

DOCUMENT 1

CITY OF WINDHOEK

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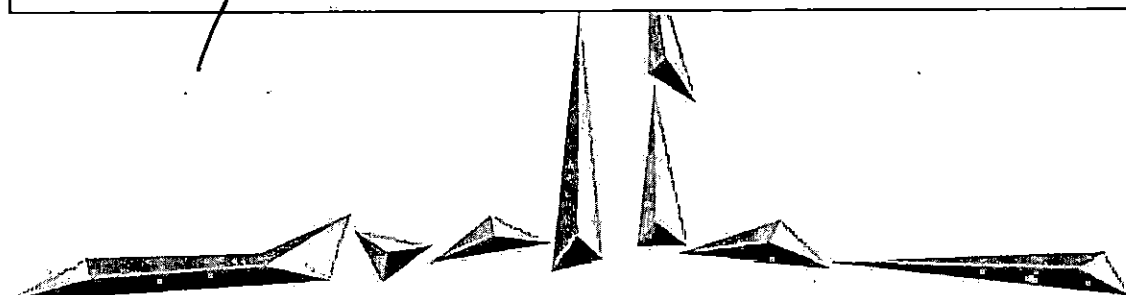


NOTICE is hereby given of the monthly meeting of the

MUNICIPAL COUNCIL OF WINDHOEK

to be held on **Thursday, 17 November 2022 at 17:30**, in the new Council Chambers, Windhoek.

.....
ACTING CHIEF EXECUTIVE OFFICER



ENQUIRIES: Ms M Garises/jr
Ms T Edward

REF: 17-11-2022.ca

TELEPHONE: 2902557/2902597

DATE: 2022-11-11

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[Municipal Council Agenda: 2022-11-17]

1 OPENING BY PRAYER
(3/2/1)

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[Municipal Council Agenda: 2022-11-17]

**2 OFFICIAL ANNOUNCEMENTS, STATEMENTS
AND COMMUNICATIONS BY THE MAYOR -
COUNCILLOR MS SS GAWANAS**
(3/1/6/8)

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[Municipal Council Agenda: 2022-11-17]

3 APPLICATIONS FOR LEAVE OF ABSENCE
(3/1/5/1)

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[Municipal Council Agenda: 2022-11-17]

4 DECLARATION OF INTEREST
(3/1/5/1)

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5 CONFIRMATION OF MINUTES

[Municipal Council Agenda: 2022-11-17]

**5.1 MUNICIPAL COUNCIL MEETING
HELD ON 27 OCTOBER 2022**
(3/2/1)

The minutes of the monthly meeting of the Municipal Council of Windhoek held on 27 October 2022 are submitted for confirmation.

[Municipal Council Agenda: 2022-11-17]

**5.2 SPECIAL MUNICIPAL COUNCIL
MEETING HELD ON 3 NOVEMBER 2022**
(3/2/1)

The minutes of the special meeting of the Municipal Council of Windhoek held on 3 November 2022 are submitted for confirmation.

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[Municipal Council Agenda: 2022-11-17]

6 **PETITIONS**
(3/2/1)

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[Municipal Council Agenda: 2022-11-17]

7 **MOTIONS**
(3/2/1)

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[Municipal Council Agenda: 2022-11-17]

8 **ANSWERS TO QUESTIONS OF WHICH
NOTICE HAS BEEN GIVEN**
(3/1/6/3) (16/15/1)

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[Municipal Council Agenda: 2022-11-17]

9 **REPORTS AND RECOMMENDATIONS
OF COMMITTEES IN TERMS OF RULE 23
OF THE STANDING RULES OF ORDER**
(5/12/3/2)

Introduction

*** The Councillors Advisory Committees' Reports, **attached as pages 1 - 109 to the agenda**, and the relevant recommendations are hereby submitted to Council for approval, in line with section 30(1)(w) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended), in reference to the powers of Council, which *inter alia* provide as follows:

- *A local authority council shall have the power to establish from time to time such committees as it may deem necessary to advise it generally or in relation to any particular matter in the exercise of any of its powers or the performance of any of its duties and functions and may appoint such members or such other persons as it may deem fit to be members of such committees.*

Background

*** The said committees were established and approved as part of seven (7) Councillor Advisory Committees, with the subsequent Council Resolution 59/03/2021, **attached as pages 110 - 111 to the agenda**, to serve as a mechanism aligned to the Strategic Transformational Plan (2017 to 2022), for improved efficiencies and effectiveness.

Furthermore, in terms of **Rule 23 of the Standing Rules of Order** pertaining to Reports of Advisory Committees, the said advisory committees are required to present recommendations as per the attached progress reports to Council as follows:

- 23(1) *Any report of an advisory committee to the Council shall, in accordance with regulation 5, be placed on the agenda of an ordinary meeting of the Council.*
- (2) *The Chairperson of the committee concerned or in his or her absence, a member of the committee requested thereto may be such Chairperson, shall, subject to the provisions of sub-regulation (3), propose each recommendation of the committee for acceptance by the Council.*
- (3) *The proposer contemplated in sub-regulation (2) may, with the consent of at least two thirds of the members present of the committee concerned, amend any recommendation of such committee or withdraw any item in the report of such committee for remission to the committee.*
- (4) *The provisions of regulation 21(3) shall apply mutatis mutandis to a report submitted for information in terms of sub-regulation 5(1).*

The specific role of the Councillors Advisory Committees is to generally provide advice and give inputs to the Municipal Council of Windhoek on critical matters and to give impetus to programmes and/or projects that are aligned to Council's Strategic Objectives.

Therefore, the Reports of the Councillors Advisory Committees, **attached as pages 1 - 109 to the agenda**, are submitted as follows in terms of Rule 23(2) of the Standing Rules of Order and read out by the various Chairpersons of the respective Committees:

1 Councillors Advisory Committee on Provision of Basic Services

- 1.1 Alderwoman FN Kahungu, Chairperson of the Councillors Advisory Committee on Provision of Basic Services submitted the Progress Report on the Provision of Basic Services, **attached as pages 1 - 53 to the agenda.**

2 Councillors Advisory Committee on Economic Development, Public Safety and Citizen Welfare

- 2.1 Councillor A Kwenani, Chairperson of the Councillors Advisory Committee on Economic Development, Public Safety and Citizen Welfare submitted the Progress Report on Economic Development, Public Safety and Citizen Welfare, **attached as pages 54 - 86 to the agenda.**

3 Councillors Advisory Committee on Land Delivery and Provision of Affordable Housing

- *** 3.1 Councillor J Uapingene, Chairperson of the Councillors Advisory Committee on Land Delivery and Provision of Affordable Housing submitted the Progress Report on Land Delivery and Provision of Affordable Housing, **attached as pages 87 - 97 to the agenda.**

4 Councillors Advisory Committee on Heritage

- *** 4.1 Councillor Dr JS Amupanda, Chairperson of the Councillors Advisory Committee on Heritage, submitted the Progress Report on Heritage, **attached as pages 98 – 109 to the agenda.**

10 MINUTES OF MANAGEMENT COMMITTEE

[Municipal Council Agenda: 2022-11-17]

10.1 APPROVAL OF MINUTES (MC 20/2022)

The minutes of the Management Committee meeting (MC 20/2022) held on 8 November 2022 is submitted to Management Committee members for approval.

[Municipal Council Agenda: 2022-11-17]

10.2 MINUTES (MC 20/2022)

The minutes of the Management Committee meeting (MC 20/2022) held on 8 November 2022 as approved by its members at this Council meeting, is submitted for notice with the exception of Items GOV.1, GOV.2, GOV.3, GOV.7, GOV.8, GOV.9, GOV.10, GOV.11, GOV.13, GOV.17, GOV.19, FNS.2, FNS.3 and FNS.4, which follow immediately hereunder for consideration.

It is

RECOMMENDED

That the minutes of the Management Committee meeting (MC 20/2022) held on 8 November 2022, be noted by its members, with the exception of Items GOV.1, GOV.2, GOV.3, GOV.7, GOV.8, GOV.9, GOV.10, GOV.11, GOV.13, GOV.17, GOV.19, FNS.2, FNS.3 and FNS.4.

[Municipal Council Agenda: 2022-11-17]

10.2.1

GOV.1 [INF] INTRODUCING ZERO WASTE TO LANDFILLING THROUGH THE WINDHOEK-BREMEN CO-OPERATION WITH EUROPEAN UNION (EU) GRANT FUNDING (3/1/6/9/2)

Background

The purpose of this item is to obtain Council approval to join the Namibia Zero Waste Network (NZWN). It is a network of towns and municipal councils that have formed an advocacy group spearheading waste minimisation to landfilling. The Namibia Zero Waste Network (NZWN) is a non-profit organisation mobilising programmes and activities for zero waste to landfilling in Namibia. It was launched in 2020 by nine (9) local authorities under the chairpersonship of the Mayor of Tsumeb Town Council. The Namibia Zero Waste Network (NZWN) is now fully constituted as a network of local authority councils joining hands to introduce the concept and strategy of zero waste to landfilling.

Landfilling is an expensive exercise, and no capital funding is available to construct future landfill site for waste disposal. The modern trend is to do away with landfilling and thus the concept of zero waste to landfilling. It is achievable once all waste is recycled and other incinerated (waste to energy production).

Zero waste to landfilling also aids with less production of greenhouse gases (landfill gases) that pose as a climate risk to the environment and the atmosphere. The concept of zero waste to landfilling is a waste management concept that gradually reduces the over reliance on landfilling in the waste management flow and equally promotes recycling and other waste treatment initiatives. This in fact assists with reduction and reliance on landfilling which is a major pollution threat to groundwater resources. Construction and operation of landfills are very capital intensive and thus the concept assists with those cost reductions.

Strategic Executives Forum

The Strategic Executives Forum at its meeting held 20 January 2022 *inter alia* resolved as follows:

- *Recommended on condition that the Strategic Executive: Infrastructure, Water and Technical Services address the following, prior to placement on the Management Committee agenda, for consideration:*
 - *Remove recommendation 6 until properly consulted with the Bremen counterparts, whereafter it will be submitted in a separate submission, to the Strategic Executives Forum, for consideration.*

Response from Strategic Executive: Infrastructure, Water and Technical Services

Paragraph 6 pertaining to the travel of Municipal Council of Windhoek's officials to Bremen (Germany) in January 2022 was removed and approval of travel motivation of Council's officials in April 2022 was submitted and approved by Management Committee at its meeting held 15 February 2022 per Item GOV.7.

Introduction

This item has previously served and was deferred back by the Strategic Executive Forum as per resolution, **attached as page 114 to the agenda**. The purpose of the item then was to get approval to get grant funding from the European Union (EU) for the Waste Recycling project currently under construction. That part of the item was approved by Council as per Resolution 17/02/2021, **attached as page 115 to the agenda**. The Waste Recycling Project requires the Municipal Council of Windhoek to be part of the Namibia Zero Waste Network (NZWN), it is thus prudent to join the network and be part of a network which advocates for zero waste to landfilling.

The Municipal Council of Windhoek through its Chief Executive Officer was invited to the State House for a presentation by the Namibia Zero Waste Network (NZWN) in February 2020. The event was hosted by the Presidential Advisor: Constitutional and Private Sector Interface and Council was represented by the former Chief Executive Officer, Mr R Kahimise and the Chief: Solid Waste Management, Mr F Koujo. The Executive Director of the Ministry of Environment, Forestry and Tourism and the Chief Executive Officer of the Environmental Investment Fund (EIF) were part of prominent authorities in attendance as well.

Transforming the Municipal Council of Windhoek's waste management practices to a Zero Waste Concept would require adoption strategies, **attached as page 116 to the agenda**.

Dealing with this waste reduction strategy whilst introducing recycling as the backbone of the strategy, products designed and manufactured are circularised in the concept of circular economy into re-usable products. The principles of product reuse as resource materials through value addition after being declared waste is the basis of zero waste to land filling. Instead of landfilling, all materials can be reused either through recycling, new product redesign and manufacturing and lastly waste to energy incineration. It is also a paradigm shift in thinking whereby waste must be viewed as an economic resource, to be used for economic gain, and that is where recycling is coming into focus to create green jobs.

Approach and proposal for Zero Waste Concept

The National Waste Management Strategy of 2018 and the Municipal Council of Windhoek's Integrated Waste Management Plan (2022 to 2027) are all envisioning a total waste reduction strategy in the efforts to manage solid waste. The Solid Waste Management Division is highly engaged in operational solid waste management, with the result that less efforts are expanded in waste education and awareness raising. Both the lack of advocacy and investment in

waste management services makes it difficult for the Municipal Council of Windhoek to maintain cleanliness and adopt best global waste management practices. Therefore, there is a need for partnership with the private sector, Non-Governmental Organisations (NGOs), sister municipalities and foreign institutions in improving solid waste management in the Municipal Council of Windhoek.

Through the grant funding from the European Union (EU) in partnership with the City of Bremen, it was proposed that the Municipal Council of Windhoek engage in stronger recycling efforts supported by the Zero Waste to Landfilling Concept, and where possible consider forming partnership with other Zero Waste Networks to support sister municipalities engaged in recycling and zero waste programmes. Budgetary provision to join such a network has been made through the European Union (EU) funded project for a period of two (2) years and further provision was made for organising ten (10) events, seminars and workshops under the Zero Waste Concept where the participating local authorities will be invited to share their zero waste activities and programmes. Other recycling initiatives geared towards Zero Waste Concept included as part of the grant funding are indicated in the following table:

Item	Duration	Amount (NS)
Zero Waste Network membership fee	Two (2) years	76 500.00
Hosting of ten (10) activities under Zero Waste Concept	Two (2) years	425 000.00
School Recycling Programmes	Two (2) years	1 082 900.00

The Zero Waste Concept will redesign our systems and resource use from product design to disposal, to prevent resource depletion, conserve energy, mitigate climate change, reduce water usage, prevent toxins creation, and stop ecosystem destruction. Zero waste then captures our discards and uses them, instead of virgin natural resources, to make new products, creating far less pollution and feeding the local economy.

The two (2) year piloting phase will concentrate on the diagram, attached as page 117 to the agenda.

The piloting of the multi-recycling Buy-Back Centres

The Buy-Back Centres core business is to develop entrepreneurs and create sustainable opportunities in the recycling and waste management sectors by setting up various multi-recycling Buy-Back Centres in Windhoek. These recycling initiatives are intended to play a very important role in implementing the Solid Waste Management Waste Reduction Strategy, which aims to encourage the collection, re-use and recycling of recyclable materials that are discarded in the waste stream, as well as making provision for the collection of recyclables from environmental sensitive areas, including hotspots, taxi ranks, tourist areas and open spaces etc.

These waste Buy-Back Centres will support the Municipal Council of Windhoek in the promotion of recycling and at the same time achieve job creation opportunities (especially among the youth) by making recycling a financially viable and sustainable business.

Ideally these centres are planned to be as multi-recycling centres, for the buying in, sorting and resale of recyclables such as paper, plastic, cans and glass/bottles. As starters, a construction of two (2) Waste Buy-Back Centres will be constructed at key strategic locations to make them more accessible to residents especially where littering illegal dumping is common.

Conclusion

The Municipal Council of Windhoek through the Solid Waste Management Division needs to embrace zero waste approach in its waste management strategy and inculcate it in its daily plans. This will be made possible by the European Union (EU) grant funding and the Municipal Council of Windhoek aims to pilot this approach by adopting various recycling initiatives which will encourage residents at all levels to actively part take in the Zero Waste Concept. It should however be noted that the grant funding as well as the request to embrace the Zero Waste Concept came at an opportune time when youth groups from the informal settlement approached the Municipal Council of Windhoek to request land for recycling projects. Such groups include the Development Workshop currently encouraging recycling in Goreangab, and the Okuryangava Youth Group which approached the previous Council in 2019 for land at our satellite site.

Through this concept it is believed that such groups can potentially be taken on-board and empowered through waste reclamation and incubation programme to actively support the notion of zero waste.

Management Committee

RECOMMENDED

- 1 That it be noted that through Council Resolution 17/02/2021, **attached as page 115 to the agenda**, Council has accepted the funding from the European Union (EU) through the subsequent Ministerial approval (reference 14/6/W3 dated 20 September 2021).
- 2 That the Strategic Executive: Infrastructure, Water and Technical Services (through the Solid Waste Management Division) ensure that the project is successfully completed, with support from other relevant departments.
- 3 That Council, through the Climate Partnership Programme with the support of the City of Bremen, embark on this noble project and embrace the Zero Waste Concept.
- 4 That approval be granted for the Municipal Council of Windhoek to join the Namibia Zero Waste Network (NZWN) which includes nine (9) other local authorities for a pilot period of two (2) years.
- 5 That it be noted that an annual membership fee of N\$38 250 will be required to join the network and this is to be funded through European Union (EU) grant funding.

Financial implications

Funds required

Joining of Namibia Zero Waste Network (NZWN) - N\$76 500.00

Funds available

European Union (EU) - N\$38 000 000.00

[Municipal Council Agenda: 2022-11-17]

10.2.2

GOV.2 [EDC] APPROVAL FOR THE MEMORANDUM OF AGREEMENT (MoA) BETWEEN THE CITY OF WINDHOEK AND MEN BY THE SIDE OF THE ROAD (2/1/12)

The Strategic Executives Forum at its meeting held 6 October 2022 *inter alia* resolved as follows:

- *Recommended on condition that referencing made to the provision of office space at the Soweto Market in line with the Windhoek Economic Development Strategy (WEDS) for Micro, Small and Medium Enterprises (MSME) Strategy should be indicated as such in the item that action is being implemented now, prior to placement on the Management Committee agenda, for consideration.*

Men by the Side of the Road (MSR) is allocated ad-hoc office space for one (1) full day a week at the Small Business Information Centre at the Soweto Market. They have installed their own computer and have set up desk space for an administrative officer who is responsible for registering unemployed persons who intend to develop skills in anticipation to secure employment after learning a new skill. This arrangement is in line with the (Micro, Small and Medium Enterprises (MSME) Strategy with focus on value chain actors seeking to save on costs and avoiding duplication. Greater emphases is placed on creating synergies, capitalising on our strengths and maximising on service provision to have a greater impact within the (Micro, Small and Medium Enterprises (MSME) sector.

The item is herewith submitted for consideration.

Introduction

Windhoek like any other urban city in a developing country continues to grow. This growth is perpetuated by increase in population as a result from rural-urban migration. As a city it is increasingly facing the critical element of economic stabilisation as well as overall national development. Recognising urban migration patterns and the underlying importance of economic growth, Council as a local authority must design comprehensive, but flexible strategies which include Public Private Partnerships (PPPs) and civil society participation. In order to build and strengthen local capacity, economic development strategies must

involve a process that create linkages between stakeholders and a plan for enhancing economic productivity and diversification.

Council as a local actor in local economic development along with Non-Governmental Organisations (NGOs), community and business partners must work together to create better circumstances for economic growth, towards job creation and poverty reduction by using local resources and talents. Identification of impediments towards economic growth and the formulation and execution of actions to overcome the barriers while exploiting economic and business opportunities are all part of the collaboration amongst local stakeholders to grow the economic base. The restoration of economic vigour and diversification demands smart partnerships and collaboration towards ensuring job creation, empowerment and economic growth.

Men by the Side of the Road (MSR) Profile

Men by the Side of the Road (MSR) was registered in 2007 with the Ministry of Health and Social Services as a welfare organisation. It is a membership-based Non-Governmental Organisation (NGO) which provides members with skill development opportunities that are designed to improve their chances of finding job opportunities and re-enter the job market. These services include assistance with Curriculum Vitae (CV) writing, making copies, writing application letters, interviewing, mentoring, facilitating training at vocational training institutions and connecting potential candidates to jobs. Men by the Side of the Road (MSR) is a donor-funded organisation, providing all its services for free. Men by the Side of the Road (MSR) utilises its network and partners to connect the unemployed with training opportunities and create linkages to employers in search of skilled employees.

Men by the Side of the Road (MSR) has since its inception filled more than three hundred (300) full time jobs and made one thousand five hundred and sixteen (1 516) temporary and part-time job placements to date. More than four hundred and eighty three (483) members have been sent to various training programmes, while over twenty (20) members are running their own successful small businesses. Any unemployed person who is in need of help to prepare for the job market and/or needs assistance in their job-seeking process is welcome to contact Men by the Side of the Road (MSR) offices. Once an unemployed person has been registered as a member, they can benefit from all the job assistance services offered by the organisation. Moreover, the organisation funds training in different skills such as plumbing, painting, bricklaying, forklift driving, home management, fashion designing, automotive mechanic, welding, first aid, Grade 12 upgrading, entrepreneurship, basic English as well as basic computer skills. With the outbreak of the COVID-19 pandemic, businesses and organisations alike were eagerly looking into the new reality and what the world would look like post-COVID-19.

In most cases COVID-19 has simply accelerated business into the socio-political direction it was already facing. Major world economies are diverging and public and private sectors are faced with overstretched fiscal and monetary policies and may have less capacity to respond to social inequality. The social discontent keeps increasing and this gives rise in concerns of global commons (climate, cyber, human rights, unemployment, crime, etc.) concerned about their day-to-day survival and the resilience of their communities.

The Men by the Side of the Road (MSR) approached the Economic Development Division during 2021 to discuss possible areas of collaboration between the two (2) organisations. As non-profit making organisation Men by the Side of the Road (MSR) experienced a significant decline in donor funding for its programmes but were not deterred to still be of service to the resilient communities. Men by the Side of the Road (MSR) wanted to find a solution to still be of service as they have experienced success with their programmes and have the skills to continue making impact in the communities. Thus, during the consultative meetings in 2021 it became clear that the Municipal Council of Windhoek through the Economic Development Division and Men by the Side of the Road (MSR) are providing services to the unemployed in Windhoek and several synergies were identified in terms of the provision of training to the unemployed and access to facilities such as community resource centres to allow community members to apply for jobs.

Men by the Side of the Road (MSR) is currently having an office in Windhoek West which is too far to walk for the members living in the informal settlements. However, as a result of the decrease in donor funding this office rental cannot be afforded anymore. The organisation thus appealed that the Municipal Council of Windhoek grants them access to temporary office space at the Soweto Market. The office would be occupied by one (1) of their fieldworkers on certain days where unemployed youth could get more information about the organisation and submit their application forms for registration as a Men by the Side of the Road (MSR) member. Men by the Side of the Road (MSR) will install one (1) or two (2) computers which could be connected to the Council's internet, for the use of their staff and Men by the Side of the Road (MSR) members when they wish to search and apply for jobs. Additionally, through the Small and Medium Enterprise (SME) Development and Promotion section's collaboration with Men by the Side of the Road (MSR), the organisation will be afforded the opportunity to facilitate a greater variety of training to its members, especially on enterprise development.

Proposed Municipal Council of Windhoek and Men by the Side of the Road (MSR) Memorandum of Agreement (MoA)

Windhoek's development needs and opportunities, as well as its competitive and comparative advantages will help to facilitate economic development, job creation and encourage private sector investment. By partnering with value chain actors, the best option would be to combine available resources to encourage local economic growth and job creation that will translate into increased wellness and prosperity for those who reside in Windhoek. A Memorandum of Agreement (MoA) between the Municipal Council of Windhoek and Men by the Side of the Road (MSR), offers an opportunity for smart partnering and a win-win situation. The agreement in turn supports the Municipal Council of Windhoek's themes of social progression and economic advancement and this strategic partnering will aid Council to foster public participation and unleash local economic growth and an enabling business environment for (Micro, Small and Medium Enterprises (MSME).

Areas of co-operation

As per the draft Memorandum of Agreement (MoA), **attached as pages 118 - 124 to the agenda**, the parties expressed desire to co-operate on the following priority areas:

- Provision of ad-hoc office space to setup temporary computers for Men by the Side of the Road (MSR) to conduct registrations;
- Facilitation of entrepreneurship training and mentorship;
- Sharing of information about job opportunities;
- Sharing of information on opportunities for youth development and social services; and
- Provision of Skill Courses that improve employability.

Technical comments

The Memorandum of Agreement (MoA) was circulated for comments and the following can be reported:

Comments from the Chief Executive Officer

- **Corporate Legal Adviser**
Comments on format of the memorandum incorporated.

Comments from the Strategic Executive: Urban and Transport Planning

- **Sustainable Development**
The division is in support for the Municipal Council of Windhoek and the Men by the Side of the Road (MSR) to enter into a Memorandum of Agreement (MoA) to support unemployed residents of Windhoek.

Purpose

The purpose of this submission is to seek Council approval for the Memorandum of Agreement (MoA) between the Municipal Council of Windhoek and Men by the Side of the Road (MSR).

Management Committee

RECOMMENDED

- 1 That the Memorandum of Agreement (MoA) between the Municipal Council of Windhoek and Men by the Side of the Road (MSR) **attached as pages 118 - 124 to the agenda**, be approved.
- 2 That it be noted that Men by the Side of the Road (MSR) has presently set up office for one (1) day a week at the Small Business Information Centre at Soweto Market.

3 That the Chief Executive Officer (Manager: External Relations and Networking) co-ordinate the signing ceremony on the date and venue to be mutually agreed upon, between the parties.

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

[Municipal Council Agenda: 2022-11-17]

10.2.3 GOV.3 [HCC] STAFF MATTER
(4/4)

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

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

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

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

[Municipal Council Agenda: 2022-11-17]

**10.2.4 GOV.7 [CEO] ORGANISATIONAL
PERFORMANCE REPORTS: QUARTERS 1
TO 4 (2021/2022 FINANCIAL YEAR)**
(16/15/2/2/5)

This matter is submitted as an Addendum to the Council Agenda.

[Municipal Council Agenda: 2022-11-17]

10.2.5 GOV.8 [HCC] STAFF MATTER
(4/1/2/9/1)

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

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

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

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

[Municipal Council Agenda: 2022-11-17]

10.2.6 GOV.9 [HCC] STAFF MATTER
(1/1/P)

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

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

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

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

[Municipal Council Agenda: 2022-11-17]

10.2.7 GOV.10 [CEO] CONFIDENTIAL MATTER
(1/3)

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

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

- (iii) *the institution of any legal proceedings by, or opposition of any legal proceedings instituted against, a local authority council,*

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

[Municipal Council Agenda: 2022-11-17]

10.2.8 GOV.11 [CEO] CONFIDENTIAL MATTER
(1/3)

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

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

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

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

[Municipal Council Agenda: 2022-11-17]

10.2.9 GOV.13 [CEO] STAFF MATTER
(4/2/2)

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

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

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

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

[Municipal Council Agenda: 2022-11-17]

10.2.10 GOV.17 [CEO] STAFF MATTER
(3/1/4/1)

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

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

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

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

[Municipal Council Agenda: 2022-11-17]

10.2.11 GOV.19 [ICT] CONFIDENTIAL MATTER
(4/1/2/7)

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

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

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

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

[Municipal Council Agenda: 2022-11-17]

10.2.12 FNS.2 [HPH] APPLICATION TO
PURCHASE A PORTION OF ERF 223,
OLYMPIA FOR CONSOLIDATION
WITH ERF 222, OLYMPIA
(L/223/OL)

Introduction

The purpose of this item is to submit an application from the owner of Erf 222, Olympia for the purchase of a Portion of Erf 223, Olympia for consolidation with Erf 222, Olympia.

Application

An application dated 2 September 2020, **attached as page 125 to the agenda**, was received from the owner of Erf 222, Olympia, Mr H Amadhila, to purchase a portion ($\pm 381.33 \text{ m}^2$ in extent) of the Remainder of Erf 472, Auasblik for notarial linkage with Erf 222, Olympia and a portion ($\pm 401 \text{ m}^2$ in extent) of Erf 223, Olympia for consolidation with Erf 222 Olympia. This application replaces all former applications. The applicant revised the application for a portion of Erf 223, Olympia, only as per letter dated 5 July 2022, **attached as page 126 to the agenda**.

It should be noted that Erf 223, Olympia is zoned 'municipal' and that the Public Open Spaces Policy does not apply to this application.

The portion applied for does not border any other residential property than Erf 222, Olympia. The Department of Electricity supports the application: Provided:

- That there be no future upgrade to the existing substation located on Erf 223, Olympia based on the latest Electricity Master Plan.
- That it be noted that there are no existing municipal electrical infrastructure running through the portion to be purchased as per our as-builts.

The application involves the following:

- Subdivision of Erf 223, Olympia into Portion A ($\pm 401 \text{ m}^2$ in extent) and the Remainder;
- Consolidation of Portion A ($\pm 401 \text{ m}^2$ in extent) of Erf 223, Olympia with Erf 222, Olympia;
- Rezoning of Portion A ($\pm 401 \text{ m}^2$ in extent) of Erf 223, Olympia from 'municipal' to 'residential' with a density of 1:900 m^2 ;
- Inclusion of the rezoning of Portion A ($\pm 401 \text{ m}^2$ in extent) of Erf 223, Olympia into an Amendment Scheme; and
- Sale of Portion A of Erf 223, Olympia to the applicant/owner of Erf 222, Olympia.

Ownership of Erf 222, Olympia

*** Erf 222, Olympia is owned by Mr H Amadhila and Ms F S Amadhila who each own half a share in the property. Deeds of Transfer Nos. T1779/2016 and T1780/2016 are **attached as pages 127 - 137 to the agenda.**

Property description and locality

Erf 222, Olympia is zoned 'residential' with a density of 1:900 m^2 , is $\pm 1\,484 \text{ m}^2$ in extent and is situated along Gordon Day Street.

Erf 223, Olympia is zoned 'municipal' and is $1\,411 \text{ m}^2$ in extent. The erf is situated along Gordon Day Street.

*** The locality of the properties is indicated on the plans, **attached as pages 138 - 139 to the agenda.**

Technical comments

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

Comments from the Strategic Executive: Economic Development and Community Services

- Parks

No input to be made.

- **Environmental Management**

No input to be made.

Comments from the Strategic Executive: Electricity

- **Technical Support**

There is in principle no objection to the application submitted for purchase of Portion A ($\pm 401\text{m}^2$ in extent) of Erf 223, Olympia for consolidation with Erf 222, Olympia: Provided:

- That it be noted that an electricity substation (Gordon Day) is located on Erf 223, Olympia, but the Remainder of this erf after subdivision, suffice for the substation.
- That there be no future upgrade to the existing substation based on the latest Electricity Master Plan.
- That it be noted that there are no existing municipal electrical infrastructure running through the portion to be purchased as per our as-builts.
- That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all costs related thereto be for the applicant's account.
- That only one (1) service connection from the municipal electrical network be allowed per erf.
- That only one (1) additional metre point be allowed for an approved flat on erven that are zoned 'single residential' and for more metre points, the erf be rezoned to 'general residential'.
- That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative must contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation, and also to determine the financial contribution to be made by the applicant towards the upgrade cost of the network.

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

- **Water**

No water services affected. Any further water requirements shall be for the applicant's account.

- **Sewer**

No sewer services affected. Any further sewer requirements shall be for the applicant's account.

Comments from the Strategic Executive: Urban and Transport Planning

- **Urban Policy**

Erf 223, Olympia is zoned 'municipal' and is 1 411 m² in extent.

Erf 222, Olympia ± 1 484 m² in extent and is zoned 'residential' with a density of 1:900 m².

The proposed Portion A (± 401 m² in extent) should be subdivided from Erf 223, Olympia and be consolidated with Erf 222, Olympia. The consolidated erf will be ± 1 885 m² in extent and at the current density, being 1:900 m² the consolidated erf can accommodate two (2) dwelling units. The cost of the town planning procedures should be for the applicant's account.

In terms of clause 5(3) of the Windhoek Town Planning Scheme, the subdivided Portion A from Erf 223, Olympia will have to be rezoned from 'municipal' to 'residential' with a density of 1:900 m² for purposes of consolidation with Erf 222, Olympia.

There is no objection to the application: Provided:

- That the use of the land and building(s) comply with the provisions of the Windhoek Town Planning Scheme.
- That Erf 223, Olympia be subdivided into proposed Portion A (± 401 m² in extent) and the Remainder.
- That the proposed Portion A (± 401 m² in extent) of Erf 223, Olympia be rezoned from 'municipal' to 'residential' with a density of 1:900 m² for purposes of consolidation with Erf 222, Olympia and that the rezoning be included into an Amendment Scheme.
- That Portion A (± 401 m² in extent) of Erf 223, Olympia be consolidated with Erf 222, Olympia.
- That the applicant be responsible for all the cadastral town planning applications to the Ministry of Urban and Rural Development and costs thereof.
- That the applicant submit copies of the approved erf diagrams and Title Deed to the Strategic Executive: Housing, Property Management and Human Settlement upon approval of the subdivision and consolidation.

- That the current conditions registered against Portion A ($\pm 401 \text{ m}^2$ in extent) of Erf 223, Olympia be cancelled and the usual standard conditions of the Municipal Council of Windhoek be registered against Portion A of Erf 223, Olympia, including a minimum building value equal to four (4) times the municipal valuation of the erf.
- **Traffic Flow**
- There is no objection to the subdivision of Portion A ($\pm 401 \text{ m}^2$ in extent) of Erf 223, Olympia for consolidation with Erf 222, Olympia: Provided:
- That an Urban Arterial Account (UAA) contribution of N\$55 531.90 be applicable.
- **Roads and Stormwater**
- There is no objection to the proposed sale of a portion of Erf 223, Olympia for consolidation with Erf 222, Olympia: Provided:
- That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme.

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

- **Valuations**

*** The proposed Portion A of Erf 223, Olympia is $\pm 401 \text{ m}^2$ in extent and the resulting erf, after consolidation will be $\pm 1\,885 \text{ m}^2$. The development potential is enhanced; hence, the total purchase price is N\$1 260.00/m² or N\$505 000.00 in total as per Council Resolution 276/08/2004, **attached as page 140 to the agenda.**

*** Should the owner of Erf 222, Olympia wish to take occupation of Portion A prior to the conclusion of the sale, it could be leased to the applicant once the preliminary diagrams are available, pending the finalising of the sale, at a monthly rental of N\$4 208.00. The rental was calculated at 10 % of the purchase price divided by twelve (12) and should be further subject to annual escalation in line with the Namibia Inflation Rate. The Valuation Certificate dated 18 February 2022 is **attached as page 141 to the agenda.**

- **Property Management**

The sale of the proposed Portion A ($\pm 401 \text{ m}^2$ in extent) of Erf 223, Olympia is supported by the Strategic Executive: Electricity. The department reasoned that although an electrical substation (Gordon Day) is located on Erf 223, Olympia, the remaining extent of Erf 223, Olympia is adequate for a substation.

Neighbours' consent

No neighbour is affected by the application.

Site visit

A site visit was conducted on 18 February 2022 and no encroachment or other illegal activities were detected. Photographs indicating the site are **attached as pages 142 - 144 to the agenda**.

Conclusion

Having presented the comments, the item is submitted for Council's deliberation.

Management Committee, having considered the application,

RECOMMENDED

- 1 That Erf 223, Olympia be subdivided into Portion A ($\pm 401 \text{ m}^2$ in extent) and the Remainder as per the subdivision plan, **attached as page 139 to the agenda**.
- 1.1 That Portion A ($\pm 401 \text{ m}^2$ in extent) of Erf 223, Olympia be rezoned from 'municipal' to 'residential' with a density of $1:900 \text{ m}^2$ and be included into an Amendment Scheme.
- 2 That the owner of Erf 222, Olympia, be responsible for the town planning and cadastral procedures, i.e. subdivision, rezoning and consolidation, survey and registration of the new consolidated erf, and the legal costs involved.
- 3 That, subject to the successful closure and implementation of all town planning and cadastral procedures Portion A ($\pm 401 \text{ m}^2$ in extent) of Erf 223, Olympia be sold to the owner of Erf 222, Olympia for consolidation with Erf 222, Olympia at an upset price of N\$1 260.00/m² or N\$505 000.00 in total of which N\$55 531.90 be transferred to the Urban Arterial Account (UAA) in total, as determined by the Strategic Executive: Housing, Property and Human Settlement per the Valuation Certificate dated 18 February 2022.
- 3.1 That, should the applicant wish to take occupation of Portion A ($\pm 401 \text{ m}^2$ in extent) of Erf 223, Olympia prior to the sale, the portions be leased at a monthly rental of N\$4 208.33 for Portion A of Erf 223, Olympia respectively, once the preliminary diagrams are available further subject to annual escalation in line with the Namibia Inflation Rate.
- 3.2 That an Urban Arterial Account (UAA) contribution of N\$55 531.90 be applicable, as determined by the Strategic Executive: Urban and Transport Planning.

