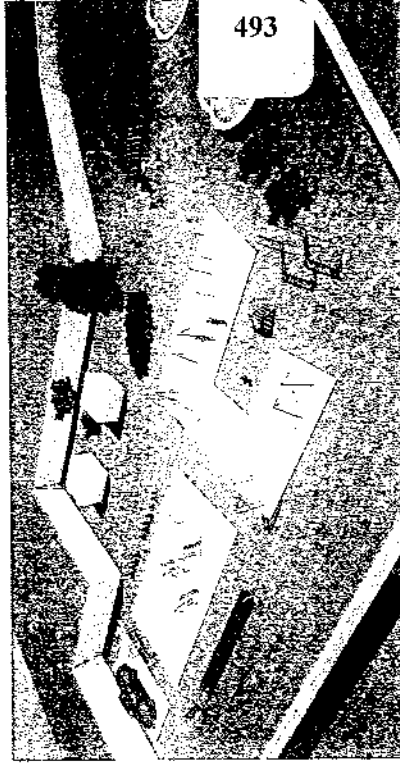


Image 2

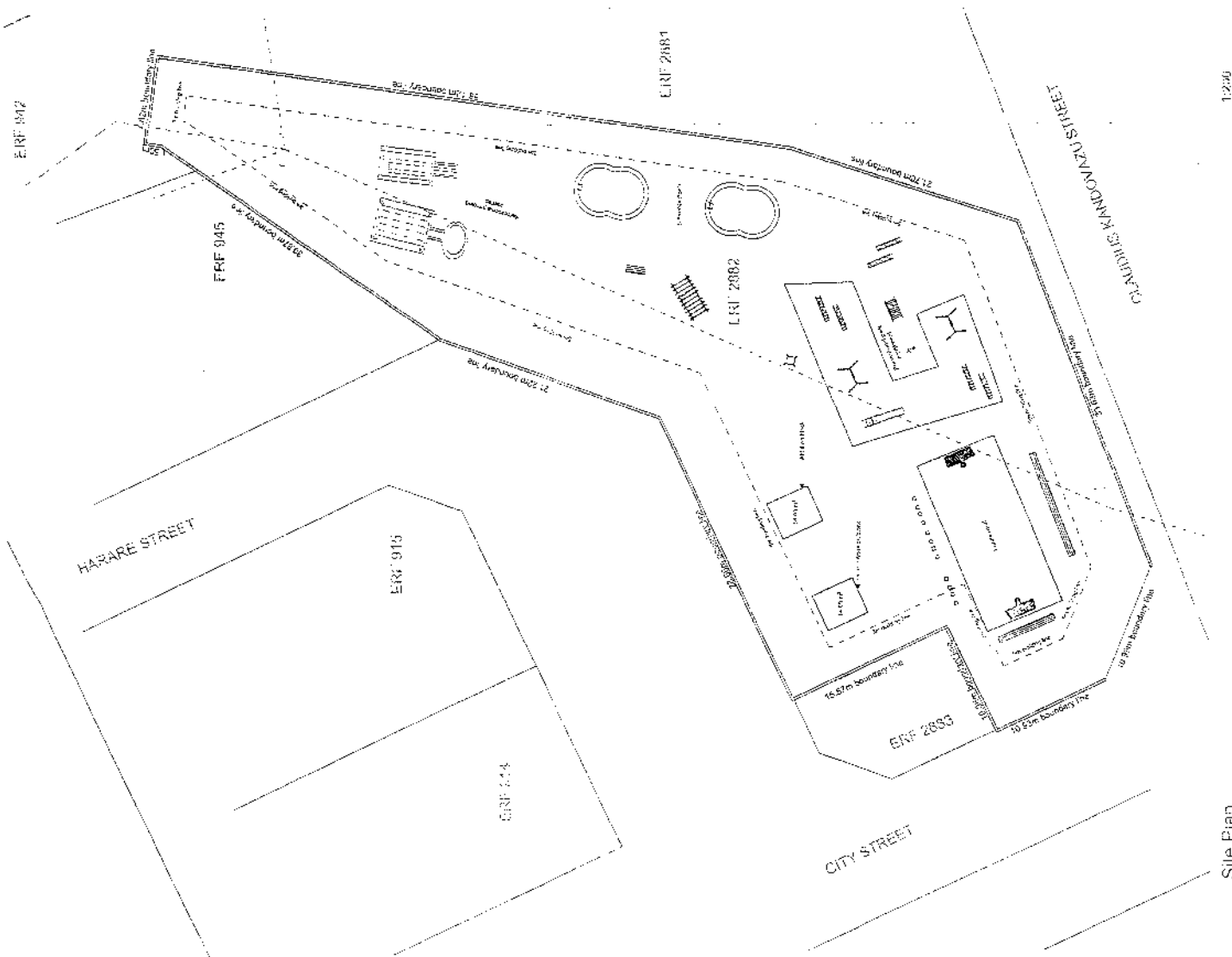


Image 3

493

Project Name	XXX
Client	XXX
Architect	XXX
Scale	1:1000
Date	2019
Sheet	1 of 1

# FLOOR PLANS FIRST FLOOR PLAN



Site Plan



SAFILE ENGINEERING CC  
P O BOX 63028  
WNAHEDA  
11 FEBRUARY 2016

THE MANAGER: PROPERTY MANAGEMENT  
CITY OF WINDHOEK  
P O BOX 59  
WINDHOEK  
NAMIBIA

Dear Mr Shipiki

**RE: APPLICATION TO LEASE A PORTION OF ERF 2882, WANAHEDE OR ERF R/88,  
WANAHEDE FOR WELDING AND FABRICATION BUSINESS**