- 4 That the sale of Portion A ($\pm 401 \text{ m}^2$ in extent) of Erf 223, Olympia be subject to the following conditions:
 - 4.1 That Portion A ($\pm 401 \text{ m}^2$ in extent) of Erf 223, Olympia be consolidated with Erf 222, Olympia respectively, simultaneously with transfer.
 - 4.2 That the existing conditions registered against Portion A ($\pm 401 \text{ m}^2$ in extent) of Erf 223, Olympia be cancelled and replaced with the usual standard conditions, including a minimum building value equal to four (4) times the municipal valuation of the erf.
 - 4.3 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme, stating:
 - 4.3.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:
 - The flow of stormwater from a higher lying property to a lower lying property is impeded or obstructed and through which any property is or may be endangered; or
 - The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.
 - 4.3.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.
- 5 That only one (1) electrical service connection be allowed from the municipal network to the consolidated erf.
- 6 That it be noted that one (1) additional electrical metre can be applied for an approved flat, should it be required.
- 7 That should an upgrade of the electricity supply point be required, the applicant and/or his electrical engineering representative contact the Strategic Executive: Electricity, well in advance, to determine whether the existing network can handle the additional loading and to determine the size and cost for the upgraded supply point.
- 8 That the applicants/owners:
 - 8.1 Submit proof to the Strategic Executive: Housing, Property Management and Human Settlement not later than six (6) months from the date of this Council Resolution that the proposed closure, subdivision and consolidation have been submitted to the Urban and Regional Planning Board for consideration.

- 8.2 Submit proof to the Strategic Executive: Housing, Property Management and Human Settlement within sixty (60) days after the issuing of the Closure, Subdivision and Consolidation Certificate that a Surveyor has been appointed.
- 8.3 Submit draft erf diagrams to the Strategic Executive: Housing, Property Management and Human Settlement within three (3) months after appointment of the Surveyor, indicating that the survey has been completed and that the diagrams have been submitted to the Surveyor General for approval.
- 8.4 Sign the Deed of Sale not later than sixty (60) days after the approval of the diagrams by the Surveyor General and having been requested to do so by the Strategic Executive: Housing, Property Management and Human Settlement and pay the purchase price.
- 9 That, should the applicants/owners fail to comply with any of the conditions stipulated in this Council Resolution or fail to finalise the sale within eighteen (18) months from the date of this Council Resolution, the allocation of Portion A ($\pm 401 \text{ m}^2$ in extent) of Erf 223, Olympia to the owner of Erf 222, Olympia be subject to price escalation to be determined by the Strategic Executive: Housing, Property Management and Human Settlement.
- 10 That the intended sale and lease of Portion A ($\pm 401 \text{ m}^2$ in extent) of Erf 223, Olympia, be advertised in terms of section 63(2) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).
- 11 That Ministerial approval in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended) for the lease and sale be obtained.
- 12 That the Chief Executive Officer (Corporate Legal Adviser) draft the Deed of Sale and/or Deed of Lease.
- 13 That the resolution be implemented prior to confirmation of the minutes.

Financial implications

Service rendered	Funds required (NS)	Funds available
Advertisement cost	4 000.00	Item 4000/20/1/10/0025
Urban Arterial Account (UAA)	55 531.90	Item 5010/05/2/05/1032

[Municipal Council Agenda: 2022-11-17]

10.2.13

FNS.3 [UTP] APPLICATION FOR THE REZONING OF ERF 571, PIONIERSPARK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 m² TO 'INSTITUTIONAL'; CONSOLIDATION OF ERVEN 570 AND 571, PIONIERSPARK INTO ERF X; AND CONSENT TO USE ERF X IN ACCORDANCE WITH THE NEW ZONING WHILE THE REZONING IS FORMALLY BEING COMPLETED (L/571/PP)

Application

An application was received from Du Toit Town Planning Consultants, on behalf of the owners of the erven, the Apostolic Faith Mission Windhoek Emmanuel Assembly for:

- Rezoning of Erf 571, Pionierspark from 'residential' with a density of 1:900 m² to 'institutional';
- Consolidation of Erven 570 and 571, Pionierspark into Erf X;
- Consent to use Erf X, Pionierspark in accordance with the new zoning while the rezoning is formally being completed; and
- For the standard conditions of the Municipal Council of Windhoek to be registered against the consolidated Erf X.

The full application is **attached as pages 145 - 218 to the agenda**. A credit clearance was provided, and the Strategic Executive: Finance and Customer Services indicated that the application may proceed.

Erf information

Erf 570, Pionierspark is zoned 'institutional', is 4 735 m² in extent and is located in Tunschel Street. It accommodates the Apostolic Faith Mission Windhoek Emmanuel Assembly's main building, classrooms and supporting offices.

Erf 571, Pionierspark is zoned 'residential' with a density of 1:900 m² and is 1 664 m² in extent. The erf is located in Aschenborn Street and there is a dwelling unit on the erf.

Development intention

The Apostolic Faith Mission Windhoek Emmanuel Assembly would like to expand their activities and would like to use Erf 571, Pionierspark for a mission house, outreach and distribution centre.

Public consultation

Public consultation was completed in line with the requirements of the Public Consultation Policy for the proposed development as follows:

- *** - The proposed rezoning of Erf 570, Pionierspark was advertised in the New Era and in the Market watch for the Republikein, Namibian Sun and Allgemeine Zeitung newspapers on 18 and 25 March 2022, as per the advertisements, **attached as pages 196 - 199 to the agenda;**
- *** - A Notice of the proposed rezoning, **attached as pages 200 - 203 to the agenda,** was placed on the Notice Board of the Municipal Council of Windhoek Customer Care Centre (CCC) as well as on-site;
- *** - Neighbour consultation letters/forms, **attached as pages 204 - 205 to the agenda,** were sent to the direct neighbours on Erven 572, 573, 569, 409, 402, 407, 406, 405, 540, 538, 4537, 536, 535 and 534; and
- *** - A notice, **attached as pages 206 - 209 to the agenda,** was published in the Government Gazette of 1 April 2022, Notice No: 7776.

The closing date was on 15 April 2022 and no objections were received.

Technical comments

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

Comments from the Strategic Executive: Urban and Transport Planning

- Sustainable Development

In terms of the Windhoek Town Planning Scheme, Erf 571, Aschenborn Street, Pionierspark is zoned 'residential' and is 1 664 m² in extent. While Erf 570, Pionierspark is zoned 'institutional' and is 4 735 m² in extent. There are existing structures on both erven.

The application is supported: Provided:

- That Erf 571, Aschenborn Street, Pionierspark be rezoned from 'residential' with a density of 1:900 m² to 'institutional' and included in an Amendment Scheme.
- That Erf 571, be consolidated with Erf 570 Aschenborn Street, Pionierspark into Erf X.
- That the applicant be responsible for the costs and cadastral town planning applications to the Ministry of Urban and Rural Development.

- Roads Planning and Traffic Flow

- Erf 570 is located at the corner of Tunschel and Aschenborn Streets, Pionierspark, is zoned 'institutional' and is 4 735 m² in extent. Erf 571 is located on Aschenborn Street, Pionierspark, zoned 'residential' with a density of 1:900 m² and is 1 664 m² in extent; and

- Tunschel and Aschenborn Streets are both residential streets with low traffic volume and no traffic flow problems are currently experienced during peak hours. Rezoning Erf 571 to 'institutional' will be generating twenty one (21) additional trips to the current road network.

There is no objection to the proposed rezoning of Erf 571, Pionierspark from 'residential' with a density of 1:900 m² 'institutional': Provided:

- That parking be provided to municipal requirements for schools, i.e. for a nursery school (day-care centres), one (1) parking bay per classroom and/or office plus one (1) parking bay per ten (10) children for on and off-loading.

There is no objection to the proposed consolidation of Erven 570 and 571, Pionierspark into Erf X: Provided:

- That access be provided as per the approved plans, **attached as page 210 to the agenda.**

There is no objection to the proposed consent to use Erf X, Pionierspark in accordance with the new zoning while the rezoning is formally being completed: Provided:

- That some parking on Erven 570 and 571, Pionierspark be accessed from the street or partly on the sidewalk and such parking be subject to a Lease Agreement with the Municipal Council of Windhoek, even though it was previously approved on a building plan.
- That in addition, such parking be constructed in accordance to the Municipal Council of Windhoek's Non-Motorised Transport (NMT) Strategy requirements.
- That the sidewalk lease application be submitted for approval through the Property Management Division, subject to the following conditions:
 - That a minimum of 2 metre be retained for pedestrian movement, but it be noted that some dimensionas are not clear, hence the sidewalk distances could not be confirmed.
 - That the applicant submit a plan with clear dimensions for approval to the Strategic Executive: Urban and Transport Planning.
 - That parking be properly constructed with kerb stones making distinction between parking and pedestrian movement.

- That Council reserve the right to cancel the lease/parking space should such land be needed for Council services.
- That Council not be held liable to reinstate any parking or compensate the owner for any improvements should the lease/parking be terminated.
- That the owner remain responsible to provide any shortfall of parking on-site or any other area approved by Council should the lease be cancelled/terminated.
- That such parking on Council land remain public parking and not be reserved for exclusive use.

- **Roads and Stormwater**

A stormwater investigation was done and the following is reported:

- Both Erven 571 and 570, Pionierspark are situated on a relatively flat terrain, with a slight downward slope from the south east into a northwesterly direction;
- There is no visible stormwater course or system flowing across the proposed Erven 571 or 570, Pionierspark, except for surface stormwater run-off; and
- It is indicated on the application that, access to the proposed consolidated Erf X will be obtained from both Aschenborn and Tunschel Streets.

There is no objection to the proposed rezoning of Erf 571, Aschenborn Street, from 'residential' to 'institutional', and subsequent consolidation with Erf 570: Provided:

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

- **Urban Policy evaluation**

- Erf 570, Pionierspark is zoned 'institutional' while Erf 571, Pionierspark is zoned 'residential' with a density of 1:900 m²;
- Erf 570 is located at the corner of Tunschel and Aschenborn Streets with a wide sidewalk which can be used for parking purposes provided that all technical conditions are adhered to;
- The rezoning of Erf 571 from 'residential' to 'institutional' is supported as it is being consolidated with an existing institutional erf; and
- The proposed consolidated erf will have an approximate size of 6 399 m² in extent.

However, the Traffic Flow Section has objections against the consent to use the consolidated erf while the rezoning is being formally completed. Although sidewalk parking has been used by the church over the years, there is a need for a formal Lease Agreement with the Municipal Council of Windhoek as the custodian of sidewalk reserves. In addition, parking must be provided as per the Municipal Council of Windhoek's Non-Motorised Transport (NMT) Strategy requirements.

Therefore, the application can only be submitted to the Urban and Regional Planning Board upon receipt of a lease application for sidewalk parking.

Comments from the Strategic Executive: Infrastructure Water and Technical Services

- Engineering Services

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

Comments from the Strategic Executive: Electricity

- Technical Support

There is no objection to the application submitted for the rezoning of Erf 571, Pionierspark from 'single residential' with a density of 1:900 m² to 'institutional' and the consolidation of Erven 570 and 571, into Erf X, Pionierspark: Provided:

- That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.
- That only one (1) service connection from the municipal electrical network be allowed to the consolidated erf.
- That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her Electrical Engineering representative contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation.
- That it be noted that a connection charge will be payable at the cost of the applicant and the applicant be advised to review the Department of Electricity's Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Strategic Executive: Electricity for information on connection charges.

Comments from the Strategic Executive: Economic Development and Community Services

- Environmental Management

There is no objection to the rezoning of Erf 571, Pionierspark from 'residential' to 'institutional' and the applicant is not required to fulfil any environmental requirements because the change in land use ('residential' to 'institutional') is not a listed activity and has insignificant impacts on the environment.

Betterment fee

There is no betterment fee payable when rezoning to 'institutional' as per Council Resolution 387/10/2009.

Conclusion

The rezoning of Erf 571, Pionierspark from 'residential' with a density of 1:900 m² to 'institutional' is supported but can only be submitted to the Urban and Regional Planning Board upon receipt of a lease application for sidewalk parking.

The consolidation of Erven 570 and 571, Pionierspark into Erf X is supported.

The consent to use Erf X, Pionierspark in accordance with the new zoning while the rezoning is formally being completed is supported but only comes into effect after the sidewalk lease application is approved and limited to existing buildings.

The usual standard conditions of the Municipal Council of Windhoek should be registered against consolidated Erf X.

Management Committee, having considered the application,

RECOMMENDED

- 1 That the rezoning of Erf 571, Pionierspark from 'residential' with a density of 1:900 m² to 'institutional', be supported, but can only be submitted to the Urban and Regional Planning Board upon receipt of a lease application for sidewalk parking.
- 2 That the consolidation of Erven 570 and 571, Pionierspark into Erf X be recommended for approval.
- 3 That the consent to use Erf X, Pionierspark in accordance with the new zoning while the rezoning is formally being completed, be supported but only come into effect upon receipt of a lease application for sidewalk parking and limited to existing buildings.
- 4 That the standard conditions of the Municipality registered on Erf 570, Pionierspark be retained and registered against consolidated Erf X.

- 5 That parking be provided according to municipal requirements for schools and nursery school (day-care centres), i.e. one (1) parking bay per classroom and/or office plus one (1) parking bay per ten (10) children for on and off-loading.
- ***
- 6 That access be provided as per the plans, date stamped 30 August 2022, **attached as page 210 to the agenda.**
- 7 That sidewalk parking be constructed in accordance to the following Municipal Council of Windhoek's Non-Motorised Transport (NMT) Strategy requirements:
- 7.1 That a minimum of 2 metre be retained for pedestrian movement, but it be noted that some dimensions are not clear, hence the sidewalk distances could not be confirmed.
- 7.1.1 That the applicant submit a plan with clear dimensions for approval to the Strategic Executive: Urban and Transport Planning.
- 7.2 That parking be properly constructed with kerb stones making distinction between parking and pedestrian movement.
- 7.3 That Council reserve the right to cancel the lease/parking space should such land be needed for Council services.
- 7.4 That Council not be held liable to reinstate any parking or compensate the owner for any improvements should the lease/parking be terminated.
- 7.5 That the owner remain responsible to provide any shortfall of parking on-site or any other area approved by Council should the lease be cancelled or terminated.
- 7.6 That such parking on Council land remain public parking and not be reserved for exclusive use.
- 8 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme, stating:
- 8.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:
- The flow of stormwater from a higher lying property to a lower lying property is impeded or obstructed and through which any property is or may be endangered; or
 - The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.
- 8.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.

- 9 That it be noted that any additional requirements with regard to water or sewer services be for the applicant's account, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.
- 10 That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.
- 11 That only one (1) service connection from the municipal electrical network be allowed to the consolidated erf.
- 12 That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation.
- 13 That it be noted that a connection charge will be payable at the cost of the applicant and the applicant be advised to review the Department of Electricity's Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Strategic Executive: Electricity for information on connection charges
- 14 That it be noted that in terms of section 110 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) any person who is aggrieved by the decision of the local authority may appeal against that decision to the Minister.
- 14.1 That the Notice of the Appeal and the Grounds for the Appeal be lodged within twenty one (21) days from the date of this Notice to the Minister and local authority whose decision is the subject of the appeal.

[Municipal Council Agenda: 2022-11-17]

10.2.14

FNS.4 [HPH] APPLICATION TO LEASE PORTION A (WESTERN PORTION) OF ERF 6352, WINDHOEK FOR THE ESTABLISHMENT OF A CRICKET STADIUM (L/6352/W) (7/2/2)

Introduction

The purpose of this item to submit, for Council's consideration an application from Cricket Namibia for the lease of Portion A (western portion) of Erf 6352, Windhoek for development of an international cricket field for the purpose of hosting international cricket tournaments including the 2027 world cup cricket be hosted in Namibia.

The Strategic Executives Forum at its meeting held 6 October 2022 *inter alia* resolved as follows:

- *Recommended on condition that the Strategic Executive: Housing, Property Management and Human Settlement address the following, prior to placing on the Management Committee agenda, for consideration:*
 - *Amend/refine wording on turning down/not supported of paragraph 1 of the recommendation;*
 - *Remove only cost/value from paragraph 27 of the recommendations and the rest remain as is; and*
 - *Include standard clause on closure of public open space and standardise for all items where closure of public open space is sought.*

The above recommendations were implemented accordingly. Erf 6352, Windhoek is zoned 'private open space', and closure requirements are not applicable.

Background

Council per Resolution 51/02/2012 granted a lease to the Windhoek Fuel Centre for development of a service station and a truck port. Further condition was that the applicant construct trading stalls on-site for the twenty five (25) wood traders within a period of twelve (12) months and handover such stalls to the Strategic Executive: Economic Development and Community Services.

The Windhoek Fuel Centre fenced off an area measuring about 1 200 m² located west of the northern entrance to the service station for the purpose of accommodating the wood carvers. The area was found by the wood carvers to be unsuitable as it would give them minimum exposure to potential clients. For that reason, the wood carvers opted to remain on a portion of the Auas Road abutting the Windhoek Fuel Centre lease area. The area occupied by the wood carvers is in the proximity of fuel tanks and as such, a safety hazard. Over the years, the number of wood carvers increased from twenty five (25) to over forty (40), the area occupied remained constant at about 5 000 m². An image showing the site initially set aside for the traders and their current area of operation, is **attached as page 219 to the agenda**.

In search of a solution to the problem, the Windhoek Fuel Centre offered to contribute about N\$800 000 towards the relocation of the traders to a suitable site. After careful consideration of options along the Auas Road and beyond, the unoccupied eastern portion of Erf 6352, Windhoek (hereinafter referred to as Portion A) was found to be the most ideal. An item motivating reservation of the said portion for accommodation of the wood carvers served at the Management Committee meeting held on 23 September 2021 as per Item FNS.4 (refer to the resolution, **attached as page 220 to the agenda**).

At the time of considering the relocation of the wood carvers, Cricket Namibia approached the Municipal Council of Windhoek with a request to lease the same portion of Erf 6352, Windhoek for the possible establishment of a national standardised cricket pitch to host international games. Numerous site inspections and consultations followed between the Councillors, the technical divisions of various departments, Cricket Namibia and the Ministry of Sports, Youth and National Service, whereon the accommodation of Cricket Namibia and craft/wood traders has been discussed.

Given the zoning of Erf 6352, Windhoek as a private open space and its location at the heart of a sporting precinct, it was reasoned that Council should consider allocating the larger part of Portion A to Cricket Namibia and the remaining extent to the wood carvers. Cricket Namibia prepared numerous concepts drawings to establish feasibility. The latest concept drawing is **attached as page 221 - 221(a) to the agenda**. The proposal was found very confined, not leaving adequate space for circulation, access and on and off-loading of goods. It was reasoned that, without proper access, the planned crafts market will not function at optimal level. As a way to lasting solution, the western portion of Erf R/6762, Windhoek abutting Auas Road was investigated and found to be a more viable and feasible option for the crafts market as it has adequate space for future expansion with a potential of accommodating both the sales and manufacturing/processing components of the business. An item on the relocation of wood carvers to a portion of Erf R/6762, Windhoek will be dealt with in a separate submission.

Application

An application dated 20 November 2020, **attached as pages 222 - 225 to the agenda**, was received from Cricket Namibia to lease Portion A of Erf 6352, Windhoek. Mr Johan Muller has been nominated and appointed to act and sign documents with respect to the subject property on behalf of Cricket Namibia as per resolution **attached as page 226 to the agenda**.

Other applications on Erf 6352, Windhoek

The following applications were received in respect of Erf 6352, Windhoek:

- An application dated 29 June 2015, **attached as pages 227 - 229 to the agenda**, was received from the Namibia Hockey Union to purchase Erf 6352, Windhoek.

- Another application dated 27 April 2019, **attached as pages 230 - 232 to the agenda**, was received on 30 April 2019 from the Saints Sport Club to purchase Erf 6352, Windhoek. A letter dated 10 July 2019 acknowledging the application, is **attached as page 233 to the agenda**.

Description of the subject property

Erf 6352, Windhoek is zoned 'private open space' and is 45 653.641 m² in extent. It should however be noted that the eastern portion of Erf 6352, Windhoek (\pm 20 561 m² in extent) is leased to Die Gesamentlike Hokkie en Krieket Ontwikkelingsraad (Joint Hockey and Cricket Development). Therefore, the western portion (Portion A of Erf 6352, Windhoek) under consideration for the establishment of international cricket stadium is measuring 25 092 m² in extent. The locality plan and proposed diagram are **attached as page 234 to the agenda**.

Site inspection

A site inspection was conducted on the subject portion on the 19 August 2022, and it revealed that the particular portion is free from any occupation, hence There is no objection to the proposed lease.

Technical comments

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

Comments from the Strategic Executive: Economic Development and Community Services

- Economic Development

There is no objection to the proposal to reserve the remaining portion of Erf 6352, Windhoek for the development of a cricket field to host the World Cricket Cup in 2027 that will definitely result in a number of economic and reputational benefits from job creation, value chain development in local economy to marketing exposure for the City to both tourist and investors. The truck port traders who were initially envisaged to be relocated to this portion of Erf 6352, Windhoek will be accommodated at a portion of Erf R/6762, Windhoek. The traders were consulted and have agreed to be moved to Erf R/6762, Windhoek upon the reservation and approval of a portion of Erf 6762, Windhoek to accommodate the traders, of which an item in this regard will be tabled by the Strategic Executive: Housing, Property Management and Human Settlement simultaneously.

- Health and Environmental Management

There is no objection to the envisioned development of a cricket pitch which meets international standards. All health and hygiene requirements in terms of lighting, ventilation, sanitation, access to potable water and food safety measures must be adhered to. The applicant must submit building plans for scrutiny and approval to ensure the aforementioned.

All relevant environmental laws should be taken into consideration during the development of the facilities. Protected tree species on the erf should only be removed after obtaining permission from the Municipal Council of Windhoek.

- Parks

A site visit was undertaken, and several protected trees were identified on the edges of the entire erf. Protected trees should not be removed or damaged, irrespective of the size of the trees and if any work should take place and the persons are not sure of what trees should remain, they can contact Parks Division to identify the protected trees. Nevertheless, There is no objection to lease Portion A of Erf 6352, Windhoek: Provided that the applicant comply to the condition above.

- **Emergency and Disaster Risk Management**

Consultations were already done within the department and potential risks were assessed and division is satisfied with the content of the item.

Comments from the Strategic Executive: Urban and Transport Planning

- **Urban Planning**

There is no objection to the proposed lease of Portion A of Erf 6352, Windhoek to Cricket Namibia. Erf 6352, Windhoek is zoned 'private open space' and is 45 653.641 m² in extent.

- **Sustainable Development**

There is no objection to the proposed application to lease Portion A of Erf 6352, Windhoek to Cricket Namibia.

- **Planning, Design and Traffic Flow**

There is in principle no objection to the lease and proposed development of an international cricket field on Erf 6352, Windhoek with consideration of the following:

- The development is close to a major arterial which has heavy traffic volumes, and no direct access is to be allowed from Auas Road;
- It should be emphasised that parking for this kind of development is limited to the parking available for the current stadiums. It is not anticipated that such parking will be exceeded. However, it is still advisable as part of the development to conduct a traffic impact assessment Traffic Impact Assessment (TIA) to verify impact and circulation between the available parking to make informed decision during planning and management of traffic during such events;
- The main concerns are the circulation of vehicles and how such traffic will be aligned/integrated with public transport and non-motorised traffic around the development. A traffic impact analysis would in depth guide the circulation of such traffic to avoid conflicts and smooth traffic flows with regard to drop/go zones, high capacity public transport vehicles, movement of pedestrians and athletes in and out of the field and security services. During the planning stages, the outcome of the is to be discussed with the Strategic Executive: Urban and Transport Planning;
- Provision must be made for a public transport facility as a sub-transit centre in this area as this will manifest itself within such a major development. Normally bus and taxi activities must be confined to a certain area, in combination of making provision for informal trading and/or souvenirs. Subsequently same needs to be planned and incorporated within the development and making adequate provision for turnaround movements;

- No access will be allowed 20 metre from any intersection, measured from the intersecting kerbs;
- Bollard or other measures should be provided to prohibit unwarranted and dangerous access from Auas Road directly;
- Pedestrian movement across Auas Road and right turn movements at the Auas Road/Netball Street junction would be almost impossible during peak periods without a traffic light or point duty conducted by City Police. Should the development realise before Auas Road is upgraded, and the Traffic Impact Assessment (TIA) verifies that a traffic light is required, same would cost ± N\$400 000.00, which would be to the cost of the Developer. In such an instance the Developer must sign a Development Agreement with Council for the design and supervision of the construction works;
- A stacking distance of 18 metre will be required before access to any drop off area or parking facility, being to the satisfaction of the Strategic Executive: Urban and Transport Planning;
- Activities must be restricted to the site to prevent spillage into the roadway of Auas Road, it is foreseen that this would realise should there be lack of control;
- The parking requirement to be as follows:
 - Business: Three (3) parking bays per 100 m² area plus a loading zone;
 - Stadium: One (1) parking bay for every four (4) seats for sitting capacity up to sixty (60) and in bay for every six (6) seats or part thereof;
 - Restaurants and pubs: One (1) parking bay per three (3) seats plus a loading zone;
 - Fast food places: One (1) parking bay per four (4) seats plus a loading zone;
 - 25 % of overall parking can be allocated to public transport;
 - Each provided taxi bay within a lay-by is the equivalent of five (5) normal parking bays: Provided:
 - That the parking requirement can be relaxed up to 25 % of the initial provisions.
 - That the taxi bay be constructed to municipal standards.

- For every six (6) bicycle parking spaces provided, a credit of one (1) parking bay may be given towards the parking requirements: Provided:

- That the total credit not exceed 20 % of the parking bays required.
 - That the minimum dimension for a bicycle space be 2 metre in length and 0.6 metre in width.
- The applicant should note that the Municipal Council of Windhoek no longer has the intention to develop Ball Street;
- It is advisable that Netball Street be upgraded to bitumen standards to aid trading and access to this property, as further outlined in the Traffic Impact Assessment (TIA);
- It is advisable that Cricket Street be upgraded to improve accessibility and dust prevention; and
- The building plans to be submitted for approval for any improvements to the lease area.

- **Roads and Stormwater Design**

A stormwater investigation was done and the following is reported:

- The proposed portion of Erf 6352 is fairly even with a general downward slope from the east towards the west;
- There is no stormwater system crossing the proposed portion of Erf 6352, except for surface stormwater run-off; and
- It should be noted that the adjacent sections of both Netball and Ball Streets along the applied portion of Erf 6352 is gravel roads.

There is no objection to the lease of Erf 6352, Netball Street, Windhoek: Provided:

- That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme.
- That no access be allowed over or onto any stormwater catchpit or structure.
- That engineering drawings be submitted for approval as part of building plans showing how stormwater will be accommodated as part of the development.

Comments from the Strategic Executive: Electricity

- Technical Support

There is in principle no objection to the application submitted for proposal for the development of an international cricket stadium on Portion A of Erf 6352, Windhoek. Provided:

- That the Electrical Consultant or Contractor obtain approval for all related electrical drawings for electrification indicating connection to the grid of the Municipal Council of Windhoek.
- That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.
- That only one (1) service connection from the municipal electrical network be allowed per erf.
- That only one (1) additional metre point be allowed for an approved flat on erven that are zoned 'single residential', and for more metre points, the erf be rezoned to 'general residential'.
- That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation, and also to determine the financial contribution to be made by the applicant towards the upgrade cost of the network.
- That it be noted that a connection charge will be payable at the cost of the applicant and the applicant be advised to review the Department of Electricity's Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Strategic Executive: Electricity for information on connection charges.
- That for erven that are rezoned to 'general residential', 'business', 'office', 'institutional' or 'industrial', the applicant/owner or his/her registered Electrical Contractor contact the Strategic Executive: Electricity to determine whether the existing metering installation complies to Council's Metering Policy for the specific type of zoning.

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

- Bulk Water and Waste Water

Two (2) main bulk water lines runs through the center of Erf 6352, Windhoek in a north southern direction. It should be noted that no permanent structures should be erected within 5 metre from the two (2) existing water lines. No municipal sewer connection is available for Erf 6352, Windhoek.

The application is approved: Provided:

- That the applicant appoint a registered professional Engineer to design a municipal sewer connection for the erf.
- That the sewer design be submitted by the appointed Engineer to the Strategic Executive: Infrastructure, Water and Technical Services for approval before any work may start.
- That after approval of the sewer design, the applicant appoint a Contractor to do the construction of the sewer line.
- That the supervision of the construction work be done by a registered professional Engineer.
- That all costs involved due to the municipal sewer connection be for the applicant's account.
- That no building plans be approved before a municipal sewer connection is installed by the applicant and taken over by Council as per approved designs.
- 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.
- That no permanent structures be erected within 5 metre from the two (2) existing bulk water lines that run through the center of Erf 6352, Windhoek.

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

- Valuations

The Rental Valuation Certificate for a portion of Windhoek Town and Townlands No. 31 is **attached as page 235 to the agenda**. In the event the applicant fails to conclude the Lease Agreement within the given time, the rental should be revised at any given time before concluding such a Lease Agreement.

Property Management

There is no objection to lease Portion A of Erf 6352, Windhoek ($\pm 25\,092\text{ m}^2$ in extent) as it is free of any occupation. The Namibia Hockey Union jointly with Namibia Cricket, under Die Gesamentlike Hokkie en Krieket Ontwikkelingsraad (Joint Hockey and Cricket Development) are leasing the eastern portion of Erf 6352, Windhoek, portion of Erf 6350 and Erf 6351, Windhoek. The Lease Agreement is **attached as pages 236 - 247 to the agenda.**

It is clear that the Namibia Hockey Union and Namibia Cricket became separate entities since 1992 although the Lease Agreement is still in force. However, it is imperative to note that the two (2) entities, due to the nature of their sports codes, have all along informally divided portions of occupation (Cricket Namibia with $\pm 20\,561\text{ m}^2$ on a portion of Erf 6352, Windhoek and the Namibia Hockey Union with $\pm 50\,445\text{ m}^2$ on Erf 6351, Windhoek) for the establishment of their respective sport fields. The site inspections and observations can reveal that the land under the lease of Joint Hockey and Cricket Development has all along not been optimally utilised.

Following Namibia being awarded the rights to co-host the 2027 Cricket World Cup, it became an urgent matter that Cricket Namibia need to technically comply with the international standards of which it has to develop a stadium to host such a vital tournament. Looking at such a rare opportunity for Namibia and in particular, Windhoek to host a Cricket World Cup, it is advisable that irrespective of other applications, the application of Cricket Namibia be considered to lease Portion A of Erf 6352, Windhoek. In as much as the lease period has not been suggested, and looking at the envisaged investment to develop the stadium, it is advisable that a period of twenty (20) years be considered.

Thereon, the applicant should register the lease notarially at their cost. The activities that should be allowed on the lease premises should be limited to the development and operation of cricket sports ground and complementary activities like a club house. However, should there be any failure to host the 2027 or develop the envisaged cricket stadium, then the lease period be reconsidered. The applicant should submit a survey diagram, to the satisfaction of the Strategic Executive: Housing, Property Management and Human Settlement before concluding the Lease Agreement.

Given the fact that the Lease Agreement of Joint Hockey and Cricket Development did not mention the sizes of land to be occupied by the two (2) entities and more so that the lease area has been under utilised, it is also advisable that in the separation of the two (2) entities, that Namibia Hockey Union be allocated more land. This consideration is based on the fact that Cricket Namibia is to be allocated lease land on Portion A of Erf 6352, Windhoek, whilst Namibia Hockey Union also had the interest to lease the same portion. The separation of the lease area between the two (2) entities should be dealt with in a separate items when the two (2) entities have jointly taken a resolution to dissolve the Lease Agreement, of which such a mediation should be taken by the Municipal Council of Windhoek, led by the Strategic executive: Housing, Property Management and Human Settlement.

Further to the above, the applications received from the respective applicants (Namibia Hockey Union and Saints Sport Club) on the western portion of Erf 6352, Windhoek should be turned down.

Conclusion

Taking the above supporting technical comments into consideration, it is advisable to lease Portion A of Erf 6352, Windhoek to Cricket Namibia. The activities that should be allowed on the lease premises should be limited to the development and operation of cricket sports ground (stadium) and complementary activities like a club house. Looking at the envisaged investment to develop the stadium, it is advisable that a lease period of twenty (20) years be considered. However, should there be any failure to host the 2027 cricket world cup or develop the envisaged cricket stadium, that the lease period be reconsidered.

Given that the Namibia Hockey Union and Cricket Namibia become two (2) separate entities since 1992, Council should mediate the dissolution of the existing Lease Agreement of Die Gesamentlike Hokkie en Krieket Ontwikkelingsraad (Joint Hockey and Cricket Development) in respect of portions of Erf 6352, 6351 and 6350, Windhoek, whereon they may enter into separate Lease Agreements.

Management Committee, having considered the application,

RECOMMENDED

- 1 That the applications by the Namibia Hockey Union and Saints Sport Club in respect of a portion of Erf 6352, Windhoek, be noted.
- 2 That it be noted that the Namibia Hockey Union and Cricket Namibia holds joint Lease Agreement under Die Gesamentlike Hokkie en Krieket Ontwikkelingsraad (Joint Hockey and Cricket Development) in respect of portions of Erven 6352, 6351 and 6350, Windhoek but has since 1992 become two (2) separate entities.
- 3 That Council mediate the dissolution of the existing Lease Agreement of Die Gesamentlike Hokkie en Krieket Ontwikkelingsraad (Joint Hockey and Cricket Development) in respect of portions of Erven 6352, 6351 and 6350, Windhoek, whereafter they may enter into separate Lease Agreements.
- 4 That Council consider giving the Namibia Hockey Union a bigger lease portion than Cricket Namibia during the mediation of dissolving their joint Lease Agreement based on current arrangements.
- 5 That the dissolution of Die Gesamentlike Hokkie en Krieket Ontwikkelingsraad (Joint Hockey and Cricket Development) in respect of portions of Erven 6352, 6351 and 6350, Windhoek be dealt with in a separate submission.

- 6 That Portion A (western portion) of Erf 6352, Windhoek ($\pm 25\,092\text{ m}^2$ in extent) be leased to Cricket Namibia for a period of twenty (20) years at a monthly rental of N\$13 340.00, subject that the rental escalate annually in line with the Namibia Inflation Rate, but not exceeding 10 %.
- 7 That the applicant submit a survey diagram, to the satisfaction of the Strategic Executive: Housing, Property Management and Human Settlement before concluding the Lease Agreement.
- 8 That in the event the applicant fail to conclude the Lease Agreement within the given time, the rental be revised prior to concluding the Lease Agreement.
- 9 That the lease be notarially registered by the applicant, at their cost.
- 10 That only the development and operation of cricket sports ground (stadium) and complementary activities like a clubhouse be allowed.
- 11 That should there be any failure to host the 2027 Cricket World Cup or develop the envisaged cricket stadium, that the lease period be reconsidered.
- 12 That the Electrical Consultant or Contractor obtain approval for all related electrical drawings for electrification indicating connection to the grid of the Municipal Council of Windhoek.
- 13 That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.
- 14 That only one (1) service connection from the municipal electrical network be allowed per erf.
- 15 That only one (1) additional metre point be allowed for an approved flat on erven that are zoned 'single residential', and for more metre points, the erf be rezoned to 'general residential'.
- 16 That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her Electrical Engineering representative contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation, and also to determine the financial contribution to be made by the applicant towards the upgrade cost of the network.
- 17 That it be noted that a connection charge will be payable at the cost of the applicant and the applicant be advised to review the Department of Electricity's Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Strategic Executive: Electricity for information on connection charges.

- 18 That for erven that are rezoned to 'general residential', 'business', 'office', 'institutional' or 'industrial', the applicant/owner or his/her registered Electrical Contractor contact the Strategic Executive: Electricity to determine whether the existing metering installation complies to Council's Metering Policy for the specific type of zoning.
- 19 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme, stating:
 - 19.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:
 - The flow of stormwater from a higher lying property to a lower lying property is impeded or obstructed and through which any property is or may be endangered; or
 - The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.
 - 19.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.
- 20 That no access be allowed over or onto any stormwater catchpit or structure.
- 21 That it be noted that the development is close to a major arterial which has heavy traffic volumes, and that no direct access be allowed from Auas Road.
- 22 That parking for this kind of development be limited to the parking available for the current stadiums.
- 23 That as part of the development, that the applicant conduct a Traffic Impact Assessment (TIA) to verify impact and circulation between the available parking to make informed decision during planning and management of traffic during such events.
- 24 That during the planning stages, that the outcome of the Traffic Impact Assessment (TIA) be discussed with the Strategic Executive: Urban and Transport Planning.
- 25 That provision be made for a public transport facility as a sub-transit centre in this area as this will manifest itself within such a major development. [Normally bus and taxi activities must be confined to a certain area, in combination of making provision for informal trading and/or souvenirs. Subsequently same needs to be planned and incorporated within the development and making adequate provision for turnaround movements.]

- 26 That no access be allowed 20 metre from any intersection, measured from the intersecting kerbs.
- 27 That bollards or other measures be provided to prohibit unwarranted and dangerous access directly from Auas Road.
- 28 That should the development realise before Auas Road is upgraded, and the Traffic Impact Assessment (TIA) verify that a traffic light is required, the upgrade be done at the Developer's account.
- 28.1 That in such instance, the Developer sign a Development Agreement with Council for the design and supervision of the construction work.
- 29 That a stacking distance of 18 metre be required before access to any drop off area or parking facility, being to the satisfaction of the Strategic Executive: Urban and Transport Planning.
- 30 That activities be restricted to the site to prevent spillage into the roadway of Auas Road, as it is foreseen that this will realise should there be lack of control.
- 31 That for business, three (3) parking bays per 100 m² area plus loading zone be applicable.
- 32 That for a stadium, one (1) parking bay for every four (4) seats for sitting capacity up to sixty (60) and in bay for every six (6) seats or part thereof be applicable.
- 33 That for restaurants and pubs, one (1) parking bay per three (3) seats plus a loading zone be applicable.
- 34 That for fast foods, one (1) parking bay per four (4) seats plus a loading zone be applicable.
- 35 That 25 % of overall parking be allocated to public transport.
- 36 That each provided taxi bay within a lay-by be the equivalent of five (5) normal parking bays: Provided that the parking requirement can be relaxed up to 25 % of the initial provisions and the taxi bay be constructed to municipal standards.
- 37 That for every six (6) bicycle parking spaces provided, a credit of one (1) parking bay be given towards the parking requirements: Provided that the total credit not exceed 20 % of the parking bays required and the minimum dimension for a bicycle space be 2 metre in length and 0.6 metre in width.
- 38 That the applicant note that the Municipal Council of Windhoek no longer has the intention to develop Ball Street.
- 39 That Netball Street be upgraded to bitumen standards to aid trading and access to this property, as further outlined in the Traffic Impact Assessment (TIA).

- 40 That Cricket Street be upgraded to improve accessibility and dust prevention.
- 41 That building plans be submitted for approval for any improvements to the lease area.
- 42 That no indigenous trees be removed or damaged, irrespective of the size of the trees.
- 43 That protected tree species on the erf only be removed after obtaining permission from the Municipal Council of Windhoek.
- 44 That all health and hygiene requirements in terms of lighting, ventilation, sanitation, access to potable water and food safety measures be adhered to and of which building plans must be submitted for scrutiny and approval.
- 45 That all relevant environmental laws be taken into consideration during the development of the facilities.
- 46 That the lease be advertised in terms of section 63(2) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).
- 47 That the lease be subject to Ministerial approval in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).
- 48 That the Chief Executive Officer (Corporate Legal Adviser) draft the Lease Agreement.
- 49 That the resolution be implemented prior to confirmation of the minutes.

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The Gateway to Endless Opportunities

PROGRESS REPORT

COUNCIL ADVISORY COMMITTEE

PROVISION OF BASIC SERVICES

OCTOBER 2022

THE COMMITTEE



Alderwoman Fransina Ndateelela Kahungu
Chairperson

Councillor Ben Araeb (Deputy Chairperson)

Councillor Joseph Uapingenge

Councillor Sam. S. Nujoma

Councillor Dr Job S. Amupanda

Councillor Jurgen Hecht

Councillor Queen. O. Kamati

List of assigned representatives of Departments:

Mr. Pierre van Rensburg	Urban and Transport Planning
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Mr. Medusalem T. Ashipala	Human Settlements
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Mr Otniel Kakero	Settlement Planning
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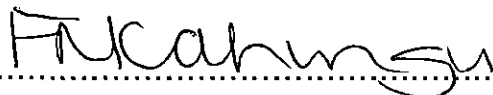
Mr. Victor Namgongo	Electricity
Mr. Johannes Petrus	Electricity
Mr. Sebastian Husselmann	Bulk and Waste Water
Mr. Rudolf Kalumbu	Built Environment
Mr. Nawa Mwilima	Solid Waste

FOREWORD

The **Provision of Basic Services Committee** is an advisory committee set up to investigate and recommend strategies pertaining to improving efficiencies and effectiveness of Council's operations, in ensuring that Council provides affordable and quality basic services in order to enhance the quality of our residents.

The Committee key activities focuses on the provision of basic services to informal settlements and creating access points to basic services in these areas, and include:

- **Water & Sanitation**
- **Electricity**
- **Public Transpor**



Alderwoman Fransina Ndateelela Kahungu

Chairperson

1. INTRODUCTION

The following report serves as an update on progress made against key issues and recommendations discussed via monthly committee meetings during 2021 and 2022. Each sub-committee is required to submit a report as per (23) (1) of the Standing Rules of Order that *"A report of the committee to a council must be placed on the agenda of an ordinary meeting of the council in accordance with rule 5."*

The purpose of the committee is to ensure provisions of basic services to the City's residents especially those who reside in the informal settlements as referenced in the terms of reference. The Committee activities and progress are detailed according to the relevant departments.

2. TERMS OF REFERENCE (TORS)

The terms of reference were discussed at the first meeting dated 19 April 2021 with the following recommendations: The purpose was for members to familiarise themselves and what was expected of them. It was then recommended that the terms of reference be refined to reflect the committee core mandate. And incorporate the Department of Finance and Customer Service as a member of the committee. To date the terms of reference still need to be submitted for final approval by Council as recommended by the committee.

3. COMMITTEE MEETINGS SCHEDULE: 2021 / 22

The following table summarises the scheduled meetings for 2021 and 2022:

Table: 1 Committee meetings

Year 2021	Year 2022
19 April 2021	09 February 2022
16 June 2021	07 March 2022
12 July 2021	22 August 2022
10 November 2021	13 September 2022

4. KEY ACTIVITIES AS PER DEPARTMENTS

4.1 Department of Electricity (ELE)

The Department submitted its activities plan as per attached documents, inclusive of a presentation done by Mr O'Brien Hekandjo (SE: Electricity) regarding the 5-year electrification plan. The Line Ministry's allocation of N\$39 million earmarked for the electrification in the informal settlements, was also noted.

The following key areas were deliberated for the period in question:

4.1.1 Electrification of Houses at Havana Extension 6 and 7

The presentation on the electrification of houses at Havana extension 6 and 7 was noted. The amount N\$39 million received and spent from the Ministry of Urban and Rural Development (MURD) for the formalisation/upgrading of informal settlements (Financial year 2017/2018 until 2021/2022) and was further noted. The funds were spent on the installation

of electricity and the revenue that Council generated from electricity to an amount of N\$37,936,588.26.

It was further proposed that an article be compiled to inform the residents of the activities that Council is implementing and the progress made in the Communities.

4.1.2 Update on the Electrification Projects (Mr O'Brien Hekandjo)

The following is a summary of progress made regarding the electrification projects:

4.1.3 Households

The households considered for electrification under phase 1, 2 & 3 were connected and energised: (Phase 1, 2, 3)

4.1.4 Otjomuise Ext. 6 & 7

The total number of households planned for connection was 576 of which 393 were connected.

4.1.5 Havana Ext 1 & 3

A total of 374 houses were energized and from the Khaetani Group, 37 houses were energized.

4.1.6 Havana Ext 6 & 7

A total of 87 out of 129 houses were energised (Phase 3). It was further noted that Phase 4 of the project was jointly done by NAMPOWER & City of Windhoek (CoW) where CoW did the planning and design and NAMPOWER did the constructions, supervision and project management. A total of 715 out of 867 houses was energized.

Although there are outstanding applications for electricity services not yet received by the Electricity Department, installations were completed for residents to use (both in Phase 3 and 4) of the electrification project).

4.1.7 High Mast lights

It was noted that there are communities complaining that where they were placed/relocated is very dark.

The meeting was further briefed of an item that served at SE Forum on the nomination and approval of High Mast Lights sites in the Informal Settlement (attached). Due to limited funds, only 5 proposed locations to be installed with such High Mast lights during the current Financial Year (2022/2023).

Recommendations:

That an evening site visit be arranged with all Councillors to all 17 identified dark areas in the informal settlements.

- The site visit took place on the 09 September 2022 and, continued on 15 September 2022.

4.1.8 Briefing on the Electrification: Otjomuise

The briefing done by Mr Petrus Johannes, Acting SE: Electricity on the electrification in Otjomuise be noted (see attached SE: Forum Item: 2022-08-18).

4.2 DEPARTMENT OF FINANCE AND CUSTOMER SERVICES (FCS)

4.2.1 Payment of leases of land by people at Havana Extension 6 and 7 (Ms Sechoge)

The concern of the community was noted and it was advised that they should provide specific accounts per individual households, for the Finance Department to ascertain what is being charged and then provide feedback.

4.2.2 Finance Office (both venues) where people can buy/recharge water tokens

That the complaints by the communities that the distance to recharge water tokens is very far be noted. That there is a need to have a mobile office or Council to lease office at the Constituency Councillors where people can recharge their water tokens.

Recommended

That the Department of Finance (Customer Services) to investigate the possibility of the alternate office as requested and give feedback at the next Public Meetings

Current Status: awaiting feedback from the Acting CEO.

4.3 DEPARTMENT OF HOUSING, PROPERTY MANAGEMENT AND HUMAN SETTLEMENTS (HPMHS)

4.3.1 Update on the progress regarding E-Planner System to register erven in Havana Extension 6 and 7 (Mr Kakero)

It was noted that the issue of the E-Planner System belongs to Town Planning and that is where sub-division to register the erven on the system needs to be done. But due to the challenges experienced with the readiness of the system it will take time.

4.3.2 Update on the progress report made with regards to the issuance of Certificate of Occupation of Municipal land

The meeting noted that Human Settlement is responsible for the issuance of Certificate of land Occupation and indicated that about 20 045 certificates were issued to date to residents in the Informal Settlements. By end of December, 6629 are ready for issuance.

It was noted that in consultation with the SE: Housing, Property Management & Human Settlement, a concern was raised where City Councillors should assist when issuing of certificates starts, particularly in Samora Machel Constituency.

It was noted that after mass numbering in March 2020, almost 48792 structures in the informal settlements were numbered, this also includes a social survey that was conducted, data was captured in the system and that's how certificates are printed prior to the captured data.

It was noted that to date 35080 house owners are surveyed, and 3219 house owners' information were captured into the system, it was further informed that the number continues grow.

It was further indicated that those people staying in the riverbeds are not issued with certificates of land occupation.

4.3.3 Grading of roads (main road be graded twice a month)

The item was deferred back as there were no representatives.

4.3.4 Finance Office (both venues) where people can buy/recharge water tokens

4.3.5 Stoppage of the project to open roads in Goreangab

It was noted that the Town Planner has made a provision of the road and it was discussed at the Divisional level. A subsequent request was sent to the Geomatic Division to set out road reserve to allow for the identification of structures in the road reserve.

It was further noted that before the commencement of the road, houses will be moved to an open space in that area.

4.3.6 Permission to fence off sites (allowable size)

The request by the community members at the public meeting to fence off their sites/houses should not be encouraged since some of the areas are not in order and organised. It was further noted that the Development and Upgrading Policy allows officials to assess and measure the entire area and can charge fees based on the area fenced off.

4.3.7 Freedom to extend structures without approval

That it be noted that the people were advised to write letters of request for permission for extension directly to the Human Settlement Division and based on that officials will go assess the possibility and give approval.

That it be noted that this assessment is being done every Thursday for the team to inspect based on the request received, and grant approval based on the observation made.

Further, if the structure is in the riverbed or reducing space for movement or under the power line, permission will not be granted as per the policy.

4.3.8 Meeting with people placed through controlled entry (integration, introduction to Constituency Councillor and Community leaders)

That it be noted that a concern was raised to Public Meeting for the introduction to both parties.

That it was advised that a meeting be arranged with the Local Authority Councillors, Constituency Councillors and Community leaders to introduce themselves officially.

4.3.9 Action Plan to issue certificates of acknowledgement of land occupation

That it be noted that a schedule of the issuance of certificate of recognition of land occupation to different Constituencies was shared with the Office of the Mayor to draw up a program for such an event and in return to share it with the Human Settlement Division for further actions.

That a follow up reminder be done for the development of the action plan.

4.3.10 Houses without numbers

That it be noted that a request emanated from the Public Meetings that took place in Samora Machel Constituency, an issue was raised of the numbering of houses of which others were not numbered or omitted.

That it was noted that the Officials was instructed not to number incomplete or unoccupied houses. The matter was left to the department (HPH) concerned to investigate each case and decide to number or not to number houses.

4.3.11 Certificates/Notices (what for; some did not receive)

It was recommended that the responsible Department through Public Meetings to avail or give an explanation on what it means to be in possession of the certificate and what the certificate is for, to ensure people have a clear understanding.

4.4. DEPARTMENT OF INFRASTRUCTURE, WATER AND TECHNICAL SERVICES (INFRA)

The Department was initially not aware of the need to present its activity plan; however it subsequently submitted the plan as per the attached.

4.4.1 Water Issues

The meeting noted concerning issues regarding increase of unaccounted water in various areas of the City. In the past the city used to have 12 percent of unaccounted water which is normal. In some areas over the past 5 years to this date, the unaccounted water is becoming worse which is over 33 and 50 or percent. As a result, there is a need to put stringent condition to curb excess water wastage.

4.4.2 Fleet Management issues

The meeting noted the challenges of broken vehicles and the impact on operations of the Department. It was further noted that there is a need to consider to implement different fleet processes, to run the fleet system more economically.

Recommended:

- That the Department avails a report on the matters to all Councillors to acquaint themselves with issues at hand. **[Action: Mr Tolke and Mr Husselmann]**
- That a presentation to all Councillors be arranged **[Action: Ms Haimbodi]**

4.5. DEPARTMENT OF URBAN AND TRANSPORT PLANNING (UTP)

The presentation by Mr van Rensburg herewith attached was noted.

4.5.1 Report on the committee activities for the Year 2021

That it be noted that the Department of Urban Transport & Planning responded to the call and submitted its activities report for year 2021. However, it was encouraged that other Department/Divisions to do so, as that will assist us to reflect on what was achieved and not achieved activities.

4.5.2 Update on the progress report of the Spatial Development Plan Framework

The meeting was briefed by Mr. van Rensburg on the latest developments on the Spatial Development Plan Framework project. Since the identification of key issues during the workshop in February 2021 by the Councillors and relevant officials these were confirmed at a follow up workshop in April last year. Core development issues were then linked to key drivers to be addressed during the planning phase. These were presented in a third workshop in July 2021. Following the last workshop, planning has progressed well although public consultations remained outstanding due to the COVID-19 regulations. Public engagements take place during October and November of 2021 with the aim to finalise the draft plan by the end of February 2022.

It was noted that despite many challenges the target is still to finalise this project by end of June 2022.

5. MEMORANDUM OF AGREEMENT BETWEEN CITY OF WINDHOEK AND NAMIBIA CORRECTIONAL SERVICES**Update on the progress made of the agreement between Namibia Correctional Services (NCS) and City of Windhoek**

The meeting noted the presence of Ms. Sheefeni, Coordinator: Intergovernmental Relations who is responsible for coordinating MoUs between City of Windhoek and other local Authorities as well as other institutions.

The Memorandum of Agreement signed between the City of Windhoek and the Namibian Service on July 2020. The parties agreed to cooperate in the following areas:

- Sharing of Infrastructure, material, and human resources in times of need, including during crisis and emergencies
- Joint projects and operations to realise common objectives and improved services.
- Training and capacity development of staffs and offenders
- Information exchange relevant to the objectives and responsibilities of both parties

- Provision of services at cost as mutually agreed by both parties
- Rehabilitation and reintegration of offenders
- Sports and cultural activities
- Smart technology

That it be noted that there is an Action Plan in place and notable activities implemented between two institutions are such services and repairing of Municipal vehicles at NCS and sharing venues

6. MIX SETTLEMENTS

Update on the progress made on the project at Mix Settlement regarding electricity, water, sanitation, and wastewater management

That it was resolved that a meeting be held with the Community members to discuss the location of high mast lights in Mix Settlement. **[Action: Mr Ashipala]**

7. COURTESY CALL ON THE COMMITTEE BY THE GIZ-BREMEN DELEGATION

Mr van Rensburg, Strategic Executive: Urban and Transport Planning, introduced the delegation as follows: Mr. Martin Foth-Feldhusen- Bremen, Mr Michael Glotz-Richter- Bremen and Ms Angela Zur-GIZ.

It was noted that the visiting delegation is in Namibia to promote Cargo bikes for cycling as an alternative transport form: GIZ together with Bremen is implementing the Cargo bike expert project in support of the promotion of the non-motorist transport and bicycle

The concept of start your own business was advertised for the entrepreneurs to submit their business idea/plan on Cargo bike. It is a competition, and the winner will receive training support to produce cargo bike.

That the delegation extended invitation to the Committee to visit Bremen to experience the implementation of cycling.

8. ACCOMPLISHMENTS/PROGRESS TO DATE

The Committee as per departmental representation, focused solely on the delivery of basic services as per its mandate. As per Departmental report activities, the committee is happy to report the monitoring and implementation of various projects.

8.1 DEPARTMENT: URBAN AND TRANSPORT PLANNING

8.1.1 PROJECT 1: TRANSFORMATIVE URBAN MOBILITY INITIATIVE (TUMI) PILOT PROJECT (PROVISION OF NMT INFRASTRUCTURE ONLY)

Background

The Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ) through its mandate on Sustainable Mobility Development and Advancement, is providing technical and financial assistance to the City of Windhoek (CoW) for the implementation of Non-Motorised

Transport (NMT) Infrastructure as outlined in the Sustainable Urban Transport Master Plan for Windhoek (SUTMP).

On 16 March 2021 a Memorandum of Understanding was signed between GIZ and the CoW concerning the project “Transformative Urban Mobility Initiative (TUMI)” to facilitate the cooperation between the CoW and the GIZ in the area of Sustainable Mobility.

The CoW has developed a design proposal, based on a more cost-effective design methodology, for the routes identified under the TUMI project, with the intention to serve as pilot to eventually advance such principles throughout Windhoek.

UTP was mainly involved with the planning and establishing of infrastructure only. The operational aspect of the TUMI project resorts under Smart Cities.

OBJECTIVE

The objective was to enable students from UNAM (Komasdal Campuses) and NUST to cycle to and from classes in Komasdal and Katutura and Windhoek West, providing safe bicycle routes. The goal further is to test a more economical concept design in practice with the aim to refine the design methodology for further implementation in the bigger role out of NMT infrastructure.

DESCRIPTION

Construction of cycling infrastructure of approximately 4km stretching from Shanghai Street to the Namibian University of Science and Technology (NUST) Main Campus.

GIZ funded the project entirely. A suitable contractor was sourced through the GIZ's procurement process to carry out the works. GIZ in addition offered administrative support to ensure payment of invoices and overhead contract administration.

The CoW through internal staff provided technical supervision and administration of the works to ensure compliance to standards and contract specifications.

Contractor:	Ndakalimwe Investments CC
Total Cost:	N\$ 1 488 416.00 (excl. VAT)
Start Date:	12 August 2021
End Date:	15 December 2021

OUTCOME

This project was divided into Five Sections of construction:

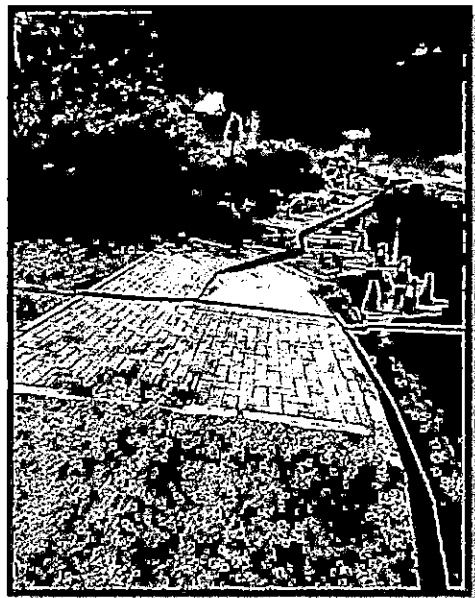
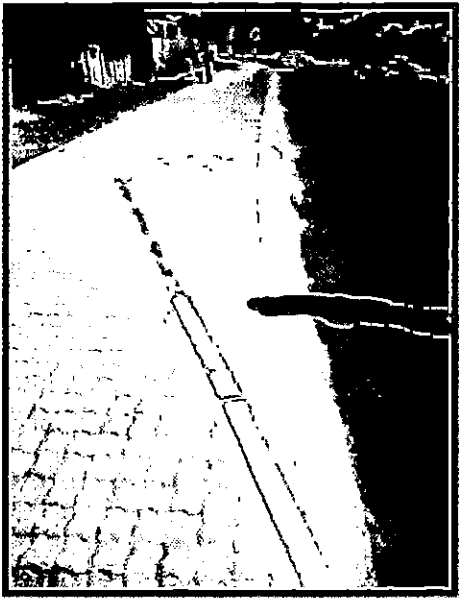
- ☐ Section 1: Shanghai Street until Bogward Street
- ☐ Section 2: Bogward Street, Andrew Kloppers Street until Hans Dietrich Genscher
- ☐ Section 3: Florence Nightingale Street until Hans until Dr Kuaima Riruako Street (previously Bach Street)
- ☐ Section 4: Florence Nightingale Street & Dr Kuaima Riruako Street until Pasteur Street & Dr Kuaima Riruako Street
- ☐ Section 5: Dr Kuaima Riruako Street, until the corner of Brahms and Beethoven Street (NUST Campus / Hotel School).

The intention is to review the more economic design (placement of cones) when doing a pre-feasibility study of the KfW funded project to extend the NMT infrastructure, and to establish lessons learned and make recommendations to improve on the overall approach. In this regard the following primary issues have already been noted:

- Due to limited funds, part of the bicycle paths on the sidewalk was not paved. This is not considered ideal to promote cycling in general.
- Numerous public complaints were received and addressed during construction. However, it appears motorists and residents are becoming used to the bicycle infrastructure, since following the completion of the construction only one further complaint to date have been registered.
- Unfortunately, to date the infrastructure could not be tested properly, as the implementation of the TUMI project is still experiencing challenges.
- Upon completion of the project, the technical team from CoW, the contractor and cyclists from the Physically Active Youth Organization embarked on a cycle challenge along the project route. Some key notes from this exercise were a) transition ramps were considered too sharp and therefore unsafe when cycling at higher speeds, b) cyclists were lax to leave the road surface and transition to the gravel sidewalk.
- Some cones were damaged by motorists already and it was established that cones with a different specification and therefore different durability have been used during construction. This is being addressed.

CONCLUSION

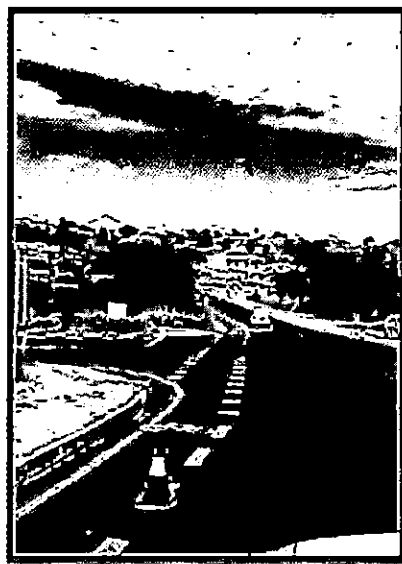
The project was completed late while the contractor experienced numerous difficulties. Some auxiliary works, amongst paving of the transitions, were carried out by the City's unit rate contractor to complete the project. Numerous lessons were learned as part of the pilot project, however a more extensive survey of the pilot project will be carried out during the pre-feasibility study of the KfW funded project to extend the NMT infrastructure.



Figures 1 & 2: Beginning of the Cycle Lane in Shanghai Street and the Extension of interlocks to meet the minimum 2.7m requirement cyclists and pedestrians



Figures 3 & 4: Cycle Lanes (1.5m) painted along Florence Nightingale Street (left & right)



Figures 3 & 4: Cycle Lanes (1.5m) painted at a T-junction



Figures 5 & 6: Complete ramps at pedestrian crossings and shuttering for ramps

8.1.2 PROJECT 2: UPGRADING OF INTERSECTIONS IN NORTHWESTERN AREAS OF WINDHOEK

Background

The Roads Authority (RA) and Road Fund Administration (RFA) advanced a grant to the City of Windhoek for the provision of new traffic lights as per the initiative launched by the then Mayor, Dr, Amupanda. The implementation of the project commenced in September 2021 and was completed in mid-November 2021.

Objectives

The objective of the project was to improve the flow of traffic at these intersections for both pedestrians and vehicles in support of the upliftment of previously disadvantaged communities.

Description

The upgrading entailed the construction of sidewalks, universal crossing facilities, installation of traffic lights and related ancillary works around these intersections.

Funding and Costing

The Roads Authority and the Road Fund Administration of Namibia committed N\$1.6 million for this project and the excess was funded by the City of Windhoek.

The project cost was estimated to be N\$2.29 million for the three intersections, being as follows:

- ✓ Otjomuise / Eveline / Claudius Kandovazu Intersection : N\$ 700 000.00
- ✓ Otjomuise / Beijing /Shoveller intersection : N\$ 740 000.00
- ✓ Otjomuise/ Bonn / Kransswael intersection : N\$ 850 000.00

Outcome

All construction work at the intersections was successfully completed and on time in a fast-tracked programme. The traffic lights are operational, and the project ensured improved traffic and pedestrian flow at these intersections.

Conclusion

The project was a successfully completed within budget and serve as an example for future collaboration between the City of Windhoek and external funding agencies.



Figure 7: Otjomuise / Eveline / Claudius Kandovazu Intersection



Figure 8: Otjomuise / Beijing / Shoveller intersection



Figure 3: Otjomuise/ Bonn / Kransswael intersection

8.1.3 PROJECT 3: TRACKING SYSTEM FOR THE WINDHOEK PUBLIC TRANSPORT VEHICLES

Background

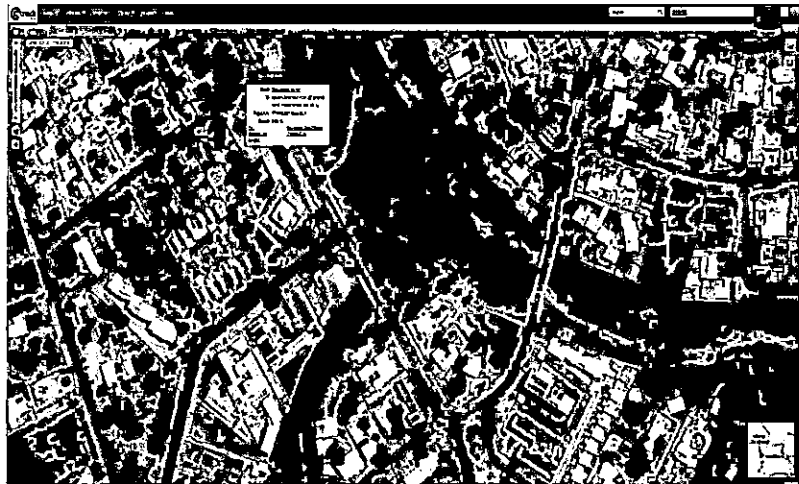
In its quest to render an efficient and effective bus service, the City of Windhoek installed a digital vehicle tracking system in all its public transport vehicles. The installation was made possible with the support of GIZ as part of the implementation of the Sustainable Urban Transport Master Plan, which includes improving the bus operations with up-to-date systems.

Objective

The installation of the tracking system is part of the City of Windhoek's ongoing efforts to address key challenges experienced in the delivery of a daily bus service. In addition, the system serves as management tool in assisting the City's Public Transport Division to reduce its operational costs and improve revenue collection.

Description

A tracking system, also known as a locating system is satellite-based navigation that uses Global Positioning System (GPS) to give real time location of vehicles and provide timely location data for further processing. The system produces real time data about driver behaviour, thereby preventing bus drivers from diverting from scheduled routes. This ensures route adherence. Moreover, the tracking system improves the safety and security of passengers and vehicles.



The system will be used as a Management Tool whereby information and data collected will be used to improve the bus service delivery including reduction in operational expenditures.

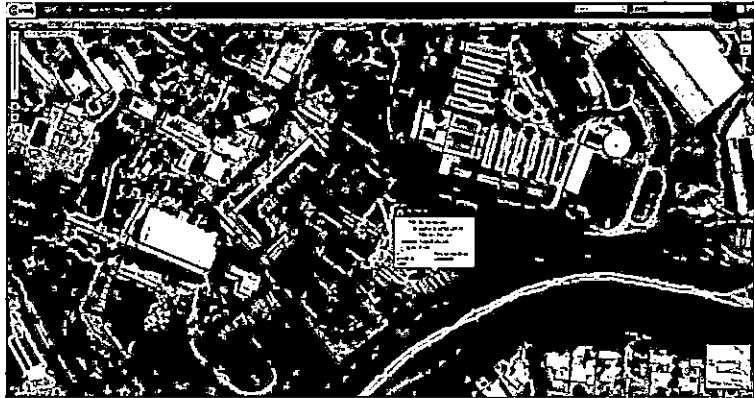
Benefits of the tracking system includes:

- Improved productivity
- Improved customer service
- Enhanced Passengers safety
- Optimized routing
- Lower operational cost
- Driver behavior monitoring
- Improved fleet management

Outcome

The tracking system provides a variety of real time data mostly in report format. These reports are further used to create tables and graphs which show tracking features and different offenses (such as Speeding and Bus Origin to Destination route Deviation) committed.

The tracking system will enable the Public Transport Division to have better control over vehicles for the time when they are operational to ensure improved operations, higher efficiency, and enhanced safety for all passengers.



Conclusion

The project was a successfully completed within budget and while reporting and other management items are being resolved the operations is sure to benefit from the intervention.

8.1.4 ROAD SAFETY PROJECTS

ROAD SAFETY: TRAFFIC CALMING

The table below indicates the road safety projects for the period under review:

Table 2: Road safety projects

FY	Value	Constituency	Work executed / Description
2021/2022	N\$560,000	Tobias Hainyeko	Omuwapu Street 3x; Omukaru Street 2x;
		Samora Machel	Green Mountain Road 3x; City Street 2x; Omongo Street 2x;
		John Pandeni	Abraham Mashego Street 1x;
		Moses Garoeb	Omulunga Street 2x;
		Katutura East	Mika Shimbuli Street 3x; Renaissance Street 1x;
		Katutura Central	Shanghai Street 2x; Philip Turimue Street 1x; Charlie Sande Street 2x; Herman Kaundje Street 1x;
		Khomasdal	London Street 3x; Visarend Street 1x; Papawer Street 1x;
		Windhoek West	Sando Street 3xhump;
		Windhoek East	Jan Jonker Street 1xhump; Olof Palme Street 1x;

Description

Based on community requests and following technical evaluation speed calming measures were implemented at various sites over the past financial year, given limited budget availability. Speeding is a general concern and countermeasures are increasingly requested by the public. Providing speed-calming where warranted to reduce speeding greatly improves traffic safety.

Outcomes

Appropriate urban growth management, improved transport efficiency and increased road safety.

Challenges

Challenges in the provision of adequate mobility for Windhoek residents:

- The interaction of road and public transport in a single model to optimally provide for the transport needs of residents in the most economical and convenient manner;
- The absence of government funding in the implementation of the Urban Transport Masterplan and the meeting of the overall urban mobility demands of Namibians;
- Provision of a suitable service meeting as much of the mobility needs of residents as is possible, given the absence of secured government funding and limited current resources;
- Inadequate capital funding to ensure traffic safety and the improvement of traffic flow;
- A reliable ticketing system to optimize revenue recovery under current operations;
- Improved maintenance and licencing support from the Fleet Division to ensure adequate use of the existing operational fleet;
- Improved law enforcement assisting Public Transport as a priority mode of mobility in the city.

Recommendations

In lieu of the challenges experienced the following is recommended:

1. Updating and integrating the Transport Master Plan for Windhoek including all facets of private and public transport;
2. Implement infrastructures changes that supports the Public Transport system
3. Active engagement with the Central Government at a political level to secure government financial support for public transport;
4. Upgrade current dysfunctional ticketing system;
5. Prioritise payments and separation of supplier's accounts to ensure timeous maintenance and spare parts for maintenance;
6. Adequate resourcing of workshop and fleet management to ensure shorter turn around times for maintenance and licencing requirements;

7. Adequate funding of capital budget to implement road safety and traffic flow improvements on an annual basis.

8.1.5 PUBLIC TRANSPORT DIVISION

Table 3: Number of Taxi Stops Established

INFORMAL SETTLEMENT	CONSTITUENCY	NO. OF TAXI STOPS ESTABLISHED
Greenwell Matongo	Samora Machel	6
Goreangab	Samora Machel	1
Hakahana	Moses Garoeb	5
Havana	Moses Garoeb	15
Okuryangava	Tobias Hainyeko	16
8ste Laan	Khomasdal	1

Table 4: Number of Bus Routes Established

Informal Settlement	Constituency	No. Of Bus Routes Established
Greenwell Matongo	Samora Machel	3 lines (line 1, 4, 5)
Goreangab	Samora Machel	2 lines (Line 2 and 4)
Otjomuise	Khomasdal	2 lines (line 3 and 5)
Okuryangava	Tobias Hainyeko	3 lines (line 2, 6 and 11)
Hakahana	Moses Garoeb	1 line (Line 2)
Havana	Moses Garoeb	2 lines (Line 2 and 4)

8.2 DEPARTMENT: ELECTRICITY

8.2.1 Project 1: Electrification of Informal Settlements

Background

The population growth in Windhoek's informal areas has rapidly overtaken Council's capacity to provide formal housing and other municipal services. Therefore, most Windhoek City's informal households remain un-electrified.