I, Mr Elifas Namindo, the owner of SAFILE ENGINEERING CC and would like to apply for the above erven to conduct a welding and fabrication business. SAFILE ENGINEERING CC is 100% Namibian owned and I'm a previously disadvantaged Namibian looking for land to conduct my business.

Erf 2882, Wanaheide is  $\pm 2534 \text{ m}^2$  in extent and Erf R/88, Wanaheide is  $\pm 1296 \text{ m}^2$  in extent. Your assistance in obtaining a piece of land will be highly appreciated. Kindly find attached the Erf diagrams depicting the required portions.

Yours sincerely,

.....  
Elifas Namindo  
0812865556  
[safileengineeringcoconstruction@gmail.com](mailto:safileengineeringcoconstruction@gmail.com)

Size 200m<sup>2</sup>

E. Namindo

07.11.2017

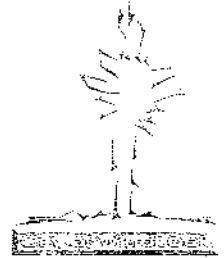


Department of Housing, Prop 495 Management  
& Human Settlement

✉ 59

80 Independence Avenue  
WINDHOEK, NAMIBIA

Tel: (+264) 61 290 2170 • [www.cityofwindhoek.org.na](http://www.cityofwindhoek.org.na)



ENQ: EK Iniko  
DATE: 21 November 2017

PHONE: 290-3414  
OUR REF: L/2882/WAN  
L/R/88/WAN

Safle Engineering cc  
P O Box 63028  
WINDHOEK

Dear Mr E Namindo

**RE: APPLICATION TO LEASE A PORTION OF ERVEN 2882 AND R/88,  
WANAHEDA TO OPERATE WELDING AND FABRICATION  
BUSINESS**

Reference is made to your letter dated 11 February 2016 and the City's acknowledgment letter dated 18 April 2016, regarding the above subject matter.

Kindly note that your application in respect of Erf 2882, Wanaheda has been circulated to the respective technical departments for investigation and soliciting technical comments. Once all requirements and specifications are obtained a submission will then be prepared for Council's consideration.

Further note that Council per Resolution 170/04/2009, *attached for easy reference*, resolved that Portion B of Erf 88 (now R/88), Wanaheda ( $\pm 1298 \text{ m}^2$  in extent), zoned 'residential' with a density of 1:150  $\text{m}^2$ , be offered for sale as a block erf by tender.

Trusting that you find the above in order.

Yours faithfully,

  
Mrs. S Simpson  
MANAGER: PROPERTY MANAGEMENT





496



1:703



NOTES

Compiled by:

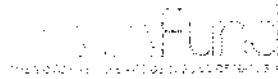
Date: 29/1/2019

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VALUATION CERTIFICATE		
DIVISION: VALUATION SERVICES		
DATE OF VALUATION: 19/04/2022		
Erf No.: 2882	Suburb: Wanaheda	Street name: Harare
Erf size: 2534 m <sup>2</sup>	Zoning: POS	Density:
Required portion size: 2534 m <sup>2</sup>		
Current use of the portion under consideration:		Vacant
Acquisition purpose:		To be leased out
Current vacant land going rental price/ m <sup>2</sup>	N\$2.75	
Size of portion required consolidated erf	2534 m <sup>2</sup>	
Estimated Annual Rental	N\$ 83 622.00	
Monthly rental	N\$ 6 968.50	
<p>A similar portion in the immediate vicinity is currently being leased out at N\$ 2.65/m<sup>2</sup> in 2020. The aforementioned price was adjusted for a period of one year to produce a price of N\$ 2.85 per square meter. Consequently, Erf 2882 Wanaheda should be valued at N\$2.75/m<sup>2</sup>.</p>		
 Valued by: Kaulikufwa Hendjala		19/04/2022
Manager: Valuation Services		





MVA Fund, 111 Church Street, PO Box 59 Windhoek, Namibia. Tel: +264 61 289 7070, Fax: +264 61 289 0031

Wednesday, 20 October 2021

Department of Housing, Property Management and Human Settlement  
City of Windhoek  
Manager: Property Management Division  
P O Box 59  
WINDHOEK

Dear Ms. Simpson

BY FAX: 061-290 2493

**APPLICATION: POSSIBLE LAND FOR TRAUMA HOSPITAL FOR THE MVA FUND**

The MVA Fund Trauma Hospital application no: 22724 dated 14 November 2018 and our site meeting with Mr. Alfred Uaendere at Erf no: 10812 on 14 September 2021 bears reference.