One of the strategic objectives of the City's Transformational Strategic Plan 2017-2022, is to increase access to municipal services (including Electricity Services) within the boundaries of the City of Windhoek.

The City of Windhoek has endeavored to accelerate access to electricity services within the informal areas over the past five years

Objective

Due to the unavailability of electricity services within Windhoek's informal areas, the rate of

electricity theft among the residents of these communities has skyrocketed. These illegal connections affect the surrounding areas, causing overloading, interruptions, revenue losses, un-accounted electricity usage, electrocution, electrical losses and general poor service provision to the residents which impacts the COW's reputation.

The objectives of the electrification project are as follow;

- To reduce and address illegal connections and theft of electricity within the City of Windhoek's informal areas.
- To increase access to electricity services within Windhoek's informal areas.
- To Improve Public Safety by providing area lighting.

Description

The electrification projects aim to provide individual service connections to households in the informal settlements around Windhoek. In addition, some informal settlements were provided with area lighting by installing High Mast Lights in order to improve the public safety. The projects were funded by the Central Government of the Republic of Namibia through budget allocation in the Ministry of Urban and Rural Development. NamPower also provided funding for electrification of informal settlement during 2020/2021 financial year.

The planning and project management of the projects were done internally by City of Windhoek Electrical Engineers. Electrical Infrastructures were constructed by Electrical Contractors, appointed annually, and supervised by Electricity Department.

Outcome / Progress

The following individual connections were completed during 2019/2020 Financial Year:

Table 5: Individual connections (2019/2020)

Informal Settlement	Constituency	Number of Service Connections (completed)
Okahandja Park	Tobias Hainyeko	126
Havana Proper, Extension 1, 2 & 3	Moses Garoeb	899
Total completed & energised connections		1025

During the same period the following informal settlements were provided with area lighting:

Table 6: Individual connections (2019/2020)

Informal Settlement	Constituency	Number of High Mast Lights (completed)
Havana Extensions	Moses Garoeb	2
Havana Ext 6 & 7	Samora Machel	2
Tobias Hainyeko	Tobias Hainyeko	3
Groot Aub	Windhoek Rural	2
Mix Settlement	Windhoek Rural	2

The following individual connections were completed during 2020/2021 Financial Year:

Table 7: Individual connections completed during 2020/2021

Informal Settlement	Constituency	Number of Service Connections (completed)
Havana Ext. 1 & 3	Moses Garoeb	650
Otjomuise 6&7 + Khaetani Group	Khomasdal	559
Babilon/One Nation (erf 3219 & 3220), Babilon, Kilimanjaro, Okahandja Park B, Ongulumbashe	Tobias Hainyeko	344
Havana Ext 6&7	Samora Machel	116
Total completed & energized connections		1669

- Eliaser Tuhadeleni Informal market was also electrified during the 2020/2021 financial year.

During the same period the following informal settlements were provided with area lighting:

Table 8: Informal settlements provided with area lighting

Informal Settlement	Constituency	Number of High Mast Lights (completed)
Eehambo daNehale / Interlocks	Moses Garoeb	1
Soccer Field (Tlabanello)	Samora Machel	1
Kilimanjaro	Tobias Hainyeko	1
Mukwanangombe	Tobias Hainyeko	1
Mix Settlement	Windhoek Rural	2

The following connections are planned to be completed during 2022/2023 Financial Year:

Table 8: Planned Connections for 2022/2023

Informal Settlement	Constituency	Location / Erf Number	No. of households to be electrified	Status/Comments
Havana EXT 6 & 7	Samora Machel	1121, 122, 1123, 1137, 1138 & 1118	162	<ul style="list-style-type: none"> Implementation started 08/2022 and completion expected 02/2023.
Kilimanjaro	Tobias Hainyeko	3315	152	<ul style="list-style-type: none"> Contract cancelled, Procurment process restarted to appoint another Electrical

				Contractor.
Okahandja Park B&C	Tobias Hainyeko	Okahandja Park B&C	118	<ul style="list-style-type: none"> Contract cancelled, Procurement process restarted to appoint another Electrical Contractor
Havana EXT 1	Moses Garoeb	411, 412, 413, 301-317, 318, 319 & 321	250	<ul style="list-style-type: none"> Contract cancelled, Procurement process restarted to appoint another Electrical Contractor.
Havana Extension 1	Moses Garoeb	Walvis Bay, Aranos, Arandis & Ondangwa Streets	235	<ul style="list-style-type: none"> Procurement process to appoint an Electrical Contractor nearing completion, appointment expected to be finalise in 10/2022.
Okuryangava (Block erf 3216, 3192 & 3193)	Tobias Hainyeko	Block Erf 3216, 3192 & 3193	64	<ul style="list-style-type: none"> Implementation for block erf 3216 is expected to commence on the 26/09/2022 and expected to be finalize in 11/2022. For block erven 3192 & 3193, The Electricity Department awaits for the Department of Housing, Property Management and Human Settlement to finalize town planning issues (mapping the existing structure and align to the layout) before the project can be implemented.
Otjomuise	Khomasdal	Lushoto & Cassamba Street	20	<ul style="list-style-type: none"> Implementation started 08/2022 and

				completion expected 11/2022.
Total			1001	

CHALLENGES

1. Lease agreements finalisation. The Electricity Department complete the installations to supply customers with electricity services, however the services stay for months not switched on as the lease agreements are not yet signed.
2. Misalignment of government budget and City of Windhoek budget cycle. The government budget get approved during March/April each year, while COW budget only get approved around September each which leads to late implementation of capital projects.
3. Change in project scope due to town planning related issues. The issues related to township layouts delay the implementation of projects. The identified issues are normally residents not settled as per the approved layouts or more households than what the approved layout can accomodate.
4. Procurement related delays. The procurement approval process takes too long, making it difficult to implement projects timeously.

During the 2022/2023 financial year, the Electricity Department plans to install pre-paid meters at the following marketplaces around Windhoek:

Table 9: Pre-paid meters installations plan for markets (2022/2023)

No	Market/Location	Description of needs	Status/Comments
1.	Bonsmara Market Erf 8219 Windhoek, Northern industrial area	▪ Install pre-paid electricity meters in the eight (8) lockable stalls	Project successfully completed.
2.	Windhoek Flea Market, Erf 6873 Mandume Ndemufayo Avenue	▪ Install pre-paid meters in the seven (7) lockable stalls.	Project successfully completed.
3.	Herero Mall Clemens Kapuu Street	▪ Provision for ± seventy (70) traders and for external lighting.	<ul style="list-style-type: none"> • Project works are completed including electricity meters installations in July 2022. • Awaits lease agreements to be finalised before clients can be switched on.
4.	Katutura Industrial Stalls, Erf 2127 Leonard Auala Street, Katutura	▪ Fifty-Three (53) stalls need to be installed with pre-paid electricity meters and the conventional meters should be removed.	Project successfully completed.
5.	Otjomuise Market Erf 153, Beijing Street, Otjomuise	▪ Install pre-paid meters in the thirty-one (31) lockable stalls.	<ul style="list-style-type: none"> • Project works are completed including electricity meters installations in July 2022. • Awaits lease agreements to be finalised before clients can be switched on (50% of lease agreements are finalised so far).
6.	Pionierspark Market Ptn of Erf R/1301, David Hosea Meroro, Pionierspark	▪ Install pre-paid meters in the eight (8) lockable stalls.	Project successfully completed.

Challenge/s:

1. Lease agreements finalization. The Electricity Department completes the installations to supply customers with electricity services, however the services stays for months not switched on as the lease agreements are not yet signed.

Recommendations:

1. Allow the project implementation for projects with Grant Funding confirmations to avoid delay in service delivery;
2. The areas earmarked for electrification be surveyed first by the Department of Housing, Property Management and Human Settlements before confirmed as ready for electrification to avoid change in scope which cause delays;
3. The Department of Housing, Property Management and Human Settlements finalize the lease agreements for the households identified and confirmed to be supplied with electricity before the electrification project starts to avoid delays in switching on the customers;
4. Streamline procurement processes to ensure that all the Stakeholders in the procurement process comply with the provisions of the Public Procurement Act;
5. Finalise the lease agreements for the informal markets identified and confirmed to be supplied with electricity before the electrification project starts to avoid delays in switching on the customers;

8.3 DEPARTMENT: ECONOMIC DEVELOPMENT AND COMMUNITY SERVICES

NUMBER OF MARKETS ESTABLISHED

The table below indicates the number of markets established:

Table 10: Number of markets established

INFORMAL SETTLEMENT	CONSTITUENCY	NO. OF MARKETS ESTABLISHED	DATE
CBD	Windhoek East Constituency (Windhoek Flea Market) <i>co-funded by Broll Namibia</i>	1 Site accommodating 77 traders	January 2017
Northern Industrial Area	Tobias Hainyeko (Bonsmara Street Market) <i>co-funded by the Ministry of Industrialization and Trade</i>	1 Site accommodating 54 traders	9 September 2019
Okuryangava	Tobias Hainyeko Constituency (Erf 1006, Onganga Street)	1 Site accommodating 80 traders	June 2020

	Okuryangava, next to the clinic)		
Otjomuise	Khomasdal North Constituency Erf 153 – 31	1 Site accommodating 56 traders. 30 Mobile Trading Units, <i>donated and constructed by GIZ</i>	15 March 2022

NUMBER OF MARKETS ELECTRIFIED/PREPAID INSTALLED

The table below indicates the number of markets electrified (prepaid):

Table 11: Number of markets established

INFORMAL SETTLEMENT	CONSTITUENCY	NO. OF MARKETS ELECTRIFIED/PREPAID	DATE
Eliazer Tuhandeleni Market	Katutura East Constituency	1 site Installation of pre-paid meters at 4 lockable stalls, three spray lights for outside lightning	2020
Erf R/6296 Katutura	Katutura Central Constituency	Installation of prepaid meters at about 60 trading stands	Project currently underway
Katutura Industrial Stalls	Katutura East Constituency (Erf 2127, Leonard Auala Street)	1 site Installation of 53 Meters and 156 current limiters and LV Boards repairs at the Katutura Industrial Stalls	31 May 2022

8.4 DEPARTMENT: INFRASTRUCTURE, WATER & TECHNICAL SERVICES

8.4.1 Project 1: Provision of Water & Sanitation Facilities

Status Quo

There is unfortunately no sustainable short-term solution for the provision of basic services in the informal settlements, no matter how strategic or progressive in nature. As such, the CoW embarked on the provision of basic communal water (metered standpipes) and sanitation (toilets) services in the interim (short term).

The table below (12) presents the existing communal water services in the form of **metered standpipes**, and table (13) below presents the existing communal sanitation services in the form of **toilets** in the informal settlements. This was implemented up to the 2021 financial year, noting that during the 2021-2022 financial year the department **did not** receive any capital budget to implement such projects.

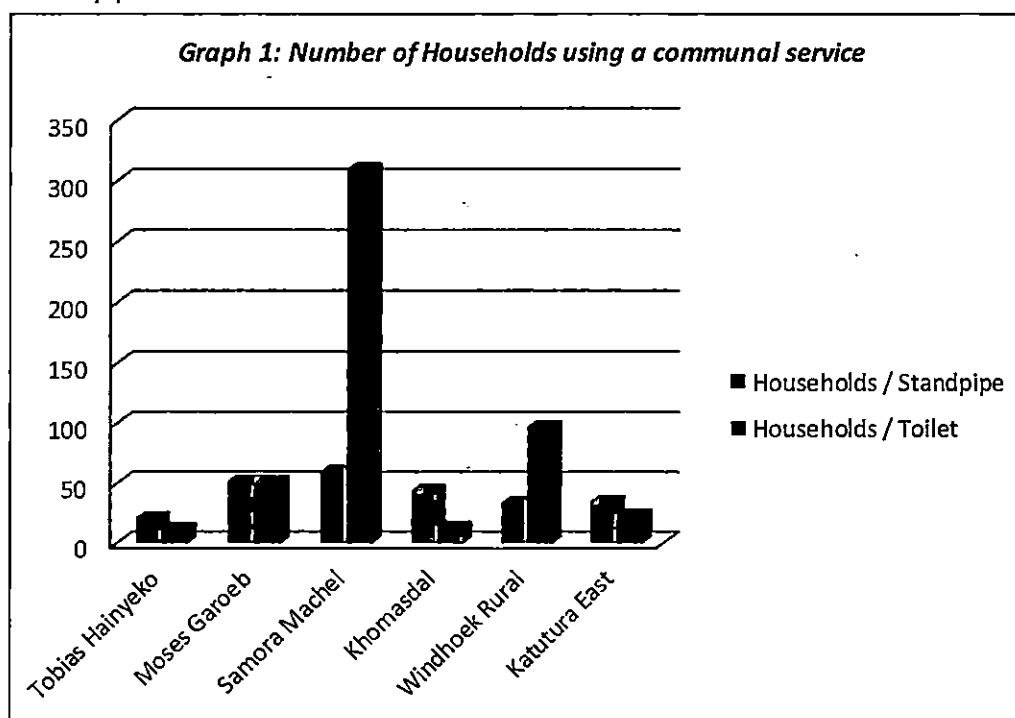
Table 12: Existing Communal Water Services by June 2019 and the additions by June 2021

Constituency	Household / Structures (March 2021)	Existing by 30 June 2019	Executed during FY2019 to FY2021	Total Existing June 2021	Number households / Standpipe
Tobias Hainyeko	8 372	357	38	395	21.2
Moses Garoeb	17 557	300	39	339	51.8
Samora Machel	21 366	306	50	356	60.0
Khomasdal	3 535	80	18	98	44.2
Windhoek Rural	1 454	7	36	43	33.8
Katutura East	70	2	0	2	35
TOTAL	52 354	1052	181	1233	42.5

Table 13: Existing Communal Water Services by June 2019 and the additions by June 2021

Constituency	Household / Structures (March 2021)	Existing by 30 June 2019	Executed during FY2019 to FY2021	Total Existing June 2021	Supply Ratio households / Toilet
Tobias Hainyeko	8 372	641	44	685	12.2
Moses Garoeb	17 557	310	32	342	51.3
Samora Machel	21 366	53	16	69	309.7
Khomasdal	3 535	216	47	263	13.4
Windhoek Rural	1 454	0	15	15	96.9
Katutura East	70	0	3	3	23.3
TOTAL	52 354	1 220	157	1 377	37.91

The graph (1) below presents a summary of the current services per constituency with respect to water standpipes and communal toilets.



8.4.2 Planned Intervention

Long-Medium Term

The medium to long-term solution is to transform Windhoek's informal settlement into a sustainable human settlement that is planned, serviced, occupied through various tenure options, and developed in a harmonious and coordinated fashion. The process encompasses strategic spatial planning (Spatial Development Framework / Concept Development Plan), giving a spatial vision for the township establishment process, inclusive of development constraints, movement networks, ecological networks, development nodes, development corridors, commercial nodes, residential areas (as predominant land use), employment zones, educational centers and all relevant key land uses required for the normal functioning of a sustainable human settlement (*ref, (Draft) Windhoek Structure Plan 2021-2041, August 2022, Urban Dynamics Africa*).

On the implementation end, informal settlements are generally congested, the upgrading and formalisation process involves a decongesting process and relocation of excess households to an alternative site or sites. Identified alternative sites also known as relocation areas should be planned and serviced before the start of the upgrading process.

The Infrastructure, Water and Technical Services department is consequently dependent on the completion of the above planning and redeployment (sorting) process, to allow the department to embark on the provision of strategically integrated "permanent" water and sanitation services in the informal settlements. The latter process is unfortunately under the mandate of the Housing, Property Management and Human Settlement Department.

Short Term

The objective in the short term is to provide the residents with "minimum" access to basic water and sanitation services, at levels as defined in the "*Development and Upgrade Strategy, 13-Aug-99*".

A reasonable interpretation of the above provisions of the "*Development and Upgrading Strategy*", assuming an average household population of 4 people (2 adults + 2 kids), the following basic service level targets per household is required over Level 1-3;

Basic Water (metered standpipes)

- Maximum 200m walking distance to nearest standpipe
- No number of households per standpipes specified will assume double that as for toilets @ 40 household as they will have access to several standpipes (at least 2) in a 200m radius.

Basic Sanitation (communal toilets)

- Maximum 100m walking distance (30m improved, level 3) to nearest toilet
- Minimum of 20 household (80 people) per toilet (18 households improved, level 3)

The planned continuation of the provision of communal services for the period 1-July-22 to 30-June-25 is presented in the tables below, aligned with the above guidelines as far as resources allow. Water services in the form of **metered standpipes**, aimed at reducing the number of households using one (1) standpipe to at least 40 and reducing the distance to 200m:

Table 14: Existing and Planned Communal Water Services by June 2025

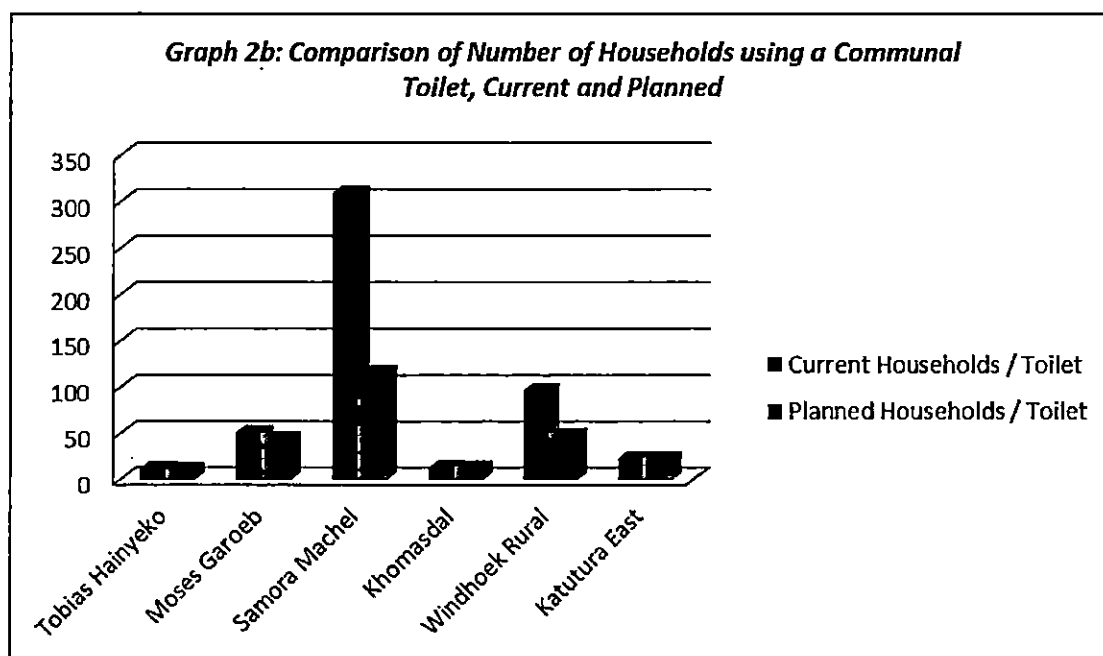
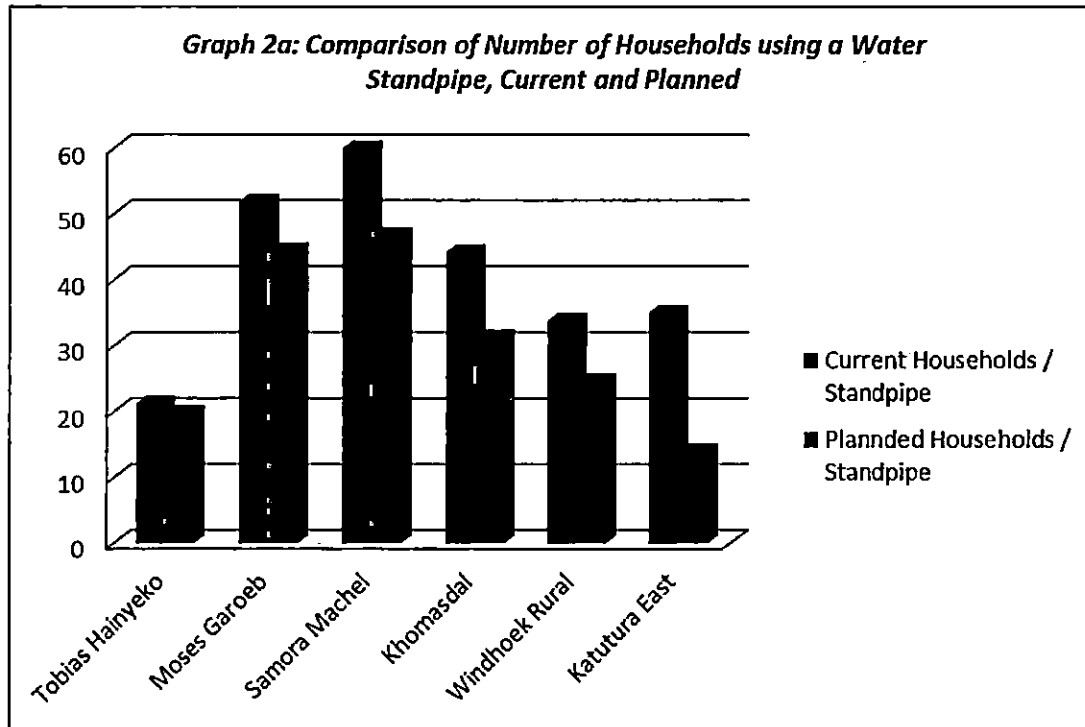
Constituency	Existing 30-June 2022		Planned Roll-out: 1-Jul-22 to 30-Jun-25				Supply Ratio households / Standpipe (2021 Household)
	Total	Supply Ratio households / Standpipe (2021 Household)	FY22/ 23	FY23/ 24	FY24/ 25	New Grand Total	
Tobias Hainyeko	395	21.2	28	0	0	423	19.8
Moses Garoeb	339	51.8	0	26	30	395	44.4
Samora Machel	356	60.0	0	46	55	457	46.8
Khomasdal	98	44.2	10	5	0	113	31.28
Windhoek Rural	43	33.8	16	0	0	59	24.6
Katutura East	2	35	0	3	0	5	14
TOTAL	1233	42.5	54	80	85	1457	36.1

Sanitation services in the form of **toilets**, targeting to reduce the number of households using one (1) toilet to at least 20 and reduce the distance to 100m.

Table 15: Existing and Planned Communal Toilets by June 2025

Constituency	Existing 30-June-2022		Planned Roll-out: 1-Jul-22 to 30-Jun-25				Number households / toilets (2021 Household)
	Total	Number households / Toilet	FY22/ 23	FY23/24	FY24/25	New Grand Total	
Tobias Hainyeko	685	12.2	41	0		726	11.5
Moses Garoeb	342	51.3	0	32	20	394	44.6
Samora Machel	69	309.7	0	55	60	184	116.1
Khomasdal	263	13.4	8	0		271	13.0
Windhoek Rural	15	96.9	15	0		30	48.5
Katutura East	3	23.3	0	0		3	23.3
Sub-TOTAL	1 377	37.91	64	87	80	1 608	32.2
Markets			12	0		12	-
TOTAL	1 377	37.91	76	87	80	1 620	32.2

The graphs (2a, 2b) present a summary of the planned improved service delivery per constituency with respect to water standpipes and communal toilets, compared to the existing services.



It should be noted that the locations (physical positions) of the water (standpipes) and sanitation (toilets) services planned for the 2022-2023 financial year, has already been identified and fixed

by the Human Settlements Division within the department of Housing, Property Management & Human Settlements. The services of the latter services were designed and incorporated into the bidding documents by the Infrastructure, Water and Technical Services department, and these services (quantified) will become the Contract with which CoW will appoint the Contractors (procurement concluded June-22) upon approval of the 2022-2023 Capital budget., and as a result cannot be changed. If changed, will result possible contractual delays and claims on the part of the contractors.

8.4.3 IMPLEMENTATION PROGRESS

Long-Medium Term

The Housing, Property Management & Human Settlements Department has to complete the planning and formalisation process, to embark on the provision of strategically integrated "permanent" water and sanitation services in the informal settlements.

Short Term

▪ Financial Requirements

The department requires approximately N\$40 million over the three (3) financial years period, from 2022/2023 to 2024/2025 provide the communal water and sanitation services as planned and presented below:

Table 15: Existing and Planned Communal Toilets by June 2025

Financial Year	Targeted Facilities		Estimated Amount	Approval Status
	Standpipes (Water)	Toilets (Sanitation)		
2022-2023	54	76	10 000 000	9,297,067.00 Submitted upon review for approval
2023-2024	80	87	15 000 000	Next Fin. Year
2024-2025	85	80	15 000 000	Next Fin. Year

▪ Progress

The department requested a budget (CAPEX) of at least N\$11 million during the 2021/2022 financial year which was not approved (had to seek grant financing). During October 2021, the Electricity Department committed N\$15 million (afterwards reduced to N\$10million) of the grant received from MURD for electrification project, to the water and sanitation project. The department immediately commenced with the procurement of Contractors to implement the project, but due to the government financial year ending February/March 2022, procurement could not be concluded and works completed (within 4 months) by the end of their financial year and funds had to be returned.

The procurement of the Contractors was eventually concluded, but the award was held in

abeyance pending the approval of the 2022-2023 Capital Budget. If the requested capital provision is approved, the project implementation will proceed as follows:

- | | |
|--|--------------------|
| 1. Issue Letter of Award and signing of Contracts: | Month 0 (1 month) |
| 2. Commencement of Construction: | Month 1 |
| 3. Completion of Construction (Works): | Month 9 (9 months) |

▪ Possible Risks

The provision of interim (short-term) water and sanitation services poses several risks to Council, some are listed below;

1. Vandalism of the toilets and standpipes:
 - There is a high risk that the community will vandalise the toilets.
 - o Currently approximately 761 of the existing 1377 toilets, more than 50%, have been vandalised and in urgent need of repair at a cost of too Council.
 - o The lack of ownership being taken by the community (users) or community leaders, of the toilets, leads to this vandalism and the unhygienic conditions as the toilets are not cleaned.
 - There is a high risk that the community will vandalise the standpipes to gain access to free water.
2. Revenue loss due to water loss (free water);
 - The water supply to the toilets is metered, but not billed to the users directly, and is for Councils account.
 - Water loss at toilets as result of vandalism and subsequent tapping into free water by removing cistern water supply pipes, lead to Revenue Loss to Council
 - Damage to standpipe pre-paid meters to gain access to free water, leads to continues flow of water and resultant loss of revenue due to water not being billed to users directly, and is for Councils account.
3. Informal settlement population growth at a higher rate than the formalization process;
 - The informal settlement population as a percentage of the total population of Windhoek grew by approximately 12% from the year 2011 (32%) to the year 2020 (estimated 44%), this is an average of 1.33% annually.
 - The planning and formalization process needs to be completed, and the informal population relocated to stands with permanent services at the same rate (1.33%) or more, than the growth rate of the informal settlements, and this equates to approximately 2400 residents or 700 households (4 people) or more per annum.

- Failure to do so, will result in an increase on demand of communal services (standpipes and toilets), which is not a sustainable investment based on the risk outlined in (1) and (2).
- 4. Possibility of incorporating the interim (short term) infrastructure into the long-term planning;
 - The permanent (underground) water and sewer infrastructure (*pipelines, manholes, valves, etc.*) is bulk capital cost associated with the supply of the end point facilities (toilets and standpipes), up to 90%.
 - Ideally, the Housing, Property Management & Human Settlements department would complete planning and formalization process of the settlement first, before the water and sewer infrastructure is designed and constructed, to ensure;
 - o Infrastructure is strategically placed in road reserves, legal servitudes in line with the town planning layouts,
 - o That this infrastructure can be incorporated in future expansions as far as possible to avoid removal and relocations.

Given that the above planning is not in place and that the need for the services are imminent, there exists a high risk that the infrastructure being constructed will have to be removed and/or relocated to accommodate the planning requirements that would follow, as services are currently being provided where access allows for in the highly congested settlements

8.4.4 PROJECT 2: WASTEWATER FACILITIES UPGRADE, GAMMAMS & OTJOMUISE PLANTS

Background

The project entails the upgrade of Gammams Wastewater Treatment Plant and Otjomuise Wastewater Treatment Plant to cater for future increased treatment requirements. The objective of the project is the purification of sewage water as well as sludge treatment of Windhoek's current and future sewage water, in sufficient quantity and quality (20-year design horizon) in compliance with the national legal requirements and criteria of similar international state of the art treatment facilities.

The intent is to also further contribute and supplement local water sources and improve water resources efficiency and thereby reducing water scarcity in the region and increasing resilience of Windhoek against extreme drought periods, by securing a supply sources for Direct Potable Reclamation expansions and semi-purified source of supply.

Progress

1. Feasibility Study;

Consultant was appointed during December 2021 to conduct a feasibility study to determine;

- Most feasible upgrade proposal for the plants,
- Determine the financial requirements for the project (Capital + Operational)
- Propose the Developmental Structure (phased development and contracting)
- Assess affordability of CoW to execute such a project (tariff revenue linked)

Preliminary Completion Date of Feasibility Study is December-2022 / January-2023.

8.4.5 PROJECT 3: NEW DIRECT POTABLE RECLAMATION PLANT: NAMWATER

Background

The persistent water crisis in the Central Areas of Namibia (CAN) approached its pinnacle with the NamWater supply dams reaching a critically low level and there was a high expectancy to dry up during the years 2016 and 2019. Despite the good rainfall at the end of the 2019/20 rainy season, the existing supply shortage will not dissipate in the foreseeable future. The City of Windhoek (CoW) is actively pursuing medium-term supply solutions to assist in the supply of water during drought periods, pending the resolution of the long-term supply by the Central Government.

One such initiative is the increase in the re-use of water through direct reclamation for potable purposes. This solution was supported by a study facilitated by NamWater (and appointed consultants), on behalf of the Technical Committee of Experts (TCE) to the Cabinet Committee on Water Supply Security (CCWSS), that shortlisted "Additional Reclamation (DPR2) in Windhoek" as one of the feasible medium – term water supply alternatives for the Central Areas of Namibia (CAN).

Progress

1. Feasibility Study;
 - Concluded during February 2022
 - Stakeholders Workshop conducted October 2021, attended by Council, NamWater, affected Ministries in government, Financiers (KfW-Bank, DBN), etc.
 - Financed by the Technical Committee of Experts
 - Executed by City of Windhoek
2. Next Phase: Design and Construction;

The meeting of 7-July-22, chaired by Hon. Minister of MAWLR and attended by Hon. Ministers of MOF and MURD and by the COW and NAMWATER; the ministers resolved that;

- *"The Central government will take up the DPR2 loan – **NamWater will operate DPR 2** - MoF will engage KfW for the loan Agreement,*
- *"The Technical Committee to workshop the next options and operational modalities, including the project governance matters, institutional roles and how the loan for the WWTPs could be taken up and administered."*

As a result of the resolution by Hon. Ministers at meeting of 7-July-22, the Direct Potable Reclamation Plant (DPR2) will be operated and owned by NamWater and consequently the project will be executed by them as owners.

8.4.6 WATER & SEWER PIPELINE REPLACEMENT (UPGRADE) PROGRAMME

Bulk Water and Wastewater Division budgets annually for the replacement of both water, sewer pipelines and manholes. The replacements are normally done by Unit Rate Contractors who are appointed on two-year contracts. After the lapse of the previous two-year contracts in 2018, Unit Rate Contractors were appointed on Emergency Procurement methods for 6 months at a time. It so happens that the entire process sometimes takes longer than anticipated and months will pass before a contractor is appointed. This has caused the replacement programme to fall behind.

During the period under review, water pipelines to the value of N\$4.2 million and sewer pipelines and manholes to the value of N\$1.99 million were replaced. Details of water pipeline replacements are shown in the table below:

Table 16: Water pipeline replacements

Contractor	Work done	Amount (N\$, VAT excl.)
Ndakalimwe	Install 3 Airvalves on the Brakwater South pipeline	101,092.40
MJ Engineering	Extend 110mm pipeline to supply prepaid stand taps (Omuwapu Str)	109,913.54
Ndakalimwe	Replace 190m x63mm pipe to supply Mariental Street	109,422.14
MJ Engineering	Replace Rocky Crest isolating valves	232,475.40
Amswohl Plant Hire	Install new 110mm pipeline from Groot Aub Bridge to network	102,747.13
AN Construction	Supply network for 4 prepaid stand taps in Greenwell	44,822.24
Amswohl Plant Hire	Replace water pipeline in Andrew Kloppers Street with 63 mm uPVC	188,561.43
AN Construction	Replace supply line from Ludwigsdorf Pump Station to Reservoir	465,278.00
AN Construction	Connect Recharge Borehole line at Olympia PS	319,640.83
Amswohl Plant Hire	Replace pipeline at Pappaien Rd	545,557.41
AN Construction	Midblock replacement at Rama Street	121,420.89
AN Construction	Replace pipeline at Sheffield Street	497,037.94
AN Construction	Replace 25mm pipe at Shilunga Street	654,394.29
Ndakalimwe	Midblock replacement at Steenbras Street and Safari Street	451,544.47
Ndakalimwe	Midblock replacement at Zeus Street	259,828.09
		4,203,736.20

Details of all sewer related replacements and new capital works are detailed in the table below:

Table 17: Sewer replacements

Contractor	Work to be done	Quoted Amount (N\$, VAT excl.)
Amswohl	Do pipe repair on line damaged by private plumber and also provided single service connection	4,769.60
Amswohl	Railroad, pipe damaged by storm water, has to bypass the line and compact the ground next to the railroad	91,376.64
Amswohl	Sewer line in the riverbed. Replace damaged section and construct new manhole and construct new manhole halfway. Manhole distance at 93m. Manholes to be locked.	67,610.40
Amswohl	Replace broken pipe across the road, 110mm	10,042.40
Amswohl	Repair the broken pipe nearby the constructed house wall	6,166.40
Amswohl	Replace the piece of the pipe	3,981.20
Amswohl	Repair the broken pipe and remove the tree on top of our line	20,011.20
Amswohl	Replace damaged pipe under the ground 160mm block pipe with 160mm uPVC pipe. Construct x2 manholes, x2 house connections	146,915.00
Velile	Manholes damaged by flood waters. Raise x4 manholes and replace x2 cover slabs. Install locking devices	79,628.32
Velile	Manhole cover slabs washed away. Raise existing manholes (x2) and installed locking devices. Replace x1 cover slab	31,600.00
Velile	Service connection not connected onto sewer main. Repair connection to sewer main	1,500.00
Amswohl	Private sewer line runs from erf into middle of the roadway. CoW will take over the sewer line by constructing new manhole on sidewalk and replacing damaged section in road	76,293.65
Velile	Clay pipe damaged by rain and is currently exposed and leaking sewerage into the river. Replace 21m of clay section, encase it and construct new manhole to reduce the distance between manhole (85m)	43,844.80
Amswohl	Open up and repair the broken pipe	3,926.00
Amswohl	Demolish and replace existing damaged cover slab on same level, reuse existing cover and frame	4,800.00
Amswohl	Repair damaged pipe in the river, 200mm pipe, transport material to the site (deep in the river)	4,530.00
Amswohl	Replace collapsed sectional pipe under roadway, blockage is spilling over in St Pauls School, 150mm clay pipe	26,535.36
Amswohl	Repair broken pipe in the river, erf 2866. Concrete the pipe	3,762.00

	150mm x6mm	
Amswohl	Install locking devices in the river x16	20,800.00
Amswohl	Install locking devices in Babylon River x15	32,350.00
Amswohl	Replace or repair broken pipe 110mm manhole to manhole in the river	18,865.00
Amswohl	Repair leaking sewer line pipe 160mm repair slab x1, construct x1 manhole on existing line	48,537.20
Amswohl	Sewer line crossing river damaged by flush flood. Reroute sewer line out of the river onto embankment and connect to sewer line downstream	49,334.00
Amswohl	Sewer line damaged between 2 manholes causing sludge build up. Replace 16m section	12,026.67
Amswohl	Provide a manhole on existing sewer line to connect client to sewer main and disconnect from private combined sewer. Sewage surcharge back into erf	19,928.00
Amswohl	Replace two rodding eyes with two manholes on existing sewer line that blocks regularly	32,500.00
Amswohl	Repair 160mm pipe manhole to manhole, raise x1 manhole equal to ground level	13,406.40
Amswohl	Repair a broken pipe and encase in concrete, supply and install 5x locking devices in the river	43,101.54
Amswohl	Install 7x locking devices in Arebbusch River	10,867.50
Amswohl	Raise 1x MH and construct new MH as indicated on the Map. MH below NGL and second MH for maintenance access	19,716.00
Amswohl	MH to be raised 2m due to slope and area is being backfilled	19,736.00
Amswohl	Sewer down-pipe was stolen causing spillage. Repair/ Replace	12,981.80
Amswohl	Raise MH in riverbed to be accessible for maintenance	16,100.00
Amswohl	Demolish and reconstruct manhole. Old manhole seeping sewage when blocked. Repair base at MH to prevent scouring around pipe	22,935.00
Amswohl	Install, supply 30x locking devices in the river	46,575.00
Amswohl	Repair damage pipe by JCB freshwater team was doing repair	9,457.60
Amswohl	Excavate and repair the damaged pipe by JCB, water team was doing repair on their pipe	28,387.60
Amswohl	Supply and install locking Device to indicate manhole	10,800.00
Amswohl	Excavate and expose the damage pipe and repair it	5,502.20
Amswohl	Replaced entire 54m of sewer line with UPVC (63mm). Sewer line damaged and searching into river	66,370.60
Amswohl	Procuring of lockable manhole covers (SG- Ductile - iron, type 1A) with locking device & key at cheaper cost from supplier	166,453.88

Amswohl	Supply locking devices and demolished and construct new cover slab with new cover and frame	37,000.00
Amswohl	Supply the locking devices for two manholes and demolish and reconstruct damage slab	23,300.00
Amswohl	Construct new bypass line via ERF 3229 after investigation options A&B were not feasible due to ground saturation and sewer line disintegration. Sewage is seeping and under interlocks on Erf 3230	140,430.00
Amswohl	Order HDPE flanged pipe to replace existing line behind English P.S	20,520.00
Amswohl	Repair damage and exposed pipe in riverbed. Encase & backfill to cover pipe	19,889.69
Amswohl	Manhole cover slab collapsed & Expose to public. Repair manhole cover slab	5,100.00
Amswohl	Reconstruct cover slab and install new frame and construct old frame & cover slab collapsing	10,300.00
Amswohl	Repair the clay pipe damaged by JCB for freshwater team	35,901.60
Amswohl	Remove the manhole cover and repair the top of the manhole with new cover and frame	11,787.95
Amswohl	Demolish and construct manhole in the middle of the road very urgent. Re-used existing cover and frame	5,200.00
Amswohl	Sewer line blocks frequently and causes sewcharge inside PPS Yard. Maintenance teams have cleared it before and blockage re-occurs days later. Sewer Line also not indicated on system. Cost subject to change based on condition of existing line	82,336.00
Amswohl	Repair damage section of clay sewer line located in riverbed. Pipe causing sewcharge near erf 309/309. 40m pf 200mm clay pipe	76,378.00
Amswohl	Find & resize manholes in riverbeds x7. Also install locking devices and manholes to prevent tempering, theft and manholes being flooded x20.	70,700.00
Amswohl	Repair damaged section of pipe before manhole	5,184.00
Amswohl	Clay pipe damaged underneath wall and seeping into erf. Excavated and exposed pipe to be replaced with 6m 110mm UPVC	14,673.00
Amswohl	Clay service connection damage at junction, causing sewcharge inside, into river. Exposed pipe and repair connection to erf.	10,850.20
Amswohl	Construct new MH on existing 110mm sewer line to shorten distance between manholes 90m. Note: Ensure MH is at least 150mm above NGL	13,400.00

Amswohl	Provide service connection to erf	14,622.50
Amswohl	Sewer line damaged at the back of complex and sewcharging back into residential units. Excavate, exposed and repair damaged portion	18,717.80
Amswohl	Sewer line damaged underneath new bypass section. Emergency repairs were done on pipeline affection residents in Daan Becker Str	20,983.80
		1,991,299.50

8.5 DEPARTMENT OF HOUSING, PROPERTY MANAGEMENT AND HUMAN SETTLEMENTS

Human Settlement Division

8.5.1 Issuance of Certificate of Land Occupation

The table below indicates the number of certificates issued per constituency:

Table 18: number of certificates issued per constituency

Constituency	Houses numbered	Houses Surveyed	Survey forms captured	Certificate printed	Certificate issued
Samora Machel	21,320	17,188	16,589	15,618	11,504
Moses Garoeb	17,557	10,468	7,892	6,461	4,919
Khomasdal	3,535	2,926	2,875	294	1140
Tobias Hainyeko	9,347	7,079	5,990	5,271	4,309
Katutura East	70	61	0	0	Notices to be issued
Windhoek Rural	1,454	1,305	1,274	1,434	1,272
Controlled entry placements	80	67	64	64	44

1. Number of water token application forms issued (after free water)

- Tobias Hainyeko: 733
- Windhoek Rural: 131
- Khomasdal: 225
- Samora Machel: 1091
- Garoeb Moses: 599

Total number of water forms issued to date: 2779

2. Relocations

- Mix settlement

-DEWATS Site 44 houses

- Electricity route 3

- Road reserve 10

Total 57 Houses relocated

Challenges: One house refused to move with the main house; while ownership of the two houses is under dispute.

- Peter Eneas Nanyemba

216 Houses relocated to date

Challenges: House owners are demanding electricity services at the relocation site before they relocate.

3. Number of water token applications issued to residents per constituency

- Tobias Hainyeko: 733
- Windhoek Rural: 131
- Khomasdal: 225
- Samora Machel: 1091
- Moses Garoeb: 599

Total number of water forms issued to date: 2779

4. Water point sites identified and handed over to Engineering Services

- Samora Machel Constituency (Goreangab): 3
- Khomasdal Constituency: 3
- Tobias Hainyeko constituency (One Nation): 1

Total: 7

5. Sanitation sites identified and handed over to Engineering Services

- Samora Machel Constituency (Goreangab): 3
- Khomasdal Constituency: 3
- Windhoek rural (Mix): Sites for 3

Total: 9

6. Havana Proper individual water connection

- 122 Houses connected
- 108 Application submitted to Finance Department for further processing

9. Challenges (General)

- 1 Increased demands of the provision of basic services such as water, sewerage, electricity supply, roads surfacing/accessibility, sanitation, parks and playgrounds, waste management, crime prevention, emergency services and markets especially to the informal settlements
- 2 Lack of awareness/information to the community especially in the informal settlements.
- 3 Safety in the informal settlements.
- 4 Lack of funds to continue providing adequate services and maintenance of the infrastructure.
- 5 Maintenance and inadequate transport to reach places reported with issues e.g. pipe burst, emergency services e.g. Ambulance, fire truck

10. Recommendations (General)

- 1 That Council should work closely with the residents and raise/increased awareness on the importance of provision of basic services and that vandalism should come to an end.
- 2 That Council should invest in aging infrastructure, e.g. Fleet Management, water pipes etc
- 3 That it be noted that the Department to be proactive on the ground by visiting specific co-projects and sites that needs to receive attention and that Councillors to indicate when such a need arises.
- 4 That the Division of External Relations and Networking shares the action plan with member of the Committee on Basic Services and all the Strategic Executives
- 5 That a site visits to the affected resident/s occupying riverbeds and resists to move be arranged. **(Action: Mr. Methusalem Ashipala)**

6 Finance Office (both venues) where people can buy/recharge water tokens

- 6.1 That the complaints by the communities that the distance to recharge water tokens is very far be noted.
- 6.2 That there is a need to have a mobile office or Council to lease office at the Constituency Councillors where people can recharge their water tokens.

11. CONCLUSION

In summary this report covers most if not all the vital activities, that were considered during the past year, and hopes to continue monitoring the implementations of the provision of basics services to our residents.

In conclusion, the Chairperson, in terms of Rule 23(2) of the Standing Rules of Order presents the following **Recommendations** to Council:

It is

RECOMMENDED:

1. Electricity Department

- 1.1 That an evening site visit be arranged with all Councillors to all 17 identified dark areas in the informal settlements.

Status: The site visit took place on the 09 and 15 September 2022.

- 1.2 That a briefing on the electrification in Otjomuise be provided.

Status: The briefing was done by Mr. Petrus Johannes, Acting SE: Electricity on the as per Strategic Executive (SE) Forum Item: 2022-08-18.

- 1.3 That the recommendation to allow the project implementation for projects with Grant Funding confirmations to avoid delay in service delivery, be noted.

- 1.4 That areas earmarked for electrification be surveyed first by the Department of Housing, Property Management and Human Settlement before confirming readiness for electrification, to avoid change in scope which causes delays.

- 1.5 The Department of Housing, Property Management and Human Settlement finalises the lease agreements for the households identified and confirmed to be supplied with electricity, before the electrification projects start, to avoid delays in switching on the customers.

- 1.6 That the importance of streamlining procurement processes to ensure that all the stakeholders in the procurement process comply with the provisions of the Public Procurement Act, be noted.

- 1.7 That the finalisation of lease agreements for the informal markets identified and confirmed to be supplied with electricity before the electrification project starts to avoid delays in switching on the customers, be noted.

2. Finance and Customer Service (FCS) Department

- 2.1 That the Finance and Customer Service Department investigates the possibility of an alternate office as requested and provide feedback at the next public meetings.

Status: Awaiting feedback from the Acting CEO.

3. Housing, Property Management and Human Settlement (HPMHS) Department

- 3.1 That it be noted that the issue of the E-Planner System belongs to Town Planning where sub-divisions to register erven on the system need to be done and that the prevailing challenges with the system readiness will take time before accurate erven registrations can commence.
- 3.2 That it be noted that to date, 20,045 Certificates of Land Occupation were issued to residents in the Informal Settlements and by end of December 2022, a total of 6,629 will be ready for issuing.
- 3.3 That it be noted that in consultation with the Strategic Executive (SE): HPMHS, there is a need for Councillors to assist in issuing certificates especially in the Samora Machel Constituency.
- 3.4 That it be noted that following the mass numbering exercise in March 2020, almost 48,792 structures in the informal settlements were numbered using captured data captured from the social survey that was conducted.
- 3.5 That it be noted that to date, 35,080 house owners were surveyed, and 3,219 house owners' information was captured onto the system.
- 3.6 That it be noted that those people staying in riverbeds are not issued with certificates of land occupation.
- 3.7 That the item on Grading of Roads (main road be graded twice a month) was deferred, as there were no representatives from the department to provide feedback.
- 3.8 That it be noted that there is a need for a Customer Care Contact Centre (at strategic locations in the informal settlements, where customers can buy/recharge water tokens.
- 3.9 That it be noted that the Town Planner has made provision for a road in Goreangab which was discussed at divisional level.
- 3.10 That it be noted that a request was sent to the Geomatic Division to set out a road reserve in Goreangab to allow for the identification of structures.
- 3.11 That it be noted that before the commencement of the road in Goreangab, houses will be moved to an open space in that area.
- 3.12 That the request by community members at the public meeting to fence off their sites/houses should not be encouraged since some of the areas are not organised.

- 3.13 That it be noted that the Development and Upgrading Policy allows officials to assess and measure the entire area and can charge fees based on the fenced-off area.

- 3.14 That it be noted that residents were advised to write letters to the Human Settlement

Division, for permission to extend fenced-off sites following which, officials would assess the viability and grant approval where applicable and that it be noted that the assessments are done every Thursday by way of inspection based on the requests received, and approval granted based on the observations.

That it be further noted that, if a structure is in a riverbed or reduces space for movement or is under a power line, permission will not be granted.

- 3.15 That it be noted that in terms of controlled entry (i.e. integration, introduction to Constituency Councillor and Community leaders, that a meeting should be arranged between Local Authority Councillors, Constituency Councillors and Community leaders to officially introduce themselves.
- 3.16 That it be noted that a schedule for the issuance of certificates of recognition of land occupation to different constituencies was shared with the Office of the Mayor to schedule dates for the issuing of said certificates which were subsequently handed out during the months of September and October 2022.
- 3.17 That it be noted that a request emanated from the public meetings in the Samora Machel Constituency, concerning the numbering of houses some of which were omitted.
- 3.18 That it be noted that the officials were instructed not to number incomplete or unoccupied houses and the matter was left to the department to investigate each case to determine which houses need to be numbered.
- 3.19 That it be noted that the department through public meetings should explain what it means to be in possession of a certificate of recognition of land occupation to ensure clear understanding.
- 3.20 That Council should work closely with the residents and raise/increased awareness on the importance of the provision of basic services and that vandalism should come to an end.
- 3.21 That Council should invest in aging infrastructure (e.g. Fleet Management, water pipes etc.).

- 3.22 That it be noted that the department needs to be proactive on the ground and visit co-projects and sites in need of attention and that Councillors should indicate when such needs arise.
- 3.23 That the External Relations and Networking Division shares the action plan with member of the Committee on Basic Services and all the Strategic Executives.
- 3.24 That a site visit to the affected resident/s occupying riverbeds and who resist relocation, be arranged.

4. Infrastructure, Water and Technical Services (IWTS) Department

- 4.1 That it be noted that the department was advised to avail a report on all matters including water wastage and fleet management.
- 4.2 That it be noted that informal settlements are generally congested, and the upgrading and formalisation process involves a decongesting process and relocation of excess households to alternative sites (relocation areas). Identified relocation areas should be planned and serviced before the commencement of the upgrading process.

That it further be noted that the department is dependent on the completion of the above planning and redeployment (sorting) process, prior to providing strategically integrated "permanent" water and sanitation services in the informal settlements. The latter pre-implementation process is unfortunately under the mandate of the Housing, Property Management & Human Settlement Department.

That it be further noted that the short-term solution to the above challenge is to provide the residents with "minimum" access to basic water and sanitation services, at levels as defined in the '*Development and Upgrade Strategy, 13-Aug-99*'.

- 4.3 That the following risks and mitigation proposals, to implement water and sanitation services be noted:
 - Vandalism of the toilets and standpipes;
 - Revenue loss due to water loss (free water);
 - Informal settlement population growth;
 - Possibility of incorporating the interim (short-term) infrastructure into the long-term

planning: the permanent underground water and sewer infrastructure (e.g. pipelines, manholes, valves, etc.) are bulk capital costs associated with the supply of end point facilities (e.g. toilets and standpipes), of up to 90%.

The Housing, Property Management & Human Settlement Department should complete the planning and formalisation process of the settlement first, prior to the design and construction of the water and sewer infrastructure. Given that the above planning is not in place and that the need for the services are imminent, there is a high risk that the infrastructure being constructed will need to be removed and/or relocated to accommodate the planning requirements that would follow, since services are currently provided where access allows for highly congested settlements.

- 4.4 That progress of the Gammams & Otjomuise Wastewater Facilities Upgrade, feasibility study be noted as follows:
- 4.5 That a consultant was appointed in December 2021 to conduct a feasibility study to determine:
 - The most feasible upgrade proposal for the plants;
 - The financial requirements for the project (Capital + Operational)
 - Propose the Developmental Structure (e.g. phased development and contracting)
 - Assess affordability of Council to execute such a project (tariff revenue linked)
 - Preliminary completion date of feasibility study is December-2022 / January-2023.
- 4.6 That progress of the new direct potable reclamation plant (DPR): Namwater, be noted as follows:
 - Meeting of 7-July-22, chaired by Hon. Minister of MAWLR and attended by Hon. Ministers of MOF and MURD, City of Windhoek and Namwater where it was resolved that:
 - *"The Central government will take up the DPR2 loan – NamWater will operate DPR 2 - MoF will engage KfW for the loan agreement."*
 - *"The Technical Committee to workshop the next options and operational modalities, including the project governance matters, institutional roles and how the loan for the WWTPs could be taken up and administered."*

As a result of the resolution by Hon. Ministers at meeting of 7-July-22, the Direct Potable Reclamation Plant (DPR2) will be operated and owned by NamWater and consequently the project will be executed by them as owners.

- 4.6 That it be noted that during the period under review, water pipelines to the value of N\$4.2 million and sewer pipelines and manholes to the value of N\$1.99 million were replaced.

5. Urban & Transportation Planning (UTP) Department

- 5.1 That it be noted that the Urban Transport & Planning Department submitted its activities report for year 2021.
- 5.2 That it be noted that following the workshops in February and April 2021, on the Spatial Development Plan Framework project, key issues were identified and linked to key drivers to be addressed during the planning phase. These were presented at a third workshop in July 2021. Since then, planning has progressed well although public consultations remained outstanding due to COVID-19 regulations. The public engagements took in October and November of 2021 with the aim to finalise the project by the end of June 2022.
- 5.3 That it be noted that a Memorandum of Agreement (MOA) was signed between the City of Windhoek and the Namibian Correctional Service (NCS) on July 2020 in terms of the following areas of co-operation:
- Sharing of Infrastructure, material, and human resources in times of need, including during crisis and emergencies.
 - Joint projects and operations to realise common objectives and improved services.
 - Training and capacity development of staffs and offenders
 - Information exchange relevant to the objectives and responsibilities of both parties
 - Provision of services at cost as mutually agreed by both parties
 - Rehabilitation and reintegration of offenders
 - Sports and cultural activities
 - Smart technology
- 5.4 That it be noted that there is an action plan in place for the servicing and repair of municipal vehicles at NCS and the sharing of venues.
- 5.5 That it be noted that it was resolved to schedule a meeting with the Community members of Mix Settlement to discuss the location of high mast lights.
- 5.7 That it be noted that the SE: Urban and Transport Planning, introduced a GIZ-Bremen delegation during a courtesy call to promote Cargo bikes for cycling as an alternate transportation form in support of the non-motorised transport mode.
- 5.8 That it be noted that the concept and competition to 'start your own business', was advertised for entrepreneurs to submit business ideas/plans using cargo

bikes. whereby the winners would receive training support to produce cargo bikes. The launch and handover of cargo bikes took place in October 2022.

- 5.9 That it be noted that the delegation extended an invitation to the Committee to visit Bremen to experience the implementation of cycling.
- 5.10 That it be noted that a Memorandum of Understanding (MOU) between GIZ and the Municipal Council of Windhoek was signed on 16 March 2021 concerning the 'Transformative Urban Mobility Initiative (TUMI)' project, to facilitate the co-operation between the Council and GIZ in the area of Sustainable Mobility.
- 5.11 That it be noted that the City of Windhoek has developed a design proposal, based on cost-effective design methodology, for the routes identified under the TUMI project, as pilot project and to eventually advance such principles throughout Windhoek.
- 5.12 That it be noted that the UTP Department is mainly involved with the planning and establishing of infrastructure part of the project and that the operational aspect of the TUMI project resorts under Smart Cities Division.
- 5.13 That it be noted that construction of cycling infrastructure is approximately 4kms, stretching from Shanghai Street to the Namibian University of Science and Technology (NUST) Main Campus.
- 5.14 That it be noted that GIZ funded the entire project, and a contractor was sourced through the GIZ's procurement process to carry out the works. GIZ further offered administrative support to ensure payment of invoices and overhead contract administration.
- 5.15 That it be noted that the CoW, provided technical supervised and administered the works to ensure compliance to standards and contract specifications as detailed below.

Contractor: Ndakalimwe Investments CC
 Total Cost: N\$1'488'416.00 (excl. VAT)
 Start Date: 12 August 2021
 End Date: 15 December 2021

That it be further noted that this project is divided into five (5) sections of construction namely:

- Section 1: Shanghai Street until Bogward Street
- Section 2 Bogward Street, Andrew Kloppers Street until Hans Dietrich Genscher
- Section 3: Florence Nightingale Street until Hans until Dr Kuaima Riruako Street (previously Bach Street)

- Section 4: Florence Nightingale Street & Dr Kuaima Riruako Street until Pasteur Street & Dr. Kuaima Riruako Street
- Section 5: Dr. Kuaima Riruako Street, until the corner of Brahms and Beethoven Street (NUST Campus / Hotel School).

5.16 That it be noted that the intention is to review a more economic design (e.g. placement of cones) when doing a pre-feasibility study of the KfW-funded project to extend the NMT infrastructure, and to establish lessons learned and make recommendations to improve the overall approach and that the following primary issues have already been noted:

- Part of the bicycle paths on the sidewalk were not paved due to limited funds and this is not considered ideal to promote cycling in general.
- Numerous public complaints were received and addressed during construction. However, it appears that motorists and residents are adjusting to the bicycle infrastructure, with fewer complaints received.
- Unfortunately, to date the infrastructure could not be tested properly, as the implementation of the TUMI project is still experiencing challenges.
- Upon completion of the project, the technical team from the City of Windhoek, the contractor and cyclists from the Physically Active Youth Organisation embarked on a cycle challenge along the project route. Some key notes from this exercise were a) transition ramps were considered too sharp and therefore unsafe when cycling at higher speeds, b) cyclists were lax to leave the road surface and transition to the gravel sidewalk.
- Some cones were damaged by motorists already and it was established that cones with a different specification and therefore different durability were used during construction and this is being addressed.
- That it be noted that the project was completed late given the numerous challenges experienced by the contractor experienced.
- That it be noted that some auxiliary works, amongst paving of the transitions, were carried out by the City's unit rate contractor to complete the project.
- That it be noted that numerous lessons were learned as part of the pilot project, and that a more extensive survey of the pilot project will be carried out during the pre-feasibility study of the KfW funded project to extend the NMT infrastructure.
- That it be noted that the Roads Authority (RA) and Road Fund Administration (RFA) committed N\$1.6 million to the City of Windhoek for the provision of new traffic lights as per the initiative launched by the then Mayor, Dr. Amupanda in 2021. The excess was funded by the City of Windhoek and implementation commenced in September 2021 and was completed in mid-November 2021.

- That it be noted that the total project cost was estimated to be N\$2.29 million for the three intersections, as follows:
 - Otjomuise / Eveline / Claudius Kandovazu Intersection :
N\$700'000.00
 - Otjomuise / Beijing /Shoveller intersection :
N\$740'000.00
 - Otjomuise/ Bonn / Kransswael intersection :
N\$850'000.00
- That it be noted that all construction work at the intersections was successfully completed on time and within budget, in a fast-tracked programme. The traffic lights are operational with improved traffic and pedestrian flow at these intersections.
- That it be noted that the tracking system for the Windhoek public transport vehicles project was successfully completed within budget and the reporting and management items are being resolved.
- That the following recommendations in lieu of the challenges experienced pertaining to road safety traffic calming be noted:
 - Update and integrate the Transport Master Plan for Windhoek including all facets of private and public transport;
 - Implement infrastructure changes that support the Public Transport system;
 - Actively engage with the Central Government at political level, to secure financial support for public transport;
 - Upgrade current dysfunctional ticketing system;
 - Prioritise payments and separation of suppliers' accounts to ensure timeous maintenance and spare parts for maintenance;
 - Allocate adequate resourcing of workshop and fleet management to ensure shorter turn-around times for maintenance and licensing requirements;
 - Allocate adequate annual funding to the capital budget to implement road safety and traffic flow improvements.

5.17 That the number of taxi stops and bus routes in the table below be noted:

Table 6: Number of Taxi Stops Established

INFORMAL SETTLEMENT	CONSTITUENCY	NO. OF TAXI STOPS
Greenwell Matongo	Samora Machel	6

Goreagab	Samora Machel	1
Hakahana	Moses Garoeb	5
Havana	Moses Garoeb	15
Okuryangava	Tobias Hainyeko	16
8ste Laan	Khomasdal	1

Table 7: Number of Bus Routes Established

INFORMAL SETTLEMENT	CONSTITUENCY	NO. OF BUS ROUTES
Greenwell Matongo	Samora Machel	3 lines (line 1, 4, 5)
Goreagab	Samora Machel	2 lines (Line 2 and 4)
Otjomuise	Khomasdal	2 lines (line 3 and 5)
Okuryangava	Tobias Hainyeko	3 lines (line 2, 6 and 11)
Hakahana	Moses Garoeb	1 line (Line 2)
Havana	Moses Garoeb	2 lines (Line 2 and 4)

6. Economic Development and Community Services (EDCS) Department

6.1 That the number of markets established and electrified as per the tables below, be noted:

Table 8: Number of Markets Established

INFORMAL SETTLEMENT	CONSTITUENCY	NO. OF MARKETS ESTABLISHED	DATE
CBD	Windhoek East Constituency (Windhoek Flea Market) <i>co-funded by Broll Namibia</i>	1 Site accommodating 77 traders	January 2017
Northern Industrial Area	Tobias Hainyeko (Bonsmara Street Market) <i>co-funded by the Ministry of Industrialisation and Trade</i>	1 Site accommodating 54 traders	9 September 2019
Okuryangava	Tobias Hainyeko Constituency (Erf 1006, Onganga Street Okuryangava, next to the clinic)	1 Site accommodating 80 traders	June 2020
Otjomuise	Khomasdal North Constituency Erf 153 – 31	1 Site accommodating 56 traders. 30 Mobile Trading Units, <i>donated and constructed by GIZ</i>	15 March 2022

Table 9: Number of Markets Electrified/Prepaid Installed

INFORMAL SETTLEMENT	CONSTITUENCY	NO. OF MARKETS ELECTRIFIED/PREPAID	DATE
Eliazer Tuhandeleni Market	Katutura East Constituency	1 site Installation of pre-paid meters at 4 lockable stalls, three spray lights for outside lightning	2020
Erf R/6296 Katutura	Katutura Central Constituency	Installation of prepaid meters at about 60 trading stands	Project currently underway
Katutura Industrial Stalls	Katutura East Constituency (Erf 2127, Leonard Auala Street)	1 site Installation of 53 Meters and 156 current limiters and LV Boards repairs at the Katutura Industrial Stalls	31 May 2022

MUNICIPAL COUNCIL OF WINDHOEK
ADVISORY COMMITTEE
ON
ECONOMIC DEVELOPMENT, PUBLIC SAFETY AND
CITIZEN WELFARE (EDPSCW)



The Gateway to Endless Opportunities

PERFORMANCE REPORT

2022

FOREWORD BY THE CHAIRPERSON



Cllr. Austin Kwenani, Chairperson

The EDPSCW committee effectively oversees and advises on the operations of two Departments, that is, City Police, consisting of three functional areas (Crime Prevention, Traffic & Human Resources and Finance) and Economic Development & Community Services, in turn consisting of five distinct divisions (Economic Development, Parks, Youth & Social Services, Health & Environment and Emergency and Disaster Risk Managements. It is an extensive mandate, and the committee is very mindful of the significant impact the operations of these Departments have on the quality of our residents' lives.

As outlined by our corporate 5-year Strategic Plan under final consideration by Council, the strategic pillars guiding our functions are Financial Sustainability, Social Sustainability,

Environmental Sustainability and Economic Sustainability. It is evident from these strategic pillars, that the focus is on sustainability but, without equity, there can be no sustainability. The principle of equity requires the pursuit of that which serves the social and economic interests of all our residents and not only certain groups of society. Hence, a significant part of our mandate is to establish effective partnerships with both private and civil society to achieve our respective objectives and do the right things right.

The committee takes its mandate seriously in enhancing local economic development, creating employment opportunities and entrepreneurial prospects, inclusive of interventions geared towards the advancement of our youth. It also works to create a healthy, beautiful, and safe physical environment where residents can both work and play.

To this end, this report presents our progress with emphasis on our key achievements in emergency & flood responses, humanitarian assistance, and the ongoing development of Farm Okukuna into a self-sustainable model farm that stimulates urban agriculture, industry development and the enhancement of food security, as well as the creation of a business-friendly environment to fast-track economic growth.

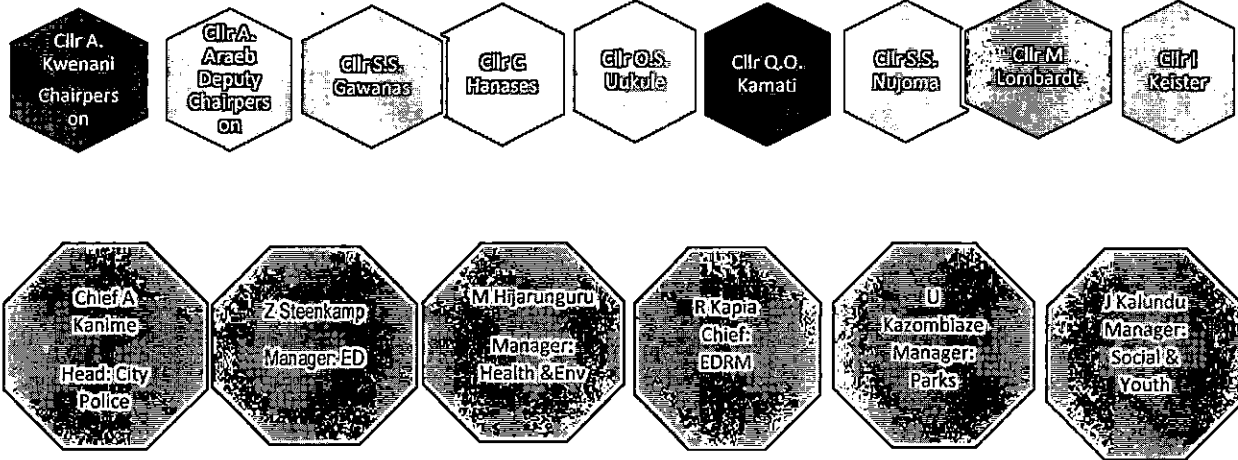
I have the pleasure in submitting the performance report of the Advisory Committee on Economic Development, Public Safety and Citizen Welfare for the financial year 2021/2022.

A handwritten signature in black ink, appearing to read 'A. Kwenani', is positioned above a horizontal dotted line.

Cllr A. Kwenani

CHAIRPERSON

THE COMMITTEE



1. PART 1 - HIGH LEVEL STATEMENTS

Vision

Towards a sustainable and caring city.

Mission

To enhance the quality of life for all our people by rendering efficient and effective municipal services.

Objectives

- To drive economic inclusion to achieve sustainable economic growth and development.
- To guide public safety policy decisions of the Community, promote health and wellness among employees and residents, and advocate for environmental sustainability.
- To review and recommend various policy matters that impact public health, environmental management, public safety services and programmes.
- To initiate public safety, health promotion, environmental protection initiatives and contract oversight.
- To advise on youth development initiatives, establish and maintain exceptional parks, cemeteries, sports, and recreational facilities.

Legislative Mandate

The Economic Development, Public Safety and Citizen Welfare Committee was created and approved as part of the 7 (seven) advisory committees, with the subsequent resolution of Special Municipal Council Minutes: 2021-03-11 GOV.1.[CEO] COUNCIL'S REPRESENTATION ON ADVISORY AND EXTERNAL COMMITTEES (4/2/2) as a mechanism aligned to the Strategic Transformational Plan (2017 – 2022), for efficiencies and effectiveness.

Core Values

Teamwork, Customer Focus, Communications, Fairness and Equity, and Integrity.

2. PART 2 - HIGHLIGHTS OF THE YEAR

The Committee focused on project implementation as indicated below:

2.1 Meetings

The Committee held and concluded the following meetings during the reporting period:

Table 1: Meeting Schedule

Date	Focal points
12 May '21	Terms of reference, departmental visit and briefing on new/current projects by the Division
27 Jul '21	Presentation on WERI and update on various key projects
16 Aug '21	Revised Terms of reference and briefing on the fire around Windhoek
28 Sep '21	Community Risk Assessment Report and finalisation of the outstanding presentations; Special Ratings Area Regulations, Update on WERI, EDD Strategies, Windhoek Mayoral Business Forum
04 Nov '21	Windhoek Mayoral Business Forum and presentation of EDD Strategies.
11 Feb '22	Terms of reference and update on WERI, Farm Okukuna, Recreational Parks/Areas in Windhoek, implementation of Fire Brigade Levy, Flood response, report on Fire incidents, Market Master Plan, tracking of Council Resolutions and submission of Committee Minutes
09 Mar '22	Relocation of homeless from Khomasdal stadium, site visit to Farm Okukuna & informal market, benchmarking visits, Market Day at Zoo Park, and outbreak of Typhoid fever in Windhoek
13 Apr '22	Feasibility Study on Sand Mining, Integrated Community Education & Risk Awareness Campaign (ICERAC), update on the Water Drilling and

	Security at Farm Okukuna, Progress Report on Special Project namely, Truckport, WERI, the Market Development Masterplan and the Special Ratings Area Regulations.
22 April '22	Special Ratings Area Regulations, Update on WERI

2.2 Familiarisation Visits

2.2.1 Emergency & Disaster Risk Management Division

Councillors visited the Emergency & Disaster Risk Management Division at its Head Quarters and fire station on 07 August 2021. The aim of the visit was to understand their operations for the committee to provide oversight on the functional area of public safety.



Figure 1. Visit to Emergency & Disaster Risk Management Division at its Head Quarters

2.2.2 Economic Development

The Committee conducted a familiarisation visit to the Katutura Industrial Stalls and Soweto Market on 18 May 2022 (more information provided in report).

3. Public Safety and Security

3.1 Disaster Risk Management Plan

The Reviewed Disaster Risk Management Plan was approved as per CR 115/05/2022.

3.2 Fire Brigade Levy

The Fire Brigade Levy was approved as per CR: 248/11/2021 and implemented on 1 February 2022. As at 30 June 2022, it generated a total of N\$10,723,083.01.



Figure 1: Cllrs site visits at Emergency & Disaster Risk Management

3.3 Integrated Community Education & Risk Awareness Campaign (ICERAC)

The committee deliberated on this matter on 13 April 2022 and the campaign was officially launched on 22 July 2022 by Her Worship Cllr. Sade Gawanas, Mayor of Windhoek.



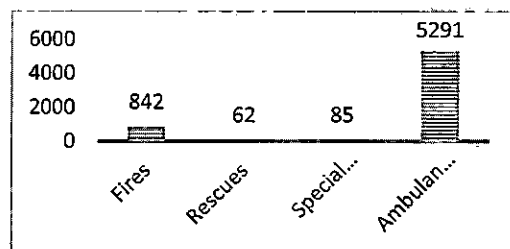
Figure 2: Launch of ICERAC



Figure 3: Launch of ICERAC

3.4 All Hazard Emergency Response

A total of 6,280 call outs were recorded for which emergency interventions were provided, according to hazard categories as depicted in the graph 1 below:



Graph 1: All hazard responses

3.5 Veld Fire Management

The committee provided strategic support & guidance to emergency response teams during the major veldfire operations that occurred in the extended boundaries (e.g. Groot Aub, south of Windhoek).



Figure 3: Veld Fire

3.6 Flood Response

Councillors visited the informal settlements on 25 January 2022 to assess the impact of the floods and gauge community needs in the Havana and Otjomuise areas. Three (3) families whose houses were built in river beds, were temporarily moved to higher grounds and assisted with relief items and tents as temporary shelter. A stakeholder consultation meeting was also attended at the Khomas Regional Office (KRC) office on 26 January 2022 to apprise the Governor of the flooding situation.