The Fund is indeed interested in taking up erf 10812 depending on the price to be offered by the Council. The feasibility study for the trauma hospital proposed two phases, one requiring 2,5h and thus erf 10812 will only cater for the initial phase and we would like to propose that Council furthermore, consider offering the MVA Fund erf 10811 which was previously under your consideration for the second phase.

For further details, please do not hesitate to contact Mr Siegfried Neumann, our Manager Projects 061 – 2897070 or email [siegfried@mva-fund.com.na](mailto:siegfried@mva-fund.com.na).

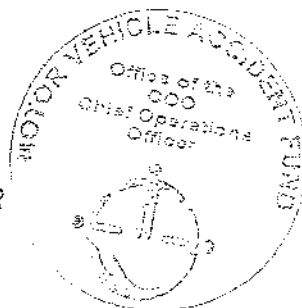
Attached please find a summary of the proposed project.

Kindly accept assurance of our highest consideration at all times.

Yours faithfully,

**PHILLIP NGHIFITIKEKO**  
**CHIEF OPERATIONS OFFICER**

PN/sn



10/20/21  
10/20/21  
10/20/21

On behalf of the Council, I hereby certify that the above information is true and correct.  
Siegfried Neumann, Manager Projects  
MVA Fund, 111 Church Street, PO Box 59 Windhoek, Namibia. Tel: +264 61 289 7070, Fax: +264 61 289 0031



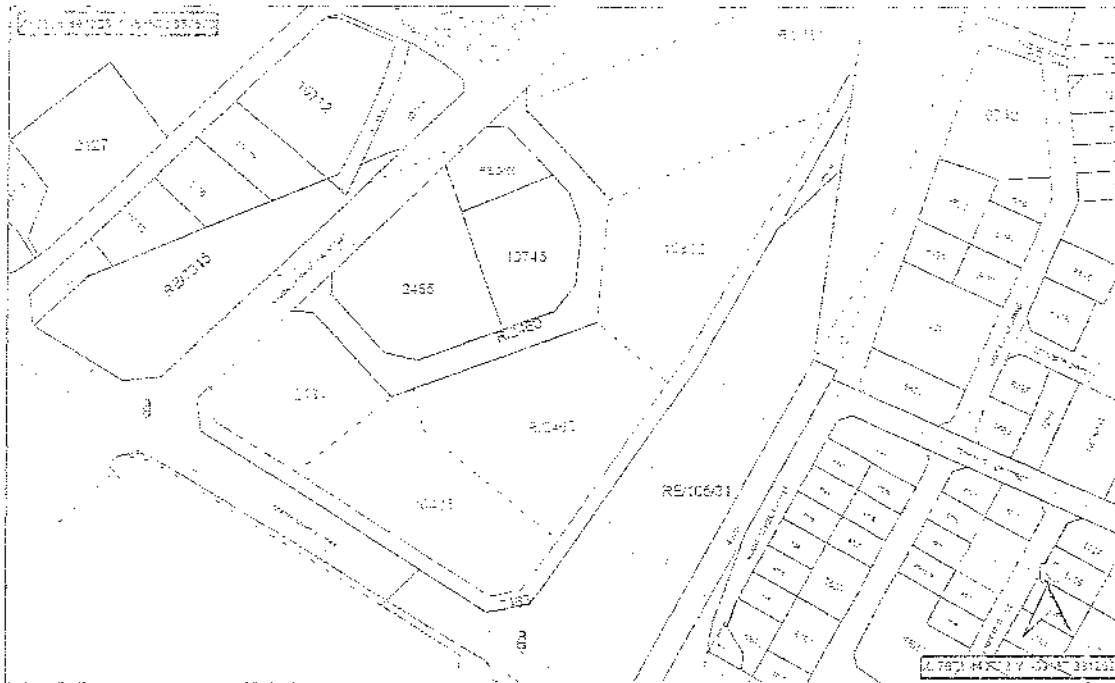


# SUMMARY OF PROJECT

Emergency Department/Unit:	Resuscitation Area with 4 Resuscitation bays for priority 1 patients and Casualty with 6 Examination/treatment rooms	
Operating Theatre Unit:	4 Theatres:	2 general 2 orthopaedic
Intensive / High Care Unit:	12 x Isolated Cubicle Intensive Care Beds (paediatrics and adult)	
Specialised Care:	12 x Specialist care beds that can be converted into ICU beds based on demand	
Surgical Wards:	2 x 24 bedded Surgical Wards with each ward consisting of:	4 x 1 Bed room with en-suite 4 x 1 bed isolation rooms with en-suite 6 x 2 Bed Units 4 x 1 Bed VIP rooms with en-suite
Rehabilitation:	1 x 20 bedded ward consisting of:	4 x 1 Bed rooms with en-suite 2 x 2 Bed Units 3 x 4 Bed Units Dayroom and Dining Area
Rehabilitation Unit consisting of:	Rehab Gyms, Treatment rooms, Assisted Daily Living Kitchen and Suite, Staff offices and Storage	



03/20/21  
03/24/21



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