Figure 4: Visit to informal settlements



Figure 5: Visit to informal settlements



Figure 6: River floods in 7de Laan, Otjomuise

3.7 Humanitarian assistance

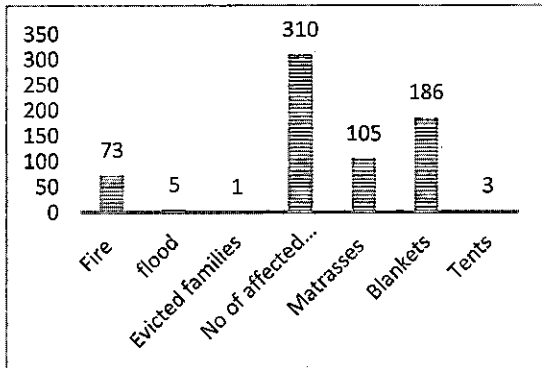


Figure 7: Stakeholder consultation meeting

Seventy-nine (79) emergency incidents were recorded for which immediate humanitarian relief assistance was provided to households

that were affected by informal dwelling fires, floods and evictions.

The graph below depicts the assistance rendered by Council during the reporting period.



Graph 2: Assistance rendered

3.8 Challenges and Proposed Solutions

Table 2: Challenges & Solutions

Challenges	Consequences	Proposed solutions
People settling in dangerous or unplanned areas without municipal services	<ul style="list-style-type: none"> Increase of community vulnerability to all major hazards (Floods, Fires & extreme cold) Ineffective or delayed emergency response 	<ul style="list-style-type: none"> Provision of low-cost housing and additional bulk services Formalize informal settlement area with clear street layouts and identification Provision of relocation sites for people in hazard prone areas Bye-law enforcement
Lack of funds to	<ul style="list-style-type: none"> Lack of communicati 	ICT to finalise procurement

procure 2-way communication devices	on between teams during operations	process of 80 radios that are currently on order for Emergency & Disaster Risk Management
	<ul style="list-style-type: none"> Delayed decision making 	



Figure 8: Stakeholder consultation meeting

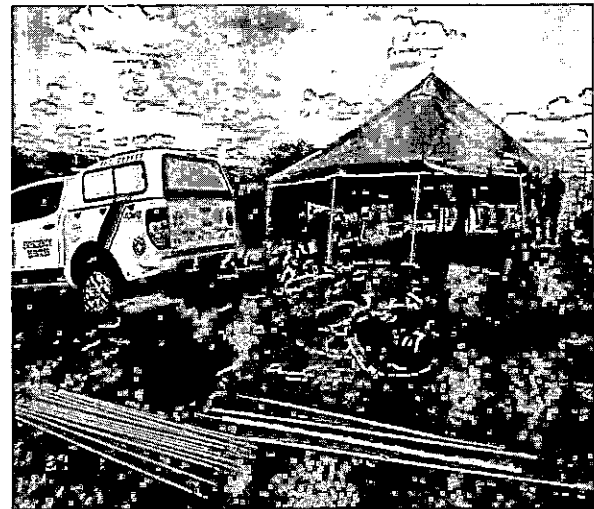


Figure 9: Assistance rendered

3.9 Citizen Welfare

3.9.1 Youth & Social Services

3.9.1.1 Farm Okukuna Progress



Figure 10: Farm Okukuna

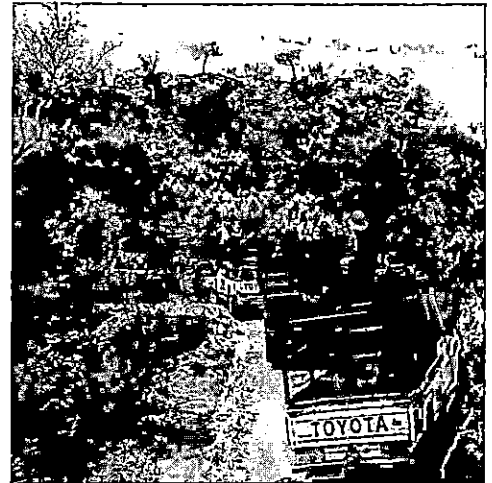


Figure 11: Farm Okukuna

- a. Implementation of Build Back Project (BBB) under UNDP funding completed by the extended date of 30 June 2022.
- b. Activities under the developmental plan were realised with only the development of the Food Security and Nutrition Strategy still on-going.
- c. Visibility event hosted on 21 June 2022, in collaboration with UNDP, was successfully executed and created a platform for the marketing of the project.
- d. Marketing of produce and sales is on track at various market events and platforms.



Figure 11: Visibility event

Challenges

- i. Delayed payments to vendors who were contracted due to disagreement on the procurement method applied.
- ii. Demand for lease of land by individuals who are interested in urban farming is gaining momentum.

- iii. Lack of food security and nutrition strategy and measures to commercialize the urban land for agriculture.
- iv. Lack of proper transport for staff responsible for the project to monitor the project on a weekly basis.

Recommended Actions

- i. **Lack of transport** - identify a bus route to the site to encourage both urban farmers and residents to benefit from the farm.
- ii. **Granting financial support** – sourcing and mobilizing of internal and external funds, via MoU's, will help to procure garden tools and equipment, including community training.
- iii. **Developing a sustainable business model** to enable the farm to become self-sustainable.
- iv. **Facility for food preparation and preservation** – mobilise and assist communities by erecting remote sites for food storage which in turn will encourage beneficiaries to spend more hours on their production.
- v. **Lack of monitoring measures** – installation of electronic recording/tracking systems and providing training on reporting systems via MoU's.
- vi. **Backyard gardens** - remain a priority to enable inclusivity for those who are housebound or have family or caring responsibilities.
- vii. **Proclamation of urban land for agriculture** to be leased by Council to collect revenue for the City.

3.9.2. Key Priority Areas

3.9.2.1 Capacity Building

- a. Project target: 100 beneficiaries
- b. A total of 610 participants ranging from 32 to 63 years old benefited directly and indirectly from the project since July 2021, as can be seen in the table below.

Table 3: Capacity Building

Number of participants	Gender		Service Provider	Service Received
	Male	Female		
20	5	15	ToT (Maxuilili Centre	Training in Horticulture
51	6	45	ToT (Farm Okukuna)	Training in Horticulture
14	3	11	(ToT) Ombili Community Centre	Basic Horticulture and tree planting
17	6	11	Elolo Permaculture Initiatives	Training in Basic Food Grower
37	15	22	UNAM	Training in Food Production
13	1	12	Environmental Investment Fund	E-Voucher grant

355	83	272	Ministry of Agriculture, Water and Land Reform Ministry of Education, Arts and Culture	Exposure visits and practical knowledge at Municipal Gardens
19	13	6	Vocational Centre	Training in crop husbandry and scouting practical know how
76			Train of Trainer	Back yard garden producers
8	4	4	UNDP/UNAM	Horticulture, Project Management and report writing
Total: 610				



Figures 12-14: Horticulture training provided by UNAM: all training programmes are theoretical and practical

3.9.2.2 Infrastructure Development

The improvement of infrastructure is noticeable in the following areas:

Table 4: Infrastructure development

Procured and installed drip irrigation
Drilling of a bore hole
Installation of water tank
Renovation of flats
Procurement of fencing material
Installation of solar energy
Clearing and building of a chicken coop
Procurement of chicken feeds and chicks
Procured and install five (5) green houses
Upgrading of the nursery and shade net
Procurement of microwave

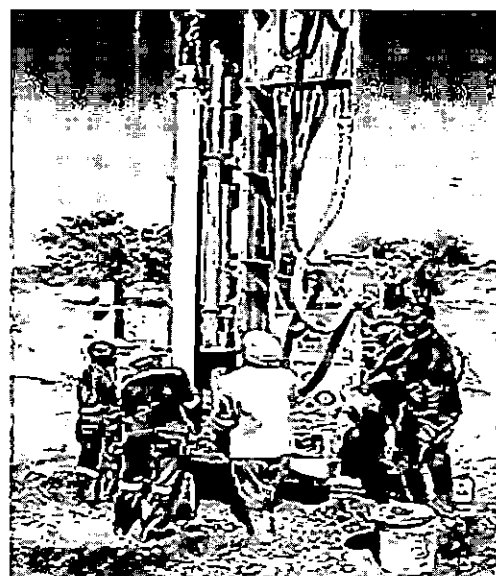


Figure 15: Farm Okukuna has its own borehole

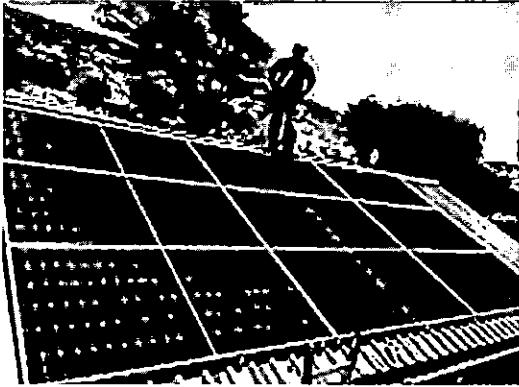


Figure 16: Installation of solar energy



Figure 17: Upgrading of nursery shade net

3.9.2.3 Input and Equipment

Participants of the training sessions are provided with a variety of seeds, seedling trays, tools and garden equipment for implementation.



Figure 18: Training sessions

3.9.2.4 Policy Development

- a. The terms of reference for the development of the Council's Food and Nutrition Security Systems Policy were drafted and shared with the Ministry of Agriculture, Forestry and Land Reform, UNAM and Namibian University of Science and Technology (NUST) for inputs.
- b. Procurement of a consultant was completed, however, a bidder could not be secured. UNAM and NUST expressed their interest to develop the strategy under the existing Memorandum of Understanding (MOU).

3.9.2.5 Partnerships and External Relations

- a. Various stakeholders have come on board sharing their expertise, collaboration and in-kind support towards the implementation of the project.
- b. Additional stakeholders include GIZ, Food Scrapers, Women in Agriculture and Urban Harvest Namibia.
- c. Both expressed their interest in exploring opportunities on how to market urban produce and mobilize community to participate in various training in particular Hydroponic and financial management.
- d. Ministry of Agriculture's Extension Officers are providing technical expertise to the beneficiaries on crop production methods.
- e. Municipal Council of Windhoek's various department are supporting the project as all delegated assignments executed and completed.



Figure 19: Various partner engagements



Figures 20-21: Supporting partners and projects

3.9.2.6 Staff Complement

Two interns were selected in consultation with Ministry Agriculture, Water and Forestry, to provide support and train to the community members and beneficiaries of agricultural related topics. They are contracted for one year to support development of urban gardens, under the Social Welfare Section.

3.9.2.7 Lessons Learned

- a. Continuous engagements with beneficiaries throughout the planning and implementation process ensures success.
- b. Collaboration with national and international partners including Civil Society dealing with Food and Nutrition are key for sharing best practices and innovations.
- c. Updating management and authorities involved in the project foster ownership and support.
- d. Marketing through mass media and different platform increases visibility.
- e. Teamwork and clear communication with Finance on a regular basis to track the procurement process is necessary.
- f. Flexibility in terms of needs arising from the project is important to accommodate more pressing issues at hand.
- g. Assisting ToTs (Training-of Trainers) to provide training to community members will make more impact.
- h. Procurement through the funder fast-tracks the implementation of project instead of receiving the money.
- i. Departmental co-ordination and collaboration improves work relations and hastens the implementation processes.



Figure 22: Students with the Hon. Governor of Khomas Region

3.9.2.8 People without Shelter at Khomasdal Stadium and Complex

- a. Councillors visited the Khomasdal Stadium to assess the situation on 13 April 2022.
- b. It was resolved that the Social Welfare Section and Settlement Division must meet and explore the clause in the land delivery policy on emergency shelter.
- c. A consultative meeting between the SE: Housing, Property Management and Human Settlement, the Settlement Section and Social Welfare Section, took place on 5 July 2022 to

discuss how the land earmarked for emergency shelter can be utilised for a temporary shelter for people affected by various circumstances including disasters and homeless people.

- d. The Social Welfare Section and Disaster Risk Management Sections were requested to draft criteria for allocating land to people in need of shelter, to be included in the pending MC item.
- e. Profiles and criteria for allocating shelter/land to homeless people were submitted to the Settlement Planner on 5 August 2022.
- f. Sewing projects with nine (9) participants are progressing well.

Challenges

- i. Vandalism of property by homeless residents needs to be addressed with these residents and security personnel on site. Appropriate actions should be taken against those involved.
- ii. A lack of food has been experienced for the last three months at the shelters, as the food bank was replaced by a monthly income grant of N\$500.00 to buy their own necessities. The Ministry of Gender Equality, Poverty, Eradication and Child Welfare is administering the funds. The waiting period for the grant to be approved is three months after registration and the residents have been surviving on donations from Samaritans, donors, and relatives.
- iii. A lack of national identity cards affected the registration process of many people without shelter, especially for those who came late in the shelter. However, in consultation with the Ministry of Home Affairs all affected residents are now registered and due to receive their grant by end of September 2022.
- iv. Destructive behavior due to frustrations and drug/alcohol abuse, persist.
- v. Unco-ordinated and committed allocation of roles and responsibilities from relevant stakeholders, hinders progress.



Figures 23-24: People without shelter at Khomasdal Stadium and Complex

3.9.2 PARKS DIVISION

3.9.2.1 Cremations

The cremations backlog that was created by COVID-19 pandemic related deaths from July 2021, were managed and a total of 294 bodies were cremated, by November 2021, with both cremation machines in operation. The cremation operations are ongoing, with an average of 40 to 46 cremations per month. The gas-operated furnace is scheduled for restoration work on the gas pipes.

3.9.2.2 Rocky Crest Cemetery Development

The construction of the new Rocky Crest cemetery could not commence due to outstanding detailed topographic designs. The meeting between Economic Development & Community Services and Housing, Property Management, Human Settlement (Land Delivery) resolved that an Engineering Consultant will be hired to complete the detailed design of the essential infrastructure to commit the N\$ 2 900 000.00 available on the Rocky Crest development Vote. It was also agreed that Land Delivery will request a surveying quotation, and they are in the process of developing the scope of the 'Request for Proposal' (RFP). The survey will be included in the scope of work/terms of reference of the RFP since Consulting Engineer's preferring to use data collected by themselves.

3.9.2.3 Weeding Plan for the City

Weeding around the city is an ongoing process during and after the rainy season. The Parks Division weeds the areas of concern, identified as the high traffic flow roads and high traffic junctions and partially the pedestrian walkways. The programme commenced during the month of April 2022 but was delayed due to the internal procurement process. The Parks Division has submitted a detailed weeding and chemical weeding plan. It was established that there is a difference between round up chemical for interlocked areas and the torton 22k for treating big invasive trees. The substance in these two chemicals are bio - ecologically friendly as they do not eradicate but, rather control aggressive growing vegetation.

4. ECONOMIC DEVELOPMENT

4.1 Windhoek Economic Recovery Initiative (WERI)

Council during its meetings held on 29 April 2021 and 6 May 2021 resolved as per RESOLUTION 106/04/2021, attached as pages "A" to the agenda, as follows:

- 1 *That the conceptualisation of the Windhoek Economic Recovery Initiative (WERI), be noted.*
- 2 *That it be noted that the Windhoek Economic Recovery Initiative (WERI) is presented in terms of section 11 (5) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).*

- 3 *That the Windhoek Economic Recovery Initiative (WERI) Concept with identified objectives, potential sectoral proposals, and identified variables, be approved, as outlined in the discussion of the item.*
- 4 *That the proposed contents for business proposals be considered and further enhanced to form the Expression of Interest (Eoi) evaluation documentation.*
- 5 *That the Windhoek Economic Recovery Initiative (WERI) Implementation process and timelines, be approved.*
- 6 *That the Councillors Advisory Committee on Economic Development, Public Safety and Citizen Welfare drive/spearhead the establishment of the Windhoek Economic Recovery Initiative (WERI) Steering Committee.*
- 7 *That an alternative method be explored to implement the Windhoek Economic Recovery Initiative (WERI) concept as opposed to the traditional tender method.*

A total of 39 bids were received and assessed in terms of its compliance with the administrative and legal criteria. Attached is **Annexure 1** that outlines the implementation process.

Challenges

- i. Decision of the proposed format as outlined by EDD on the implementation of WERI outstanding.
- ii. Reputational risk to Council if WERI Phase 1 is not concluded speedily.

4.2 Windhoek Mayoral Business Forum (WMBF)

The Windhoek Mayoral Business Forum concept was presented to the Committee during its meeting on 28 September 2021 and the 5th WMBF endorsed and successfully concluded on 10 November 2021. The forum was hosted by CoW in the Function Hall under the theme, Innovative Solutions for the Local Economy amidst the Covid-19 Pandemic. Consequently, the forum deliberated on finding solutions to the declining local economy through innovative initiatives and practical interventions.

Some 50 delegates joined the 5th WMBF in person and the livestream reached 37 101 residents, whilst 4 159 people engaged with the forum virtually. The 6th WMBF was planned for the first half of 2022, however, the SE Forum on 21 April 2022 resolved on various actions to be taken prior to holding the 6th WMBF which is planned to be hosted by NCCI still during 2022.

Challenges

- i. Attendance of SEs and Corporates was low.
- ii. No inputs from internal stakeholders to Minutes of the 5th WMBF circulated.
- iii. Fixing of a date for the event that can accommodate all parties' schedule.

4.3 Special Ratings Area Regulations (SRAR)

A Special Rating Area (SRA) refers to a clearly defined geographical area, approved by a local authority, in which property owners can raise levies to fund 'top up' services and public space improvements for that specific area.

On 27 April 2021 a full Councillors' workshop was held and it was decided that the draft regulations be more widely circulated to the Councillors for additional perusal and inputs, and further introduced to the business community for their inputs. The Department prepared a memo dated 07 June 2021 requesting inputs from Councillors to the SRAR. No additional input was received following the above memo.

Extensive consultations were conducted as follows:

- a. A letter requesting inputs to the SRAR, dated 27 July 2021 distributed to the Regional Councillor Constituency offices.
- b. Distributed the draft SRAR via email to 73 property owners in Khomasdal, Katutura and the CBD 10 September 2021.
- c. The Special Rating Area Regulations (SRAR) was on the agenda of Council's Sub-committee on 28 September 2021 where an update was reported. At this meeting it was resolved that the Councillors and property owners given until 01 October 2021 to provide input to the regulations.
- d. The draft SRAR was once again uploaded on the CoW website for public input from 22 October 2021 to 15 November 2021.
- e. Public consultative meeting (Inclusive of virtual attendance) took place on 28 October 2021.
- f. Inputs and concerns raised by the business community were summarized and a memo dated 15 December 2021 forwarded to the Corporate Legal Advisor. No further amendments to SRAR required.
- g. Matter discussed at the Councillors Sub-Committee (13) & 22 April 2022 where it was recommended that there is a need for a workshop to all Councillors for more insight and understanding and that business/property owners be invited to form part of the workshop and give their inputs. A date for this workshop was requested from the Office of the Mayor, however, the workshop could not take place in May 2022 due to the Councillors' busy schedule. Presentations to a full Council was confirmed for Monday, 13 June 2022 at 14h30, however, Councilors were called to attend another meeting at the Regional Council office.
- h. Subsequently the Councillors Sub-Committee recommended that the Item proceed to Council and it was submitted on 30 June 2022 for placement on the MC Agenda.
- i. The item for the approval of the SRA regulations will serve at MC on 20 September 2022.

4.4 Market Development Master Plan

The Strategic Executive: Housing, Property Management & Human Settlement in consultation with the Department of Economic Development and Community Services has consolidated all the sites identified through consultations between Khomas Regional Council and City of Windhoek and has prepared a GIS (Geographic Information System) map and list, to provide further information on each of the sites.

As part of the finalisation of item, it needs to be circulated to all internal stakeholders for technical comments. The objective is to assess the availability and suitability of all the identified sites by various internal stakeholders within the Municipal Council of Windhoek whilst looking at the provision of basic services such as running water and ablution facilities to accommodate the traders whilst issuing them with valid permits and identification cards.

The project further intends to identify and propose different designs that promote a potentially fruitful co-existence between informal street vendors and formal shop owners that do business within the same locality.

The draft item was circulated to Property Management to confirm availability of the erven and this process was conducted between May – August 2022. Following completion of this process, the item was circulated to the technical departments to assess rezoning requirements, aspects related to accessibility to services, developmental conditions etc. with the intended target for submission to Council by October 2022.

4.5 Site Visit - Katutura Industrial Stalls & Soweto Market (18 May 2022)

4.5.1 Katutura Industrial

The Katutura Industrial Stalls, Erf 2127 located along Leonard Auala Street in Katutura, accommodates fifty-one (51) operators. These operators on average create three (3) jobs per operator, resulting in approximately one hundred and fifty-three (153) employment opportunities. Most of the operations at the site are concentrated on panel-beating, spray-painting, welding and auto-mechanics.



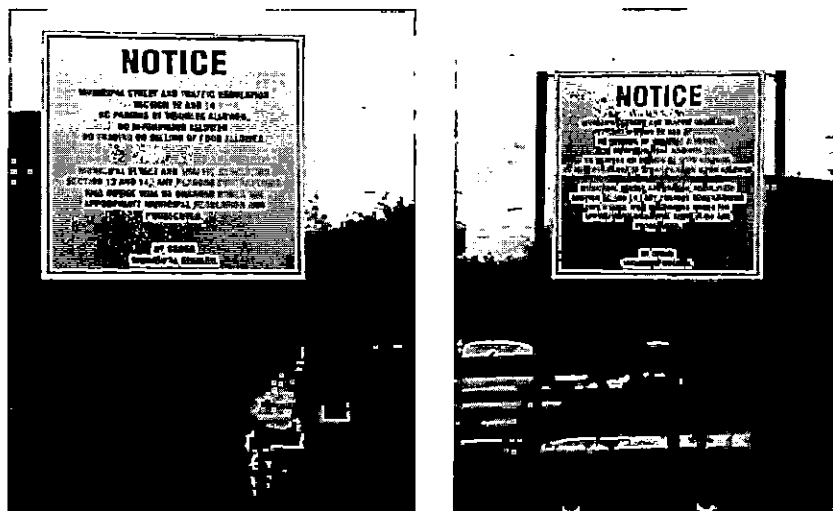
Figures 25-26: Site visit to Katutura Industrial Stalls

a) Challenges

- i. Illegal Trading (unauthorised traders)
- ii. Illegal Taxi Rank-in open space opposite entrance to the premise
- iii. Stealing of water and theft
- iv. Tenants sharing electricity with unauthorized traders
- v. Serviced industrial land to respond to the demand for space to operate from
- vi. Need to redevelop the site since original design were intended as accommodation not industrial stalls

b) Recommendations

- i. That the Electricity Department install prepaid electricity
 - o By 31 May 2022, in an endeavour to stop the unlawful access to the conventional electricity at the site, the Electricity Department installed 53 Pre-paid Meters and 156 current limiters and did a LV Boards repairs at the Katutura Industrial Stalls Erf 2127, Leonard Auala Street at a total cost of N\$ 165,676.55 to Council.
- ii. That in future there is a need to install prepaid water meters.
- iii. That Council identify land to relocate traders and transport/taxi operators
- iv. That there is a need to create awareness, to educate the operators on health and safety.
- v. That EDD install information signs.
 - o The installation of the signboard was done on 30 June 2022 (See below). Shortly thereafter, however, the signage was vandalized.



Figures 27-28: Signage installed at Katutura Industrial Stalls

4.5.2 Soweto Market

The Soweto Market is located at the corner of Abraham Mashego Street and Independence Avenue in Katutura. The market has a total of 77 lockable stalls and 113 open stands of which 85 open stands are unoccupied. The market offers a variety of products and services i.e. leather products, printing shops, salons and restaurants etc.

a) Challenges

- i. Unoccupied open stands
- ii. Illegal traders outside the market
- iii. Complaints of slow or low business volumes from the tenants



Figures 29-30: Site visit to Soweto Market

b) Recommendations

- i. Explore the creation of targeted market specialties e.g. that different markets be known as e.g. clothing hub, fresh fruit & vegetables (food) etc.
- ii. Create activities at markets such as Soweto Market Day to be done periodically as per prescheduled calendar
- iii. Have plan for different markets, where the City can host cultural days, national days
- iv. To undertake sites to various markets with problems/challenges and those with promising opportunities
- v. Create awareness, educate operators & customers

4.6 REVIEW OF SPECIAL PROJECTS POLICY

The Special Projects Policy was approved by Council as per Council Resolution 292/12/2006 as part of the Local Economic Development and investment promotion with the following objectives:

- Proactively promote targeted/unique developments and investments or promote developments and investment opportunities/initiatives in underserved sectoral segments or in certain identified and distressed areas;

- Ensure efficient and integrated development opportunities;
- Support faster and sustainable economic growth, creation of employment opportunities (skills development), and enhanced income quality, supplementing the key priorities identified under Council and Namibia's National Development Plans;
- Encourage the socio-economic spin-offs on all sectors of the economy.

The policy makes provision for private developers to acquire unserviced municipal land for unique developments through Private Treaty sales in terms of section 30 (1) (t) of the Local Authority Act, Act 23 of 1992. The first review was conducted in 2012 as per Council resolution 133/04/2012.

The policy defines "unique investments" as investments that are the only one of its kind or unlike anything in existence in Windhoek – must uplift the profile of Windhoek as a sound investment, tourism and recreational destination or a targeted investment in a previously distressed area.

The review will include a comprehensive assessment of the provisions of the special projects policy. The review is necessitated by the following aspects:

- i. Consideration must be given to the pending Public Procurement Act (PPA) amendments/regulations as it will pertain to the alienation of land, as well as the extent to which the Special Projects policy can complement the implementation of the Investment Incentives and Promotion Strategy that has been submitted to Council for approval.
- ii. With due cognisance of the upcoming PPA in respect of land sales, the review aims to explore to what extent, and under what circumstances unsolicited applications can be considered. The intention therefore is to identify socio-economic investment projects in various areas in the City, inclusive of informal settlements and under-developed areas and invite proposals from prospective developers that will be incentivised in order to stimulate targeted development in various prioritised areas.
- iii. There is also a need to review the current definition of 'unique investments' as it places a huge limitation on projects that meet this criterion.
- iv. Other aspects that the review needs to address relate to timeframes: firstly, for the evaluation process and secondly, for the implementation phase.
 - a. The process is too long. There is a need to streamline activities and cut out unnecessary duplication of work and ensure effective coordination between all internal stakeholders.
 - b. An updated database of business and industrial zoned land must be available to ensure timely feedback to applicants.
 - c. For the implementation phase - monitoring and evaluation timeframes must correspond with actual time frames, and clear processes must be approved in terms of responsibilities and timeframes.

- v. The legal instruments (deeds of sale, legal framework, development agreements) and enforcement thereof needs to be reviewed, streamlined and strengthened. This includes Council's reversionary and penalty clauses to ensure that Council's interests are protected.

Council during the 2021/2022 financial year embarked on the second review of the policy of which two (2) internal committee meetings were held. The second review was necessitated by the ever-evolving global infrastructure economy and taking the needs of the Windhoek economy into consideration. This is in addition, to strengthening control measures on project implementation. The first stage of the internal review process will conclude within the next month, whereafter the draft reviewed policy will be workshopped with Strategic Executives and Councillors before submitting the final policy for Council's approval.

4.7 RELOCATION OF TRUCKPORT

The item pertaining to the development of a market for the Truckport traders on Erf 6352, W was referred back from MC at the end of September 2021 for the Department to arrange a site meeting for all Councillors. The site meeting by Councillors was subsequently conducted on 15 March 2022. Following a meeting between the Mayor, ACEO, ASE: EDCS and SE: HPMHM with the Minister of Youth and Sports, Council was requested to consider the lease application by Cricket Namibia for the development of a World Cup Cricket Stadium on Erf 6352, W.

Following various internal consultations with technical departments, several site meetings with Cricket Namibia and Technical departments, the Department of Housing, Property Management and Human Settlement (HPMHS) has proposed for the allocation of a portion of Erf RE/6762, Windhoek to be considered for the relocation of the Truckport traders and development of a market instead of Erf 6352, W. Erf RE/6762, Windhoek is $\pm 57\,253.83\text{ m}^2$ in extent. The land is zoned Private Open Space and an occasional river runs through Erf RE/6762, Windhoek.

The proposal is that half of Erf RE/6762, Windhoek be considered for the accommodation of the wood traders currently operating at the Windhoek Truckport. The site should accommodate both the manufacturing activities of furniture, the market and future expansions. The market could be placed in front on the available portion west of Erf RE/6762, Windhoek along Auas Road whilst the manufacturing activities can be placed at the back.

Ultimately, the market development should provide for the following:

- Sixty (60) under roof stalls of $\pm 16\text{ m}^2$ to 25 m^2 in size
- Storage facilities for traders
- Two (2) communal workshops for the production of products (light industrial)
- Water supply at the market to be through pre-paid water meters;
- Ablution facilities (pre-paid water meter to be managed by the traders)
- Three (3) kiosks with a separate pre-paid electricity meter (to serve refreshments etc.).
- Five (5) barbeque stands
- Electricity
- Seating arrangements for the clients shaded or under trees

- Security guard booth
- Parking facilities
- Fencing around the market

A site meeting and consultation was subsequently also undertaken with the affected traders who consented to be relocated to the new proposed erf. The draft item is currently in circulation by the Department of HPMHS for review and submission to Council during October 2022.

4.8 WINDHOEK MARKET

To celebrate and promote the economic and artistic vibrancy of Windhoek, the City of Windhoek (CoW) held its a first-ever Windhoek Market on Friday, 2 September and Saturday, 3 September in the city's central business district. The well-known Zoo Park, Post Street Mall and sections of Independence Avenue in-between were transformed into a bustling, temporary street-front retail space for local, small, and medium enterprises (SME's) and participating corporate companies.

The participating enterprises and up-and-coming artists had the opportunity to promote their unique, local products and services, network with peers and explore opportunities to innovate, grow and increase their value propositions. The residents, visitors and tourists had the opportunity to spend some time together in a festive, outdoor atmosphere at the start of spring and enjoy the diversity of Windhoek's culinary offerings together with quality, local entertainment - including arts and crafts - in a safe, family-friendly environment.

The vision for the Windhoek Market, is to grow the event to make it a regular fixture on Windhoek's social calendar. The City of Windhoek aims to create effective platforms to showcase and support its local industries and unique artistic and cultural identity for the benefit and enjoyment of all residents and visitors.

A total of 114 vendors and exhibitors participated in the first Windhoek Market. This included 22 food vendors; 7 arts and crafts exhibitors; 7 non-alcoholic sellers; 5 fresh, farm product vendors; 5 second-hand item traders; and 50 so-called mix-variety traders (trading in for example cosmetics, hair products etcetera). The City of Windhoek also had a corporate stand where residents enquired about and/or access the following services during the Windhoek Market:

- i. Cashless payments;
- ii. General enquiries;
- iii. Customer Call Centre operations information;
- iv. Solid Waste Management information;
- v. Information about our electricity safety campaign;
- vi. Pre-paid water meters information;
- vii. Fitness certificates information;
- viii. Town planning enquiries;
- ix. Information about our bus services (schedules, tariffs, routes etc.) and



x. CoW affordable housing project information.

The Windhoek Market kicked off at 09h00 on Friday morning, 2 September 2022, and continued until 23h00 with the day's activities culminating in an exciting music show by well-known South-African singer, George Longane, and our very own Ethnix. On Saturday, 3 September 2022, the event commenced at 09h00 for the public and continued until 17h00. Throughout the event residents joined in a variety of activities like Zumba, yoga, spinning, and ballroom dancing to name but a few. The City Police and NAMPOL ensured the safety of the public during the event, which did not report a single incident or crime. The residents were kept informed of all the exciting happenings, by two local radio stations Fresh FM and Kosmos 94.1 who broadcasted live from the Windhoek Market on both the Friday and Saturday. Those who were not in attendance were kept informed via the CoW's social media channels (Facebook, Instagram and Twitter) for regular updates. The first ever Windhoek Market on 2 and 3 September 2022 celebrated spring in true Windhoek style and the event was warmly received by all exhibitors and visitors



Figures 31-33: Windhoek Market



Figures 34-35: Windhoek Market

4.9 Health & Environment

4.9.1 2021 Health & Hygiene Promotion Month & Official Commemoration

The Municipal Council of Windhoek (Council) in partnership with United Nations Children's Fund (UNICEF), Namibia Red Cross Society (NRCS) and other stakeholders hosted the 2021 Health and Hygiene Promotion Month (HHPM) Commemoration, under the theme **"Seconds Saves Lives - Wash Your Hands"**. The theme inspired by recent global initiative, called on all society to scale up hand hygiene mainly through hand washing with soap as a good practice to aid the prevention of infections and other diseases.

The Council, Ambassador of the Europe Union (EU), UNICEF, NRCS and other stakeholders joined hands in commemorating Global Hand Washing Day to re-emphasize the importance of hand washing with clean water and soap as the primary and most effective barrier in preventing the spread of a range of diseases, stopping the transmission of COVID-19, and preventing other outbreak-related diseases.

Since 2018, the Municipal Council of Windhoek has been running a competition targeting all food handling markets in an effort to encourage traders to keep their markets clean at all times and to practice good hygiene, in the interest of public health. For 2021, the markets were divided into three categories; being Big, Small and Most Improved Markets, of which the following markets emerged as winners:

Big Market – Werhil Market

Small – Khomasdal Market

Most Improved Market – Twahangana Market

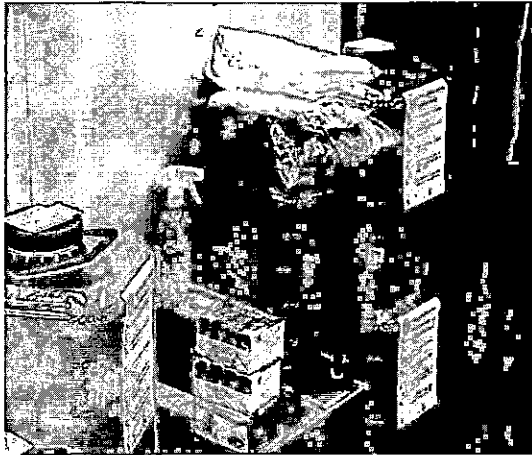


Figure 36: Items for Winning Markets

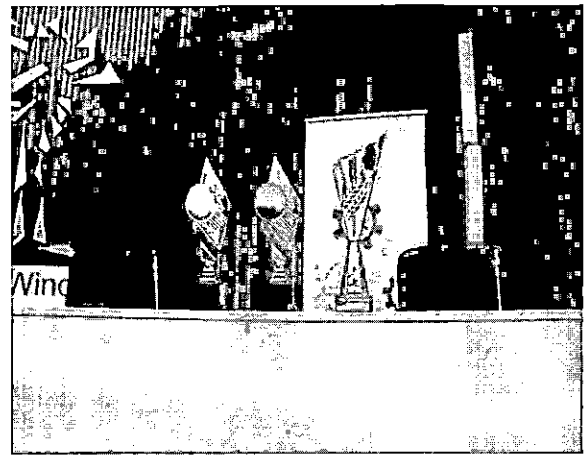


Figure 37: Floating trophies for Winning Markets

4.10 2021 Official Commemoration of World AIDS Day

The Municipal Council of Windhoek in partnership with the Joint United Nations Programme on HIV/AIDS (UNAIDS) and other stakeholders commemorated the World AIDS Day (WAD) on 7 December 2021, usually commemorated globally on 1 December.

The 2021 WAD event focused on the following:

- a. Men Engagement - the men were engaged in dialogue regarding their uptake of health services and gender-based violence.
- b. Vulnerable people from the informal settlements, Katutura Sports Complex and Khomasdal Sports Complex.
- c. The impact of the Covid-19 pandemic on men and vulnerable people in Windhoek and coping mechanisms.

The City makes use of the World AIDS Day commemoration as an opportunity to highlight our contribution to the AIDS Response and the Global World AIDS Day Campaign. The City's contribution in this regard stems from its mandate, as well as legal and moral obligation to respond to the local HIV/AIDS epidemic, as stipulated in the National Strategic Framework (NSF) on HIV/AIDS in Namibia (2017/18 – 2021/22).

The World AIDS Day Campaign further reiterates the City's commitment on the implementation of the Global AIDS Strategy 2021 – 2026 that calls for ending AIDS as a Public Health threat by 2030. Equally commit to the UNAIDS Fast Track Cities Initiative which aims to ensure that by 2025, cities achieve the 95-95-95 testing, treatment, and viral suppression targets for all people.

The focus for the 2021 World AIDS Day Main Event was the informal settlements. Informal settlements identified as underserved populations where the burden of the epidemic could be more severe than in other parts of the City. Hence, focus of attention in these areas.

Activities for the main event included an official ceremony, speeches, men engagement / discussion, entertainment and distribution of food parcels including health kits. At the event, service providers exhibited their Information, Education and Communication materials.



Figure 38: Her Worship, Cllr. Sade Gawanas

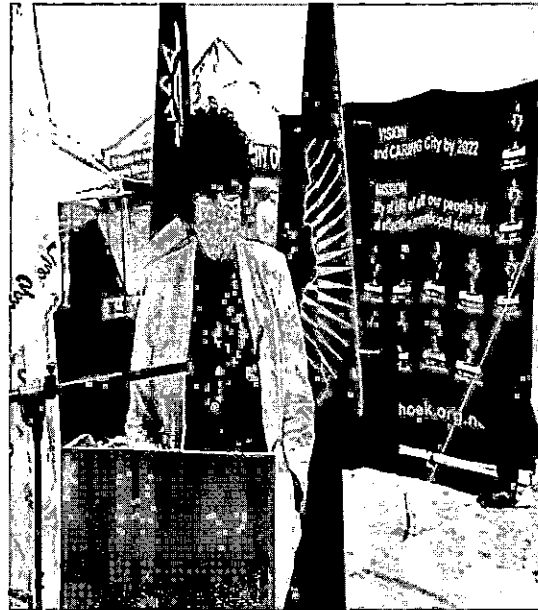


Figure 39: Dr. Alti Zwandor delivering a statement



Ms. JJ Comalie, Cllr. Fransina N Kahungu, & other Attendants

4.11 Windhoek Integrated Climate Change Strategy and Action Plan

This strategy was previously submitted to Council for approval and Council requested a workshop on the strategy. The workshop was held on 20 September 2021 and thereafter the Councillors were given time to provide detailed comments on the strategy. The main input from the workshop was the inclusion of a detailed financial cost estimates in the

strategy. The cost estimates were done, and the strategy will now be resubmitted as advised by Council.

5. CONCLUSION

Although challenges were multifold, it is the Committee/Council's conviction that satisfactory progress was made, to ensure that quality services are delivered to all residents of Windhoek.

In conclusion, the Chairperson, in terms of Rule 23(2) of the Standing Rules of Order presents the following **Recommendations** to Council:

It is

RECOMMENDED

1. Citizen Welfare: Youth and Social Projects (Farm Okukuna):

- 1.1 That a bus route to Farm Okukuna be identified, to encourage both urban farmers and residents to benefit from the farm.
- 1.2 That sourcing and the mobilising of internal and external funds, via MoU's, be considered to help procure garden tools and equipment, and community training.
- 1.3 That a sustainable business model to enable the farm to become self-sustainable, be developed.
- 1.4 That a facility for food preparation and preservation – mobilise and assist communities by erecting remote sites for food storage which in turn will encourage beneficiaries to spend more hours on their production.
- 1.5 That the installation of electronic recording/tracking systems and providing training on reporting systems via MoU's be explored.
- 1.6 That the proclamation of urban land for agriculture to be leased by Council to collect revenue for the City, be expedited.

2. Katutura Industrial Stalls & Soweto Market:

- 2.1 That the Electricity Department installs prepaid electricity meters.
- 2.2 That in future there is a need to install prepaid water meters.

- 2.3 That Council identifies land to relocate traders and transport/taxi operators.
- 2.4 That there is a need to create customer awareness and educate the operators on health and safety.
- 2.5 That the creation of targeted market specialties at Soweto Market be explored (e.g. that different markets be known as clothing or fresh fruit & vegetables (food) hubs.
- 2.6 That activities at markets such as 'Soweto Market Day' be periodically hosted as per pre-scheduled calendar
- 2.7 That a plan for different markets to host cultural/national days be developed.
- 2.8 That various site visits are undertaken to determine the problems/challenges and identify gaps and opportunities for improvement.
3. In conclusion, the Chairperson, in terms of Rule 23(2) of the Standing Rules of Order presents the following recommendations pertaining to **Truck Port Traders**:
 - 3.1 That the allocation of a portion of Erf RE/6762, Windhoek be considered for the relocation of the Truck Port traders and development of a market instead of Erf 6352,W. Erf RE/6762, Windhoek is $\pm 57\,253.83\text{ m}^2$ in extent. The land is zoned Private Open Space and an occasional river runs through Erf RE/6762, Windhoek.
 - 3.2 That it be noted that the proposal is that half of Erf RE/6762, Windhoek be considered for the accommodation of the wood traders currently operating at the Windhoek Truckport. That it be further noted that the site should accommodate both the manufacturing activities of furniture, the market and future expansions. The market could be placed in front on the available portion west of Erf RE/6762, Windhoek along Auas Road whilst the manufacturing activities can be placed at the back. That ultimately, the market development should provide for the following:
 - Sixty (60) under roof stalls of $\pm 16\text{ m}^2$ to 25 m^2 in size
 - Storage facilities for traders
 - Two (2) communal workshops for the production of products (light industrial)
 - Water supply at the market to be through pre-paid water meters;
 - Ablution facilities (pre-paid water meter to be managed by the traders)
 - Three (3) kiosks with a separate pre-paid electricity meter (to serve refreshments etc.).
 - Five (5) barbeque stands
 - Electricity
 - Seating arrangements for the clients shaded or under trees
 - Security guard booth

- Parking facilities
- Fencing around the market

4. Windhoek Market:

- 4.1 That it be noted that the vision for the Windhoek Market, is to grow the event to make it a regular fixture on Windhoek's social calendar. The City of Windhoek aims to create effective platforms to showcase and support its local industries and unique artistic and cultural identity for the benefit and enjoyment of all residents and visitors.

5. Khomasdal Stadium and Complex:

- 5.1 That the vandalism of property by homeless residents needs to be addressed with these residents and Security personnel on site. Appropriate actions should be taken against those involved.
- 5.2 That it be noted that there is a lack of food for the last three months at the shelters as the food bank has been replaced with a monthly income grant of N\$500.00 per adult, to buy their own necessities. The Ministry of Gender Equality, Poverty, Eradication and Child Welfare is administering the funds. The waiting period for the grant approval is three months after registration and the residents survive on donations from Samaritans, donors, and relatives.
- 5.3 That it be noted that the lack of national identity cards affected the registration process of many people without shelter, especially for those who came late in the shelter. However, in consultation with the Ministry of Home Affairs all affected residents are now registered and due to receive their grant by end of September 2022.
- 5.4 That the destructive behaviour due to frustrations and drug/alcohol abuse be noted.
- 5.5 That the un-co-ordinated and committed allocation of roles and responsibilities from relevant stakeholders, resulting in lack of progress, be noted.

6. Public safety, Security and Disaster risk:

- 6.1 That the proposed public safety, security & disaster risk challenges, consequence & solutions below, be noted:

Table 11: Public safety, security & disaster risk challenges, consequence & solutions

Challenges	Consequences	Proposed solutions
People settling in dangerous or unplanned areas without municipal services	<ul style="list-style-type: none"> • Increase of community vulnerability to all major hazards (Floods, Fires & extreme cold) • Ineffective or delayed emergency response 	<ul style="list-style-type: none"> • Provision of low-cost housing and additional bulk services • Formalize informal settlement area with clear street layouts and identification • Provision of relocation sites for people in hazard prone areas • Bye-law enforcement
Lack of funds to procure 2-way communication devices	<ul style="list-style-type: none"> • Lack of communication between teams during operations • Delayed decision making 	ICT to finalise procurement process of 80 radios that are currently on order for Emergency & Disaster Risk Management

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The Gateway to Endless Opportunities

REPORT

COUNCIL ADVISORY COMMITTEE

LAND DELIVERY AND PROVISION OF AFFORDABLE HOUSING



Cllr J. Uapingene
Chairperson

THE COMMITTEE

Cllr I. Keister (Deputy Chairperson)

Cllr S.S. Gawanas (Mayor)

Cllr I. Skrywer

Cllr J. Hecht

Cllr F.N. Kahungu

Cllr N. Larandja

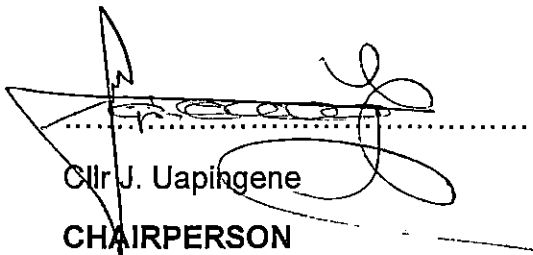
List of assigned representatives of Departments

Mr. F. Maanda	SE: Housing, Property Management and Human Settlements
Mr. T. Heunis	Housing
Mr. O. Kakero	Settlement Planning
Mr. M. Ashipala	Settlement Development
Mr. R. Brunauer	Roads and Storm Water

FOREWORD

In response to addressing the current demand for serviced land, the city requires proactive measures to secure available land. The Committee key activities focus on the following objectives:

- The provision to improve **housing** quality, ensure access to affordable **housing**, and increase the land and **housing** supply.
- To explore alternative land delivery channels both formal and informal, that will enable vulnerable groups to access land with secure tenure and avoidance of force evictions.
- To explore long terms and inclusive financing options for housing in the informal settlement
- Contributing to the work of the Councilors through capacity development interventions, dissemination of information and execution of tasks as per the agreed tactical plans.
- Ensure that the city is financially prudent while unlocking institutional strength and capacity.
- Mitigating risks which may hinder the sub-committee's goals.



Cllr J. Uapingene
CHAIRPERSON

1 INTRODUCTION

The purpose of this report is to apprise Council of the key activities discussed at the Land Delivery and Provision of Affordable Housing Committee for the 2021/2022 period.

2 COMMITTEE OBJECTIVES

The Local Authorities Act, 1992 (23 of 1992), as amended provides under section 30(1)(w) that a Local Authority shall have the power to *establish from time to time such committees as it may deem necessary to advise it generally or in relation to any particular matter in the exercise of any of its powers or the performance of any of its duties and functions and may appoint such members or such other persons as it may deem fit to be members of such committees*. Land Delivery and Provision of Affordable Housing Committee is a result of the above statutory provision and forms an integral part of seven (7) Advisory Committees created by Council.

The objectives of the Committee, in an advisory capacity, are as follows:

- Ensuring access to affordable and quality housing.
- Increasing supply of serviced land.
- Exploration of alternative land delivery channels both formal and informal, that enables vulnerable groups to access land with secure tenure and avoidance of forced evictions.
- Exploration of long-term inclusive financing options for housing in the informal settlement.
- Contributing to the work of the Councilors Forum through capacity development interventions, dissemination of information and execution of tasks as per the agreed tactical plans.
- Contribution to the Municipality's financial prudence while unlocking institutional strength and capacity
- Mitigating risks which may hinder the sub-committee's goals.

3 COMMITTEE MEETINGS

The Committee held four (4) meetings for the 2021/2022 period as detailed in the schedule of meetings below:

Table 1: Meeting Schedule (2021/2022)

Year 2021/22	Took place	Postponed	Agenda
10 May 2021	√		<ul style="list-style-type: none"> - Terms of Reference. - Current state of available land (serviced and unserviced land/budget allocation).
09 June 2021		x	
13 July 2021	√		<ul style="list-style-type: none"> - Status Update: Step by Step Savings Group Housing Applications. - Waiting list of housing applications. - List of allocation of plots numbers in informal areas.
10 August 2021	√		- Revised Terms of Reference (ToRs)
15 September 2021		x	
21 February 2022		x	
02 March 2022		x	
07 April 2022	√		<ul style="list-style-type: none"> - Status Report on the renewal and conversion of Lease Agreements. - Exit from PPP Agreement. - Establishment of Brickmaking Project. - Progress Report on the Affordable Housing Pilot Project.
10 May 2022		x	
01 June 2022		x	

4 UPDATE ON MATTERS REFERRED BY COUNCIL TO THE COMMITTEE

Council per Resolution 25/02/2022 referred to the committee for advice item "FNS.13 Appeal to purchase Erven 2488 to 2524, and Erven RE/14, 1718 and 1719 Okuryangava by Private Treaty to Aanona Properties Investment and Partners".

The item served at the committee meeting held on 06 July 2022. No decision was taken at the meeting, the matter is still under investigation. Advice to Council will be provided early 2023 as soon as investigations are concluded.

5 UPDATE ON SECURITY OF TENURE

Security of tenure is given in form of *Freehold* and *Leasehold* provided for in the Deeds Registry Act and *Starter Title* or *Landhold Title* provided for in the Flexible Land Tenure Act. In addition to the above and done as a measure to close gaps, Council via CR

21/02/2020 allowed for issuance of *Certificate Acknowledgement of Occupation* and *Notice to Vacate Dangerous or Unsuitable Area*.

5.1 Freehold

As shown on Table 2 below, 572 conveyancing actions by way of instruction to transfer, consent or protocol documents were issued to conveyancers, 645 building plans were verified for ownership and response provided, ownership information was updated on 109 farming units and 1,582 on individual erven. On a monthly basis, the Deeds Office transmit to the Local Authorities for their records a document with a list of land transfers known as Deed of Registration (DoR) within the area of jurisdiction. A total of 904 land transfers were confirmed for the period under review.

Table 2: Conveyancing Actions

Activities	Number
Conveyancing (instructions, consent, and protocols)	572
Permission to build (Building Plans) received and completed	645
Title Deeds (Database Update - Farms)	109
Title Deeds (Database Update - Ownership)	1,582
Deed of Registration (DoR) Captured	904

5.2 Leasehold

A total of 862 leases were signed, a large number of the leases were in the informal settlement and are linked to renewals in the electrification project area.

5.3 Starter Title and Landhold

Council per Resolution 27/02/2020 supported the establishment of a Starter Title Scheme on Erf 2330, Okuryangava and Landhold Title Schemes on Erven 4032, 4033, 4047 and 4048, Okuryangava. On the 25th of June 2021, in keeping with the Flexible Land Tenure Act, the municipality made a formal submission for the establishment of schemes as set out above to the Land Rights Office to which they responded with an undated rejection letter due to missing supporting documents for some of the beneficiaries. On the 14th of October 2021 the Municipality responded to the request by re-submitting forty-two (42) Landhold Title contracts of which sixteen (16) were corrections for Erven 4032, 4033, 4034, 4047 and 4048 Okuryangava. The resubmission of Starter Title contract on Erf 2330 Okuryangava was put on hold until further notice due to one beneficiary that was not traceable. All remaining contracts will be submitted in November 2022 together with the bond document to secure houses constructed through the Affordable Housing Project. Table 3 below details number of beneficiaries, contracts signed and corrected contracts.

Table 3: Conveyancing Instructions: building permission/update on ownership information

Association Name	Erf No.	No. of members per constitution	Total members that signed the contract	Plot No. of households that signed contract
Tuyenikumwe Starter Title Association	2330	10	10	-
Nalilongwe Association	4032	28	8	07, 25
Kondjeni Nomukumo Association	4033	25	13	30, 36, 46, 49, 52, 53
Tukondjeni Association	4034	22	4	77
Oukumwe Association	4047	31	10	135, 134, 137
Tutungeni Association	4048	32	7	85, 86, 93, 96
		148	52	16

Certificate of Acknowledgement of Occupation and Notice to Vacate Dangerous Area

In keeping with the Development and Upgrading Policy, Council per resolution 21/02/2020 resolved to issue Acknowledgement of Occupation to households living in unplanned informal settlement in form of a certificate and associated lease agreement. As shown on Table 4 below, 11,128 certificates were printed in the 2021/2022 Financial Year of which 6,496 certificates were issued. Overall, from the start of the programme in July 2020 a total of 29,452 certificates of acknowledgement of occupation were printed of which 21,957 were issued by June 2022.

Table 4: project status, issuance of Certificate of Acknowledgement of Occupation.

Certificates	Number
Number of certificates printed for the year ended	11,128
Number of certificates issued for the year ended	6,496
Number of certificates printed from July 2020 to June 2022	29,452
Number of certificates issued from July 2020 to June 2022	21,957

As set out in CR 21/02/2020, Certificates of Acknowledgement of Occupation is to be issued to households residing on places that does not pose threat or danger to life. For the certificate of Acknowledgement of Occupation to be complete, it should be accompanied by a Lease Agreement. Signing of Lease Agreements will start in the Third or Fourth Quarter of the Financial Year.

In keeping with CR 21/02/2020 households residing on areas deemed to be dangerous or unsuitable for occupation such as riverbeds, steep slopes, servitudes e.g., powerline servitude; and areas reserved for other land uses such as street, Public Open Space, etc. are to be issued with a *"Notice to Vacate Dangerous or Unsuitable Area"*. Notices are used to a limited extent in times of emergency or a similar situation where urgent mitigating measures are required. Mass evacuation of areas deemed to pose threat or danger to life is planned in future.

Controlled Entry to Informal Settlements

Issuance of Acknowledgement of Occupation and Notices to Vacate Dangerous/Unsuitable Area meant that, informal settlements are locked, the organizational posture to ensure order in the process of development is zero-tolerance on land invasion. Anyone wishing to enter the informal shall do so through "Controlled Entry" a procedure forming part of CR 38/02/2021 *"Procedure for handling humanitarian land and shelter requests"*. A total of 7,024 controlled entry requests were received in Quarter 1 and 2 of the Financial Year.

6 UPDATE ON LAND DELIVERY PROJECTS

Land delivery projects implemented during the Financial Year, includes a pilot project for Council's Housing Programme in which land was serviced and houses constructed by the same contractor, completion of first erven from the Mass Urban Land Servicing Project, and erven from the Public Private Partnership project. The report also covers efforts by the private sector. The breakdown of serviced erven is as follows:

- Eight (8) erven were serviced in Khomasdal to pave way for implementation of Council Housing Programme.
- Fifty-two (52) erven were serviced in Goreangab Extension 4 as part of the Mass Urban Land Servicing Project implemented with the Ministry of Urban and Rural Development.
- Two hundred and seventeen (217) erven were serviced through PPP of which 102 are in Auasblick Extension 1.
- Four hundred (400) erven were serviced in Ongos as a private development open for sale to the public. The Municipality as part of large subdivision arrangement approved

by Council signed a development agreement to ensure adherence to municipal requirements.

7 UPDATE ON AFFORDABLE HOUSING PROJECTS



346 houses were constructed through the informal settlement affordable housing project implemented through a quadripartite arrangement with the Ministry of Urban and Rural Development, Khomas Regional Council, Municipality of Windhoek and National Housing Enterprise.

It is confirmed that, all 79 houses in the Oluzizi/Amibex project were all transferred and the project close-out report was prepared.

Figure 1: Handover of Affordable Houses on the 08 June 2022



Figure 2: Handover of Affordable Houses on the 08 June 2022

8 FUNDING LAND SERVICING

Council scheduled the following projects for development in-house: Rocky Crest Ext. 7, Cimbebasia Ext. 4, and Khomasdal Ext. 17 & 18. The four projects have a yield of 760

erven and are to be developed at an estimated cost (incl. interest) of N\$ 248 million. The estimated income is N\$ 401 million and a residual value of N\$ 153 million. Proceeds will be used to fund more land development projects.

9 KEY RESOLUTIONS ON LAND AND HOUSING

Several landmark Council decisions were taken on land and housing which will, if fully implemented, change the city forever. Table 5 below summarizes some of the key decisions taken:

Table 4: Council-led land servicing.

CR #	Council Resolution Name/ Heading	Update
266/11/2021	SOP.1 [HP] Partnership with the National Housing Enterprise (NHE) in the delivery of serviced land and housing.	MOU with NHE Signed.
215/10/2021	GOV.3 [HPH] Feedback on the Implementation of the Controlled Entry to informal settlements and the way forward.	
216/10/2021	GOV.5 [HPH] Development of a relocation Centre to serve as temporary accommodation for Beneficiaries of the Affordable Housing Programme.	Awaiting finalization of the layout.
217/10/2021	GOV.6 [HPH] Approval of the Affordable Housing Policy.	Policy is in use.
218/10/2021	GOV.7 [HPH] Adoption and publication of the Waiting List.	17,000 households cleaned.
219/10/2021	GOV.8 [HPH] Prevention of Land Invasion.	Resolution is being implements by a joint task team.
220/10/2021	GOV.9 [HPH] Outcome of the Workshop on Land and Housing.	Key activities being tracked.
254/11/2021	FNS.12 [HPH] Need, Desirability and Layout approval for the Township Establishment (to be known as Goreangab Extension 6) on Proposed Farm R/1012	Key activities being tracked.
255/11/2021	FNS.13 [HPH] Subdivision of Farm 1012 (a Portion of Farm R/508) into Portion A and the Remainder, and layout approval for the Township Establishment (to be Known as Goreangab Extension 7) on proposed Portion A.	Key activities being tracked.
256/11/2021	FNS.14 [HPH] Subdivision of the Remainder of Farm 1030 (a Portion of Farm R/508) into Portion B and	Key activities being tracked.

	Remainder, and Layout approval for the Township Establishment on proposed Portion B (a Portion of Farm 1030).	
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10. CONCLUSION

Although this report may not account for every detail of the Committee's activities for the past year, efforts are being made at Council level to allocate resources to enable the supply of adequate land for residential and commercial development.

In conclusion, the Chairperson, in terms of Rule 23(2) of the Standing Rules of Order presents the following **Recommendations** to Council:

It is

RECOMENDED

- 1 That the report by Advisory Committee on Land Delivery and Provision of Affordable Housing be noted.
2. That Council commits adequate resources for delivery of serviced land and affordable housing.

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The Gateway to Endless Opportunities

PROGRESS REPORT

HERITAGE COMMITTEE

A handwritten signature in black ink, consisting of a large, stylized 'A' followed by a series of loops and a long horizontal stroke.

Councillor Dr. Job Shipululo Amupanda
Chairperson of the Heritage Committee

THE COMMITTEE

Cllr Job. S. Amupanda (Chairperson)
Cllr C. Hanases (Deputy Chairperson)
Cllr S. S. Gawanas (Mayor)
Cllr J. Uapingene (Deputy Mayor)
Cllr S.S. Nujoma
Cllr B. Araeb
Cllr Q.O. Kamati

Departmental Representatives:

Ms. Z. Steenkamp	Economic Development
Mr. V. Hendjala	Sustainable Development
Ms. G. Pujatura	Tourism
Mr. C. Kondiri	Sustainable Development

External Stakeholders:

Ms. N. Ashipala	Museum Association of Namibia
Ms. A. Ulamba	National Theatre of Namibia
Dr. H. Tjibeba	University of Namibia
Ms. R. Khiba	Town and Regional Planning Consultant
Ms. A. Shiningayamwe	National Heritage Council of Namibia
Ms. J. Indongo	National Museum Namibia

THE COMMITTEE

Cllr Job. S. Amupanda (Chairperson)
 Cllr C. Hanases (Deputy Chairperson)
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 Cllr J. Uapingene (Deputy Mayor)
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Ms. J. Indongo	National Museum Namibia

1. INTRODUCTION

Heritage Committee is mandated to transform and standardise procedures for the naming/renaming of Public Places including Streets and Monuments, and to conserve and promote national heritage under the jurisdiction of the Windhoek Municipal Council, subject to national legislation.

The said committee was created and approved as part of the 7 (seven) Councillors' advisory committees, with the subsequent resolution as per the Special Municipal Council Minutes: 2021-03-11 GOV.1 [CEO] **Council's Representation on Advisory and External Committees (4/2/2)**, as a mechanism aligned to the Strategic Transformational Plan (2017 – 2022), for efficiencies and effectiveness.

The specific role of the said committee is to generally provide advice and information to the Municipal Council on those specialised matters which relate to the purpose of such Advisory Committee, to facilitate inputs to Council on programmes and ideas and to assist in enhancing the quality of life of the community, in keeping with the Municipal Council's objectives.

2. BACKGROUND

Section 30(1)(w) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended), in reference to the powers of Council, *inter alia* provides as follows:

A local authority council shall have the power have the power to establish from time to time such committees as it may deem necessary to advise it generally or in relation to any particular matter in the exercise of any of its powers or the performance of any of its duties and functions and may appoint such members or such other persons as it may deem fit to be members of such committees.

The following report serves as an update on progress made against key issues and recommendations discussed via monthly committee meetings during 2021 and 2022. Each sub-committee is required to submit a report as per (23) (1) of the Standing Rules of Order that "A report of the committee to a council must be placed on the agenda of an ordinary meeting of the council in accordance with rule 5."

3. COMMITTEE MEETINGS HELD DURING YEAR 2021/2022

The following table summarises the scheduled meetings for 2021 and 2022 and key issues deliberated:

Table: 1 Committee meetings schedule and key issues deliberated

Year 2021/22	Activities
28 June 2021	<p>1. Harmonising of New and Old Terms of References</p> <p>2. Policies & Terms of Reference and other relevant documents pertaining to Heritage Committee</p> <p>The legislation and institutional frameworks that govern the operations of the Heritage Committee inter alia the Street and Place Naming/Renaming Committee; interpretation and application of the existing guidelines and processes, and the status quo of applications.</p>
09 August 2021	Revised Terms of Reference (ToRs)
16 September 2021	<p>1. Adoption of the Terms of Reference</p> <p>2. Removal of the Curt von François Statue</p> <p>(16/17/P) Management Committee Minutes: 2022-04-06(05)] resolved that owing to the historical connotation surrounding the Curt von Francois Statue, this matter be referred back, for the Acting Strategic Executive: Economic Development and Community Services to address the following, where after it be resubmitted to the Management Committee, for consideration:</p> <ul style="list-style-type: none"> • Conduct broader consultations with the affected communities; • Explore the various options and financial implications; • Cite the referencing/source documents regarding the historical background of the statue as contained in the body of the submission. <p>Action taken: Consultations commenced with a Heritage Management workshop from 15-16 June 2022.</p> <p>3. Application for a Public Art Project, Hoisting of Flags at Snyman circle</p> <p>To avoid excluding some countries, the Committee, requested the Economic Development Division to submit alternative options to exhibit flags of all the countries in the world. The said Division presented various options with financial implications to the Heritage Committee as indicated below:</p> <ul style="list-style-type: none"> • Option 1 - Only exhibiting 19 flags of specific countries as proposed by ENK Institute for Public Art at Snyman Circle

	<p>for a duration of six (6) months.</p> <ul style="list-style-type: none"> • Option 2 - Exhibiting 19 flags in alphabetical order at Snyman Circle to be changed monthly, until all countries are covered. • Option 3 - Installing additional 35 flagpoles at Snyman Circle to exhibit flags per continent for a duration of two (2) months. • Option 4 - Install 195 flagpoles grouped according to the six (6) continents of the world, to exhibit all the flags at UN Plaza Park or Southern Entrance Park for a duration of six (6) months. • Option 5 - Hosting exhibitions on three sites simultaneously based on the capacity of the site or geographical location of countries. Installing 92 flagpoles at the Southern Entrance Park to exhibit flags of the countries of Europe and Asia, installing additional 35 flagpoles at Snyman Circle to exhibit flags of the 54 African countries, and installing 49 flagpoles at UN Plaza to exhibit flags of the countries of Australia, North America and South America. • Option 6 - Lastly, to decline the project due to the high costs required to implement, considering this is a temporary exhibition. <p>4. Application to name a new Market, Erf 1006, Okuryangava</p> <p>5. Application to rename a street in honour of late Elombe Brath in Namibia</p>
17 February 2022	<p>1. Township Establishment</p> <p>[UTP] Application to name streets on Farm 1030 (a Portion of Farm RE/508) into Portion A and remainder, Havana Extension 8 on Proposed Portion A (a Portion of Farm 1030)</p> <p>2. Presentation of the SPNC Application Checklist</p> <p>3. Presentation of the Application Form (Template A and B)</p> <p>4. Presentation of the list of streets named after person before and after independence</p> <p>5. Presentation of the list of streets per township</p> <p>6. Implementation of CR 107/04/2018, renaming of Feld Street in honour of the Sir Seretse Khama</p> <p>7. Implementation of CR 87/04/2017, renaming Ausspannplatz</p>

	<p>Circle in honour of President Dr António Agostinho Neto (Dr. António Agostinho Neto Circle)</p> <p>8. Application for naming of Market, Erf 1006, Okuryangava</p> <p>9. Proposal by ENK Institute of Public Art to Exhibit Country Flags at Snyman Circle:</p> <ul style="list-style-type: none"> • Approval is granted by Council as per CR 69/03/2021 application by the ENK Institute of public art to install and exhibit public art at municipal public spaces (16/32/p). • The heritage Committee on the 17th of February 2022, recommended Option 4 – UN PLAZA PARK (to exhibit all country flags in the world according to continents). • The committee felt it pertinent to host all countries flags for educational purposes and to enhance tourism to the township (Katutura), equally that more options such as to secure funds from EU and SADC to have all flags hoisted be explored and additionally, that Embassies be engaged to sponsor flags and flagpoles
11 March 2022	[UTP] Application to rename Barug Street (Luxury Hill, Katutura) in Honour of Dr. Fleming Aspara
21 September 2022	<ol style="list-style-type: none"> 1. Draft Committee Report 2. Response to the Petition 3. Council submission on the Street Renaming procedures

4. NUMBER OF SITE VISITS/ FOR THE YEAR 2021/22

One site visit was undertaken for the period in question, to the National Museum of Namibia, on 21 April 2022

5. UNESCO HERITAGE WORKSHOP: 15-16 JUNE 2022

The City of Windhoek and UNESCO co-hosted the Heritage workshop that took place on the 15-16 June 2022, at Arrebusch Lodge.



The workshop was attended by various stakeholders in the industry. The objective of the workshop was to enable Council to solicit inputs from the relevant stakeholders on matters relating to the development of policies and guidelines that address the identification, registration, protection, restoration, reconstruction, management, sustainable use, deaccessioning, removal and conservation of

places and objects of heritage significance, within the Windhoek municipal area.



In his opening Dr. Goodman Gwasira, Senior Lecturer of Archaeology and Heritage Studies (University of Namibia), urged the participants to deal with heritage from a colonial context, and that heritage has influence, as there is a need to think of the heritage of the people who are living today, if the workshop is to make recommendations to address the urgent need for new resources that reflect the reality of today.

The Chairperson of the Heritage Committee, Dr. Job Amupanda (Cllr.), emphasised Council's

serious interest in Heritage Management and the importance of balancing heritage in Windhoek, as well as raising issues around whose heritage is being and the identification thereof.

He further indicated that there are few Heritage sites in Katutura. The old Katutura houses that are more than 50 years old, can be reserved as heritage for future generations to learn about the forced removals of people from the old location to Katutura by the colonial regime. Moreover, as Council is busy with the construction of the Affordable Housing, the committee needs to position itself to identify houses from each location to be reserved as heritage sites and that these families be moved into new modern houses, built by Council.

In addition, Heritage Management is the vocation and a practice of managing a cultural heritage. It is a branch of cultural resources management which draws on practices of cultural conservation, restoration, museology, archaeology, history, and architecture. Dr. Amupanda also advised that the University of Namibia offers the qualification in Heritage Management and Conservation and that Council can consider sending officials from the Tourism Division for studies in this field which is multi-disciplinary and not only focused on history and tourism but also, sociology.



Heritage shapes people's lives, feelings, emotions, hopes and memories. It further teaches about culture and people of the past, how they lived, their challenges and how they overcame them, to shape the future. It was further noted that this growing field of Heritage Management is concerned with the identification, protection, and stewardship of cultural heritage in the public interest and seeks to strike a balance

between developing the tourism industry and generating revenue, whilst conserving the physical integrity of sites, promoting, and celebrating their educational story cultural value.

Recommendations From The Heritage Workshop Held On The 15th And 16th June 2022.

The following recommendations were made:

- a) That the city commission a heritage hunt and develop an inventory of heritage sites and properties to maintain and convert the sites into equitable heritage business entities for all the residents.
- b) That the city develops a legal framework that deals with the identification, registration, protection, restoration, reconstruction, management, sustainable use, removal and conservation of places and objects of heritage significance within the Windhoek municipal area.
- c) Develop and implement a Heritage Impact Assessment policy that will ensure that no development can take place without an approved heritage impact assessment.
- d) That the City of Windhoek intensify collaboration with institutions of higher education through signing Memoranda of Understanding that will enable students to do their heritage programme internships at the city.

6. ACCOMPLISHMENTS / PROGRESS TO DATE

The committee's key achievements and progress update is summarised below:

- Finalisation of the Terms of Reference for the committee
- Finalization of the committee's guidelines
- The committee recommended to Council that the petitioners' request to remove the Curt von François Statue be granted and that an item on the removal of the statue serves at the next MC and Council meetings. A workshop was hosted from 15-16 June 2022 to amongst other discuss the modalities regarding the future management of heritage resources, including the removal of the Curt von Francois Statue. Council eventually approved the recommendation of the committee during its ordinary Council meeting on 31st October 2022.
- Township establishment as well as Street namings/renamings were recommended to serve at MC/Council for approval.
- A recommendation was made to name the Market, Erf 1006, Okuryangava, as Nkarapamwe market for approval.

7. RECOMMENDATIONS FROM THE COMMITTEE

The following recommendations were made for the period under review:

1. That Council Resolution 76/04/2017 which approved the street and place naming guidelines be rescinded and replaced with the new resolution.
2. That the Guidelines of the Heritage Committee be approved for implementation.
3. That approval be granted by Council as per CR 69/03/2021 application by the ENK Institute of public art, to install and exhibit public art at municipal public spaces (16/32/p): the heritage Committee on the 17th of February 2022, recommended Option 4 – UN PLAZA PARK (to exhibit all country flags in the world according to continents). The committee felt it pertinent to hoist all countries flags for educational purposes and to enhance tourism to the township (Katutura),and equally that more options such securing funds from EU and SADC to have all flags hoisted, be explored and that Embassies be engaged to sponsor flags and flagpoles.
4. That the old Katutura houses that are older than 50 years be identified and reserved for conservation as Heritage sites for proclamation by the National Heritage Council in the context of Old Location history of forceful removal.

5. The owners of houses identified be engaged to exchange these houses with those being built by Council through Council housing programs.
8. That an item be prepared as an introduction of the initiative/program and obtain approval to engage the community, in terms of the framework of identifying the houses, and the modality as to how further engagements could take place.
9. That inputs from the Department of Housing be sourced for consideration.

8. CONCLUSION

The above report summarises the key activities and recommendations discussed at the Heritage Committee meetings for the past year. The committee continues to meet regularly and render support and guidance to the relevant technical departments.

Moving forward and where applicable, the committee will seek to streamline all processes and efforts to ensure that its key mandate is achieved and that recommendations made to Council are implemented.

In conclusion, the Chairperson, in terms of Rule 23 (2) of the Standing Rules of Order presents the following **Recommendations** to Council:

It is RECOMMENDED

1. Heritage Workshop (15-16 June 2022)

- 1.1 That the city commission a heritage hunt and develop an inventory of heritage sites and properties to maintain and convert the sites into equitable heritage business entities for all the residents.
- 1.2 That the city develops a legal framework that deals with the identification, registration, protection, restoration, reconstruction, management, sustainable use, removal and conservation of places and objects of heritage significance within the Windhoek municipal area.
- 1.3 Develop and implement a Heritage Impact Assessment policy that will ensure that no development can take place without an approved heritage impact assessment.
- 1.4 That the City of Windhoek intensifies collaboration with institutions of higher education through signing Memoranda of Understanding to enable students to do their heritage programme internships at the City.

- 1.5 That Council Resolution 76/04/2017 which approved the street and place naming guidelines be rescinded and replaced with the new resolution.
- 1.6 That the Guidelines of the Heritage Committee be approved for implementation.
- 1.7 That approval is granted by Council as per CR 69/03/2021 application by the ENK Institute of public art, to install and exhibit public art at municipal public spaces (16/32/p).

That it further be noted that the Heritage Committee on the 17th of February 2022, recommended Option 4 – UN PLAZA PARK (to exhibit all country flags in the world according to continents). The committee felt it pertinent to host all countries flags for educational purposes and to enhance tourism to the township (Katutura), equally that more options such as to secure funds from EU and SADC to have all flags hoisted be explored and additionally, and that Embassies be engaged to sponsor flags and flagpoles.

- 1.8 That the old Katutura houses that are older than 50 years be identified and reserved for conservation as Heritage sites for proclamation by the National Heritage Council in the context of Old Location history of forceful removal and that the owners of houses identified, be engaged to exchange these houses with those being built by Council through Council housing programmes.
- 1.9 That an item be prepared as an introduction of the initiative/programme and obtain approval to engage the community, in terms of the framework for identifying the houses, and the modality on the envisaged engagements and that further inputs from the Department of Housing, Property Management and Human Settlement be sourced for consideration.

2. Achievements

- 2.1 Finalisation of the Terms of Reference for the committee.
- 2.2 Finalisation of the committee's guidelines.
- 2.3 A workshop was hosted from the 15th to the 16th June 2022 to amongst other discuss the modalities regarding future management of heritage resources including the removal of the Curt von Francois Statue in light of the petitioners' request for it to be removed. The committee subsequently recommended to Council that the petitioners' request to remove the Curt von François Statue be granted and that an item on the removal of the statue serves at the next MC and Council meetings. Council eventually approved the recommendation of the committee during its ordinary Council meeting on 31st October 2022.
- 2.4 The township establishment as well as street naming/renaming were recommended to serve at MC/Council for approval and that the recommendation

to name the Market, Erf 1006, Okuryangava, as Nkarapamwe market be approved.

=====

[Special Municipal Council Minutes: 2021-03-11]

7.2.1

GOV.1 [CEO] COUNCIL'S REPRESENTATION ON ADVISORY AND EXTERNAL COMMITTEES (4/2/2)

After Councillor Ms FN Kahungu recused herself from this matter and proposed by Councillor I Keister it was

RESOLVED

- 1 That it be noted that the following Councillors will serve on the various Advisory Committees:

No.	Advisory Committee	Councillor
1	Provision of Basic Services	Councillor B Araeb Councillor FN Hambuda Councillor Ms CC Hanases Councillor Ms FN Kahungu Councillor Ms Q Kamati Councillor SS Nujoma Councillor J Uapingene
2	Economic Development, Public Safety and Citizen Welfare	Councillor B Araeb Councillor Ms DR Davids Councillor Ms SS Gawanas Councillor Ms CC Hanases Councillor Ms Q Kamati Councillor Ms I Keister Councillor Ms M Pienaar-Lombardt Councillor SS Nujoma Councillor A Kwenani
3	Heritage Committee	Councillor Dr JS Amupanda Councillor B Araeb Councillor Ms CC Hanases Councillor Ms Q Kamati Councillor SS Nujoma Councillor J Uapingene Councillor Ms SS Gawanas
4	Financial Sustainability, Performance Management and Policy	Councillor Ms DR Davids Councillor Ms I Keister Councillor Ms N Larandja Councillor SS Nujoma Councillor I Skrywer
5	Land Delivery and Provision of Affordable Housing	Councillor Ms SS Gawanas Councillor FN Hambuda Councillor FN Kahungu Councillor Ms I Keister Councillor N Larandja Councillor I Skrywer Councillor J Uapingene
6	Formalisation of Informal Settlements and the Integration of Groot Aub	Councillor Ms DR Davids Councillor Ms SS Gawanas Councillor Ms FN Kahungu Councillor A Kwenani Councillor Ms M Pienaar-Lombardt Councillor I Skrywer Councillor J Uapingene

No.	Advisory Committee	Councillor
7	External Relations, Mayoral Affairs and Co-operations	Councillor Dr JS Amupanda Councillor FN Hambuda Councillor Ms CC Hanases Councillor A Kwenani Councillor N Larandja Councillor Ms M Pienaar-Lombardt Councillor SS Nujoma

- 1.1 That the proposed five (5) member appointment per Advisory Committee as per paragraph 4 of Council Resolution 35/04/2021, be rescinded and the allocations ranging from five (5) to nine (9) members per Advisory Committee, be approved.
- 1.2 That the various Advisory Committees select their specific Chairpersons and Vice Chairpersons.
- 2 That it be noted that the following Councillors will serve on the external committees:

No.	Advisory Committee	Councillor
1	Association for Local Authorities in Namibia (ALAN)	Councillor Dr JS Amupanda Councillor FN Hambuda Councillor Ms DR Davids
2	Mayoral Trust	Councillor Ms CC Hanases
3	The Franco Namibian Cultural Centre (FNCC)	Councillor SS Nujoma
4	The Namibian University of Science and Technology (NUST)	Councillor Ms N Larandja
5	The University of Namibia (UNAM)	Councillor Dr JS Amupanda

- 2.1 That the nomination of the Councillor to represent the City of Windhoek at the University of Science and Technology (NUST) be kept in abeyance to see how the City will navigate its way to obtain its representative from the Association of Local Authorities in Namibia (ALAN) to the University of Science and Technology (NUST).
- 2.2 That the nominations of a Councillor to represent the City of Windhoek at the Retirement Fund of Local Authorities and Utilities in Namibia (RFLAUN) be referred to the Councillors Forum for further deliberations and nominations in line with Rule 12.1 of the Pension Fund Rules, whereafter the Acting Chief Executive Officer (Executive: Strategy and Performance Management) resubmit the matter to Management Committee, for consideration.
- 3 That the Manager: External Relations and Networking inform the external institutions as per paragraph 2 above, of the Councillors serving on the various external committees.

RESOLUTION 59/03/2021

- *That SEs relook at vehicle needs of the Organisation as a whole;*
 - *That all departments with similar requests submit a consolidated item to the SE Forum to approach it holistically (i.e. seek external funding, if there is such possibility); and*
 - *Use the request for funding for the ring-fencing model.*
- 11 [INF] Introduction of Zero Waste to Landfilling: Windhoek-Bremen Cooperation (with EU Grant Funding).
- *Recommended on condition that the SE: INF address the following, prior to placement on the MC Agenda, for consideration:*
 - *Remove recommendation 6 until properly consulted with the Bremen counterparts, whereafter it will be submitted in a separate submission, to the SE Forum, for consideration.*
-

[Municipal Council Minutes: 2021-02-11&15(2801)]

10.4.7

**GOV.9 [CEO] APPROVAL TO ACCEPT
GRANT FUNDING FOR IMPROVING
SOLID WASTE MANAGEMENT IN
WINDHOEK/NAMIBIA: ZERO WASTE
PROJECT UNDER THE FRAMEWORK OF
THE WINDHOEK-BREMEN CO-OPERATION
(5/13/2/6)**

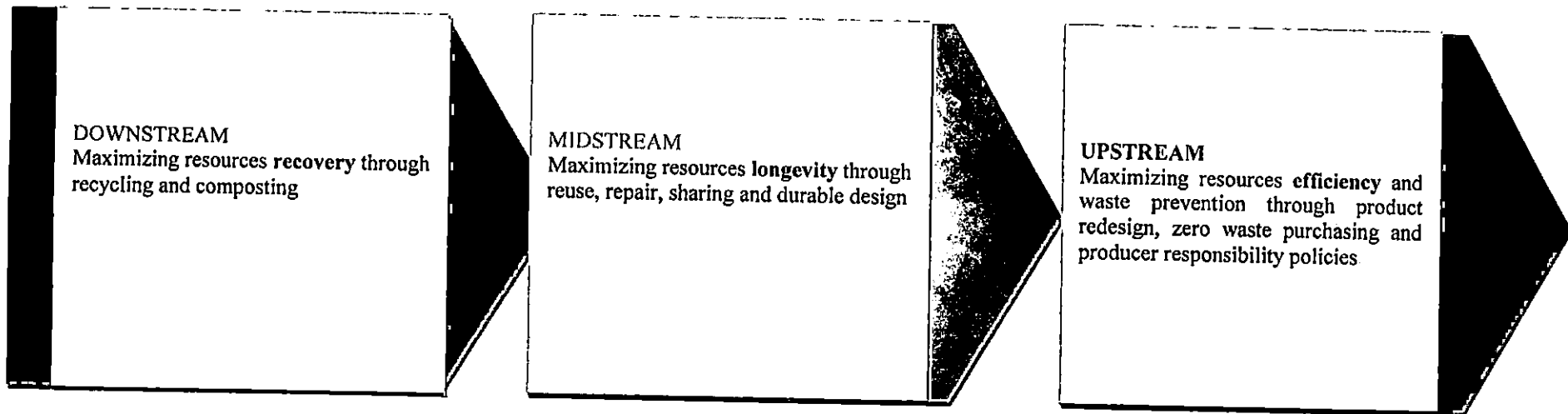
On proposal by Councillor FN Hambuda, it was

RESOLVED

- 1 That approval of the Windhoek-Bremen Co-operation Joint Application for grant funding by the EU Commission for the project titled *Improving Solid Waste Management in Windhoek*, be noted.
- 2 That approval be granted for acceptance of EUR2 125 952.00 in non-repayable grant, under the framework of the Windhoek-Bremen Co-operation.
- 3 That Ministerial approval be obtained in line with section 30(1)(z)(i) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).
- 4 That the Acting Chief Executive Officer be authorised to sign the Project Agreement with the Bremen counterparts after obtaining Ministerial approval to accept the grant, and subject to approval by Council.
- 5 That the Strategic Executive: Infrastructure, Water and Technical Services make provision of EUR55 946.00 in the 2021/2022 Financial Year, as the City of Windhoek's own contribution to the project, to be considered under the normal budgeting process.
- 6 That the Acting Chief Executive Officer (Manager: External Relations and Networking) provide Councillors with a copy of the Memorandum of Agreement (MoA)/Co-operation Agreement/Terms of Reference (ToR) between the Cities of Windhoek and Bremen, for a better understanding.
- 7 That the resolution be implemented prior to confirmation of the minutes.

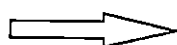
RESOLUTION 17/02/2021

Zero Waste Concept would require the following adoption strategies:



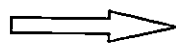
Two (2) Year Piloting Phase

WHERE WE
WANT TO BE



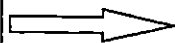
Create economic value with waste

WHAT WE
HAVE TO DO



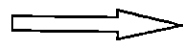
Promoting sorting waste at source, recycling, value addition and linking the project to the youth

HOW WE ARE
GOING TO DO IT



Advocacy and education that is driven by the youth, City and coordinated by consultants

WHO CAN MAKE IT
HAPPEN



Political support, commitment, and investment by the public and private sectors



MEMORANDUM OF UNDERSTANDING

ENTERED INTO AND BETWEEN

THE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF WINDHOEK

Duly established in terms of the *Local Authorities Act*, Act No. 23 of 1992
Herein represented by Councillor Ilse Keister-Elago, in her capacity as Chairperson of the Management Committee
and whose business address is:

80 Independence Avenue
Po Box 59
Windhoek
NAMIBIA

Telephone: +264 61 290 2615
Fax: +264 61 290 2344

Website: www.windhoekcc.org.na

(Hereinafter referred to as "CoW")

AND

Men on the Side of the Road (MSR)

Duly established in terms of Welfare Organisations Registration number WO348
Herein represented by Panduleni Kadhikwa in his capacity as Director of the MSR
and duly authorized thereto and whose business address is:

MSR
P.O. Box 9056
Windhoek, Namibia
Telephone: (+264) 61 305892
(+264) 81 2406368 / 81 488 4126

Website: <https://msr.org.na/>

(Hereinafter referred to as "MSR")

PREAMBLE

WHEREAS the Parties are united by common interests and objectives in skills and academic development,

WHEREAS these Parties are the ones which, by reason of their objectives are called upon to establish channels of communication that will facilitate intellectual interaction; and

NOW THEREFORE because of mutual benefits to the Parties in the advancement of research, public engagement and education through the scholarly contributions of each, it is appropriate and advantageous to the Parties to enter into this Memorandum of Understanding

TO THIS END THE PARTIES HERETO AGREE AS FOLLOWS:

1. COMMENCEMENT AND DURATION

This Memorandum of Understanding shall be valid for a period of five (5) years from the date of signature by the Parties and may be renewed by agreement between the Parties, at least thirty (30) days prior to the expiration of the term, for another additional term of five (5) years, subject to the same terms and conditions set forth herein.

2. OBJECTIVE

The objective of this Memorandum of Understanding is to establish a synergetic working framework that promotes collaboration between CoW and MSR. Such collaboration and resource sharing, where applicable, should be to achieve the parties' common aim to provide training opportunities to unemployed youth and adults and provide them with an opportunity to gain skills and aptitudes relevant for possible long-term employment. Alternatively, to get reskilled to enable them to create their own income-generating opportunities with the purpose of become self-reliant.

3. AREAS OF COOPERATION

3.1 The Parties agree to collaborate on matters related to:

1. Provision of ad hoc office space to setup temporary computers for MSR to conduct registrations
2. Facilitation of Entrepreneurship training and mentorship
3. Share information about job opportunities
4. Share information on opportunities for youth development and social services
5. Provision of Skill Courses that improve employability

4. FUNDING AND PROCUREMENT

4.1 The Parties further agree to jointly explore funding possibilities for activities under the auspices of this Memorandum of Understanding, including, but not limited to:

- a. In-kind contributions (pro-bono) by Parties;
- b. Co-funding by Parties; and
- c. Third-party funding opportunities

4.2 All services will be procured in terms of the provisions of the *Public Procurement Act*, Act No. 15 of 2015.

5. STATUS OF THE PARTIES

- 5.1 No Party may incur any financial expenditure or obligations not stated herein. Any financial obligations that may arise as a result of any obligations in terms of this Agreement shall be agreed between the **Parties** in writing.
- 5.2 Staff members, in pursuance of obligations in terms of this Agreement, remain subject to the rules and regulations of their own institutions in all matters of employment, benefits, medical and life insurance, employee rights, etcetera.

6. CONTRACT MANAGEMENT

- 6.1 Oversight of the operational procedures to give effect to the provisions of this Agreement will be vested with the programme coordinator nominated from each Party who will each utilize the involvement of such senior management of both **Parties** as they may deem fit.
- 6.2 Both **Parties** will meet as required to discuss matters arising from the provisions of this Agreement and to make such recommendations to their respective bodies as required.
- 6.3 This Agreement may be altered at any time with the consent of both **Parties**. A review of the effectiveness of the terms of this Agreement shall be undertaken during the first year of it having come into operation, with a view to modify provisions to ensure that they meet the current needs of both **Parties**. Subsequent reviews will take place at one-yearly intervals or earlier as required and agreed between the **Parties**.
- 6.4 Each of the **Parties** acknowledge and agree that for the purpose of fulfilling their respective obligations pursuant to this Agreement, information shall be shared between the respective Institutions. The **Parties** mutually covenant and agree that they will treat any such information in strict compliance with their respective rules as if it were the personal information of their own Institutions.

7. INTELLECTUAL PROPERTY RIGHTS AND NON-DISCLOSURE

- 7.1 Intellectual property rights shall vest in the **Parties**. All documentation, information, data obtained and / or exchanged between the **Parties** and any other information that come to the knowledge of the other Party through the implementation of this Memorandum of Agreement will be treated as confidential and may only be divulged to third parties with the written consent of the other Party.
- 7.2 Where new knowledge is produced jointly the intellectual property rights shall be shared by the **Parties** in equal shares.

8. DISPUTE RESOLUTION PROCEDURE

- 8.1 The dispute resolution procedure contained in this Clause 8 ("Dispute Resolution Procedure") shall apply to any dispute, claim or difference between the **Parties** arising out of or relating to this Agreement ("a dispute").
- 8.2 A dispute will not be deemed to be a dispute until one of the **Parties** has provided a written notice conveying the nature and scope of the dispute to the other Party.
- 8.3 All disputes shall first be referred to a mediation committee consisting of the Contract Managers of the **Parties** ("Mediation Committee") for resolution. An agreement reached by the Mediation Committee shall be reduced to writing.

- 8.4 If the **Parties** have been unable to resolve any dispute within ten (10) working days of referral to the Mediation Committee, either Party may refer the matter to arbitration.
- 8.5 The arbitration shall be conducted in accordance with the provisions of the *Arbitration Act, 1965* (Act No 42 of 1965, as amended from time to time), provided that:
- 8.5.1 a single arbitrator shall be appointed; and
- 8.5.2 the arbitrator shall be a practicing counsel or attorney of not less than ten (10) years standing agreed upon by the **Parties** within ten (10) days after the date on which the arbitration is called for.
- 8.6 If the **Parties** fail to reach an agreement within ten (10) days after arbitration has been called for on the arbitrator to be appointed, such arbitrator shall be appointed by the President for the time-being of the Law Society of Namibia.
- 8.7 The arbitration proceedings shall take place in Windhoek at a venue and time to be determined by the arbitrator.
- 8.8 The arbitration proceedings shall be held informally and in a summary manner, and all procedural requirements and formalities shall be determined by the arbitrator. In determining such formalities and procedure, the arbitrator does not need to observe the normal strict rules of evidence or usual formalities of procedure.
- 8.9 The decision of the arbitrator shall be final and binding on the **Parties**.
- 8.10 The cost of the arbitration proceedings shall be borne by the **Parties** as decided by the arbitrator.
- 8.11 Notwithstanding the provisions of this Clause 8, any Party shall be entitled to approach a competent court of law having jurisdiction to obtain any urgent relief which may be required by such Party.

9. SEVERABILITY

Each of the provisions of this Memorandum of Understanding shall be regarded as distinct and severable from the other provisions thereof, and shall be given effect to as such, notwithstanding the manner in which it has been linked grammatically to any other provisions of this Memorandum of Understanding. If any or more such provisions are found to be invalid or unlawful or unenforceable for whatever reason whatsoever, such findings shall in no way affect any other provision which shall continue to be of full force and effect.

10. NOTICES

- 10.1 All notices and any other communications whatsoever (including, without limitation, any approval, consent, demand, query or request) by either Party in terms of this Memorandum of Understanding or relating to it shall be given in writing and sent by registered post, or delivered by hand, or transmitted by facsimile or electronic mail to the recipient Party at its relevant address set out below:

10.1.1 **FOR COUNCIL OF THE MUNICIPALITY OF WINDHOEK**

80 Independence Avenue
Po Box 59
Windhoek
NAMIBIA
Telephone: +264 61 290 2615
Fax: +264 61 290 2344

Marked for the attention of: *Chief Executive Officer*

10.1.2 **FOR MEN BY THE SIDE OF THE ROAD**

32 Schonlein Street
P.O. Box 9056
Windhoek
NAMIBIA
Telephone: (+264) 61 305892
(+264) 81 2406368 / 81 488 4126
Email: swakopmund@msr.org.na

Marked for the attention of: Chief Executive Officer

- 10.2 Either Party may, by written notice to the other Party, change any of the addresses at which, or the designated person for whose attention those notices or other communications are to be given.
- 10.3 Any notice or other communication given by any Party to the other Party which –
- 10.3.1 is sent by registered post to the addressee at its specified address shall be presumed to have been received by the addressee on the seventh (7th) day after the date of posting; or
 - 10.3.2 is delivered by hand during the normal business hours of the addressee at its specified address shall be presumed to have been received by the addressee at the time of delivery; or
 - 10.3.3 is transmitted by facsimile copier to the addressee at the addressee's specified facsimile number shall be presumed to have been received by the addressee on the date of transmission as indicated on the sender's facsimile transmission report; or
 - 10.3.4 is transmitted by electronic mail to the addressee at the addressee's specified electronic mail address shall be presumed to have been received by the addressee on the date of transmission as reflected on the sender's electronic mail records.
- 10.4 The Parties choose their respective physical addresses in Clause 10.1 as their respective *domicilia citandi et executandi* at which all documents relating to any legal proceedings to which they are a party may be served. If that address is changed to another address which is not a physical address within the Republic of Namibia and / or anywhere else, then the original address shall remain the *domicilium citandi et executandi* of the relevant Party until it nominates a new physical address within the Republic of Namibia and / or anywhere else in writing, to be its new *domicilium citandi et executandi*.

11. CONFIDENTIALITY

- 11.1 During the course of this Memorandum of Agreement, one Party may provide the other Party with proprietary information which it wishes to be kept confidential.
- 11.2 Information disclosed by one Party ("the **Disclosing Party**") to the other Party ("the **Receiving Party**") and designated as confidential ("**Confidential Information**"), shall be treated as confidential by the Receiving Party and shall not be disclosed, in whole or in part, to any third Party, unless prior written approval has been obtained from the Disclosing Party.
- 11.3 The **Parties** agree that this Memorandum of Agreement is not intended to restrict the use or disclosure of any portion of such information which:
 - 11.3.1 is made known to the public through no default by the Receiving Party of its obligations under this Memorandum of Agreement;
 - 11.3.2 is rightfully received by the Receiving Party from a third party having no obligation of confidentiality to the Disclosing Party;
 - 11.3.3 is independently developed by the Receiving Party by persons who did not have access to Confidential Information of the Disclosing Party;
 - 11.3.4 is disclosed by the Receiving Party after receipt of written permission from the Disclosing Party; or
 - 11.3.5 is required to be disclosed in response to a valid order of court or other governmental agency or if disclosure is otherwise required by law, and a Party will provide the other Party with prompt written notice if such disclosure is required, and shall limit the disclosure to the minimum necessary to comply with the law.
- 11.4 This Clause is severable from the rest of this Agreement and shall remain valid and binding on the **Parties** for a period of three (3) years after termination of this Agreement.

12. CANCELLATION

- 12.1 A Party (hereinafter referred to as the "**Aggrieved Party**") may cancel the whole or any part of the Memorandum of Agreement in writing if another Party (hereinafter referred to as the "**Defaulting Party**") is in breach of this Memorandum of Agreement.
- 12.2 If the Defaulting Party fails to remedy a breach within seven (7) working days after having been requested by the Aggrieved Party in writing, the Aggrieved Party shall be entitled, but not obliged, to cancel this Memorandum of Agreement without prejudice, and claim any damages suffered as a result of such breach.
- 12.3 Termination of this Memorandum of Agreement will not terminate any active executed Schedule and the terms of this Memorandum of Agreement shall remain in force for the duration of such active executed Schedule, unless otherwise agreed by the **Parties** in writing.
- 12.4 Termination of any executed Schedule will not terminate this Memorandum of Agreement unless otherwise agreed by the **Parties** in writing.

13. ENTIRE AGREEMENT

- 13.1 The **Parties** record that this Memorandum of Agreement and its addenda constitute the whole agreement between the **Parties** as to the subject matter hereof and no agreements, representations or warranties between the **Parties** other than those set out herein are binding on the **Parties**.
- 13.2 Any amendment, extension, limitation, improvement or variation of this Memorandum of Agreement in whole or in part shall not be binding on the **Parties**, unless it is reduced to writing and agreed upon and signed by the **Parties**.

14. GOVERNING LAW

All programmes and activities undertaken pursuant to this Memorandum of Understanding shall be governed by the laws of the Republic of Namibia.

15. SIGNATURES

The **Parties** hereto have executed this Memorandum of Understanding in two (2) original copies by their duly authorized representatives on the day and at the place referred herein, each Party receiving one (1) original copy hereof.

Signed in Windhoek on _____ of _____ 2022

FOR:
THE MUNICIPAL COUNCIL OF THE MUNICIPALITY
OF WINDHOEK

FOR:
MEN ON THE SIDE OF THE ROAD (MSR)

Councillor Ilse Keister Elago
Chairperson of the Management

Mr. Panduleni Kadhikwa
Director

WITNESS

WITNESS

Mr. O'Brien Hekandjo
Acting Chief Executive Officer

Ms. Elizabeth Beukes
CEO MSR (Men on the Side of the Road)

The City of Windhoek

Property Management Division

Attention: The Manager: Mrs. Simpson

Date: 02 September 2020

Dear Madam

APPLICATION FOR PORTIONS OF ERVEN 472 AND 223 OLYMPIA FOR CONSOLIDATION PURPOSES

Reference is made to all previous applications submitted by Ritta Khiba Planning Consultants on my behalf. This letter replaces all previous applications.

Kindly be informed that I wish to apply for the following:

- A portion of Erf 472, Olympia
- A portion of Erf 223, Olympia

Both portions are to be consolidated with Erf 222, Olympia of which I am the owner.



Hendrik Amadhila

081 124 3003

amadhila@epupaenterprise.com

Mr. Hand Mrs. FS Amadhila
amadhila@epupaenterprise.com
081 124 3003
05 July 2022

The City of Windhoek
Department of Housing, Property Management & Human Settlement
Attention: Mrs. Sheridan Simpson

APPLICATION FOR PORTIONS OF LAND ADJACENT TO ERF 222, OLYMPIA FOR CONSOLIDATION PURPOSES

The meeting between Mrs. Simpson, Mrs. Ina Cloete and myself, Hendrik Amadhila on 30 June 2022 refers.

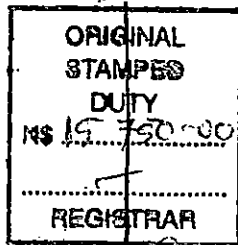
The abovementioned application involves portions of the Remainder of Erf 472, Auasblick and Erf 223, Olympia that are to be consolidated with Erf 222 Olympia. During the meeting it was explained that the Remainder of Erf 472, Auasblick can only be linked notarially with the erf that will result erf from the consolidation of my existing property, Erf 222, Olympia, and Portion A of Erf 223, Olympia.

The limitations that such a notarial linkage has is not attractive to me as owner, therefore I inform you that I will only take the portion of Erf 223, Olympia that is about 400 square meters in extent for consolidation with Erf 223, Olympia.

Kindly revise the application.



Mr. Hendrik Amadhila
081 124 3003



127

PREPARED BY ME

CONVEYANCER
VAN DEN BERG, L.T.

DR WEDER, KAUTA & HOVEKA INC.
Attorneys, Notaries and
Conveyancers
P O BOX 864
WINDHOEK

DEED OF TRANSFER

T 1779 / 2016

BE IT HEREBY MADE KNOWN
THAT LIANA THERESA VAN DEN BERG

Deputy
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.

JOHANNA JEAN MUIR
IDENTITY NUMBER 490524 01 0008 9
UNMARRIED



dated the 29 FEBRUARY 2016 and signed at WINDHOEK

4

10/10

128

Certify a true copy of the o. 51 and record in
this office issued under provisions of regulation
2016-01-22
Deeds Office
Windhoek

REGISTRAR OF DEEDS

I hereby certify that receipt No. 2016-01-22
Dated 2016-01-22 has been issued for M. R. SO
office fees received
2016-01-22
Date
WINDHOEK

REGISTRAR OF DEEDS

AND THE SAID APPEARER declared that his Principal had truly and legally sold on the 26th NOVEMBER 2015 and that he in his capacity aforesaid did, by these presents, cede and transfer, in full and free property, to and on behalf of

HENDRIK AMADHILA
IDENTITY NUMBER 710715 0019 8
MARRIED OUT OF COMMUNITY OF PROPERTY

His Heirs Executors, Administrators, Successors in Title or Assigns

½ share in and to:-

CERTAIN : Erf no. 222 Olympia

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

MEASURING: 1 484 (One Four Eight Four) Square metres,

FIRST TRANSFERRED by Deed of Transfer no. T 860/1974 with General Plan No. A 370/1971 relating thereto

AND HELD BY Deed of Transfer no. T 810/1996

SUBJECT: to the following conditions imposed in terms of Town Planning Ordinance, 1954 (Ordinance 18 of 1954), as amended, (See BC 22/2007), 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 Windhoek Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended.
- b) The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf

Handwritten signature and initials

WHEREFORE the Appearer renouncing all the right and title which the said

TRANSFEROR

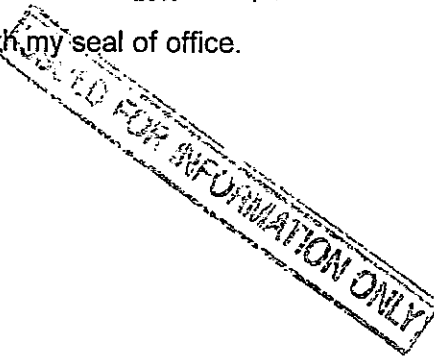
heretofore had to the premises, did, in consequence also acknowledge it to be entirely dispossessed of, and disentitled to, the same; and that by virtue of these presents the said

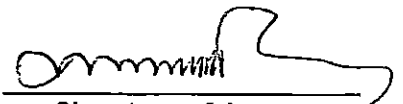
TRANSFeree

His Heirs 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 that the purchase price of the aforesaid property amounts to **N\$2 175 000-00**

SIGNED at WINDHOEK on 2016-04-14
 appearer, and confirmed with my seal of office.

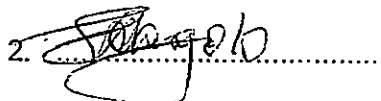
together with the




 Signature of Appearer

Transfer Duty Receipt No. **102333004**
 Issued at WINDHOEK on **4 April 2016** for the amount of **N\$68 000-00**

(Checked) 1. 

2. 

I the undersigned, **LIANA THERESA VAN DEN BERG**, Conveyancer 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.


CONVEYANCER
VAN DEN BERG, L.T.

WHEREFORE the Appearer renouncing all the right and title which the said

TRANSFEROR

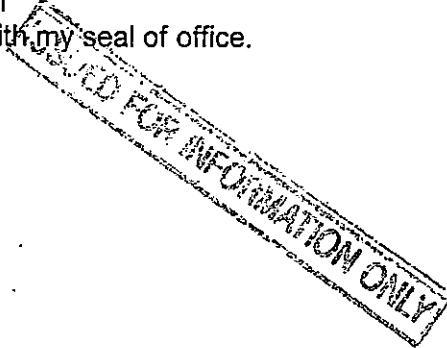
heretofore had to the premises, did, in consequence also acknowledge it to be entirely dispossessed of, and disentitled to, the same; and that by virtue of these presents the said

TRANSFeree

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SIGNED at WINDHOEK on 2016-04-14
appearer, and confirmed with my seal of office.

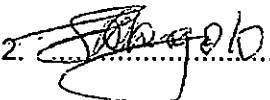
together with the




Signature of Appearer

Transfer Duty Receipt No. 102333004
Issued at WINDHOEK on 4 April 2016 for the amount of N\$68 000-00

(Checked) 1. 

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CONVEYANCER
VAN DEN BERG, L.T.


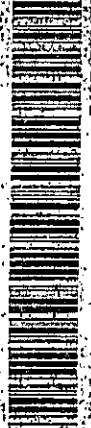
REPUBLIC OF NAMIBIA
NATIONAL IDENTITY CARD

NO. 740715 0019 8

SIGNATURE
ANADHILA
FIRST NAME
HENDRIK

DATE OF BIRTH 1977-07-15
PLACE OF BIRTH OSHANANA
CITIZENSHIP CITIZEN
SEX MALE
AGE 37
EYES BROWN
HAIR BROWN
DATE OF ISSUE 2006-02-21
ID NUMBER K23960

74071500198

222 Gynpory



133

PREPARED BY ME

[Signature]
CONVEYANCER
VAN DEN BERG, L.T.

DR WEDER, KAUTA & HOVEKA INC.
Attorneys, Notaries and
Conveyancers
P O BOX 864
WINDHOEK

ISSUED FOR INFORMATION ONLY

DEED OF TRANSFER

T 1780 / 2016

BE IT HEREBY MADE KNOWN:

THAT LIANA THERESA VAN DEN BERG

Deputy
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

JOHANNA JEAN MUIR
IDENTITY NUMBER 490524 01 0008 9
UNMARRIED



dated the 29 FEBRUARY 2016 and signed at WINDHOEK

[Signature]

AND THE SAID APPEARER declared that his Principal had truly and legally sold on the 26th NOVEMBER 2015 and that he in his capacity aforesaid did, by these presents, cede and transfer, in full and free property, to and on behalf of

FLORENSA SONDOG AMADHILA
IDENTITY NUMBER 750427 0009 9
MARRIED OUT OF COMMUNITY OF PROPERTY

Her Heirs Executors, Administrators, Successors in Title or Assigns

½ share in and to:-

CERTAIN : Erf no. 222 Olympia

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

MEASURING: 1 484 (One Four Eight Four) Square metres,

FIRST TRANSFERRED by Deed of Transfer no. T 860/1974 with General Plan No. A 370/1971 relating thereto

AND HELD BY Deed of Transfer no. T 810/1996

SUBJECT: to the following conditions imposed in terms of Town Planning Ordinance, 1954 (Ordinance 18 of 1954), as amended, (See BC 22/2007), 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 Windhoek Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended.
- b) The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf

ISSUED FOR INFORMATION ONLY

amB x
JP AB

WHEREFORE the Appearer renouncing all the right and title which the said

TRANSFEROR

heretofore had to the premises, did, in consequence also acknowledge it to be entirely dispossessed of, and disentitled to, the same; and that by virtue of these presents the said

TRANSFeree

Her Heirs 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 that the purchase price of the aforesaid property amounts to
N\$2 175 000-00

SIGNED at WINDHOEK on 2016-04-14
 appearer, and confirmed with my seal of office.

together with the



ISSUED FOR INFORMATION ONLY
 Signature of Appearer

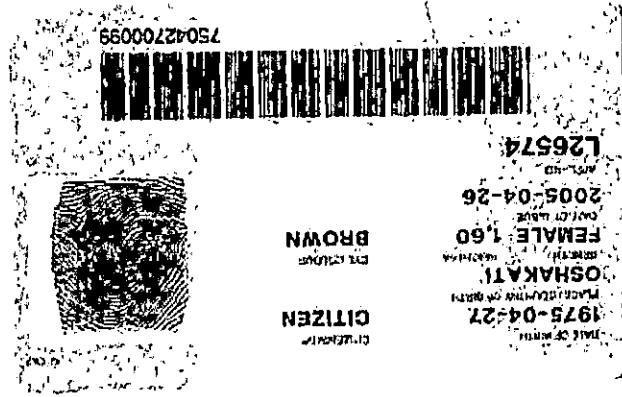
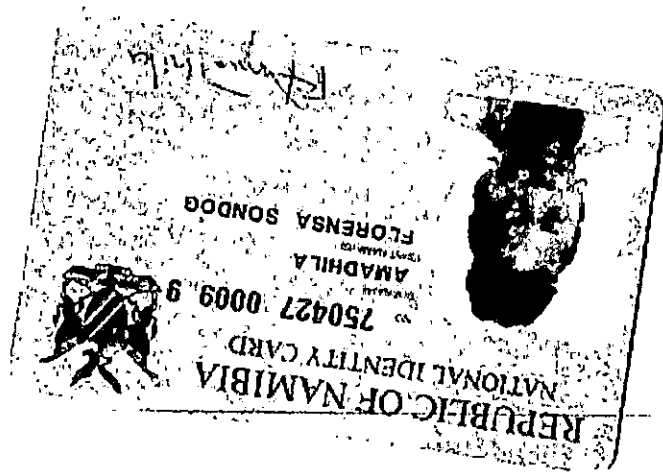
Transfer Duty Receipt No. 102333005
 Issued at WINDHOEK on 4 April 2016 for the amount of N\$68 000-00

(Checked) 1.

2.

I the undersigned, **LIANA THERESA VAN DEN BERG**, Conveyancer 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.

CONVEYANCER
VAN DEN BERG, L.T.





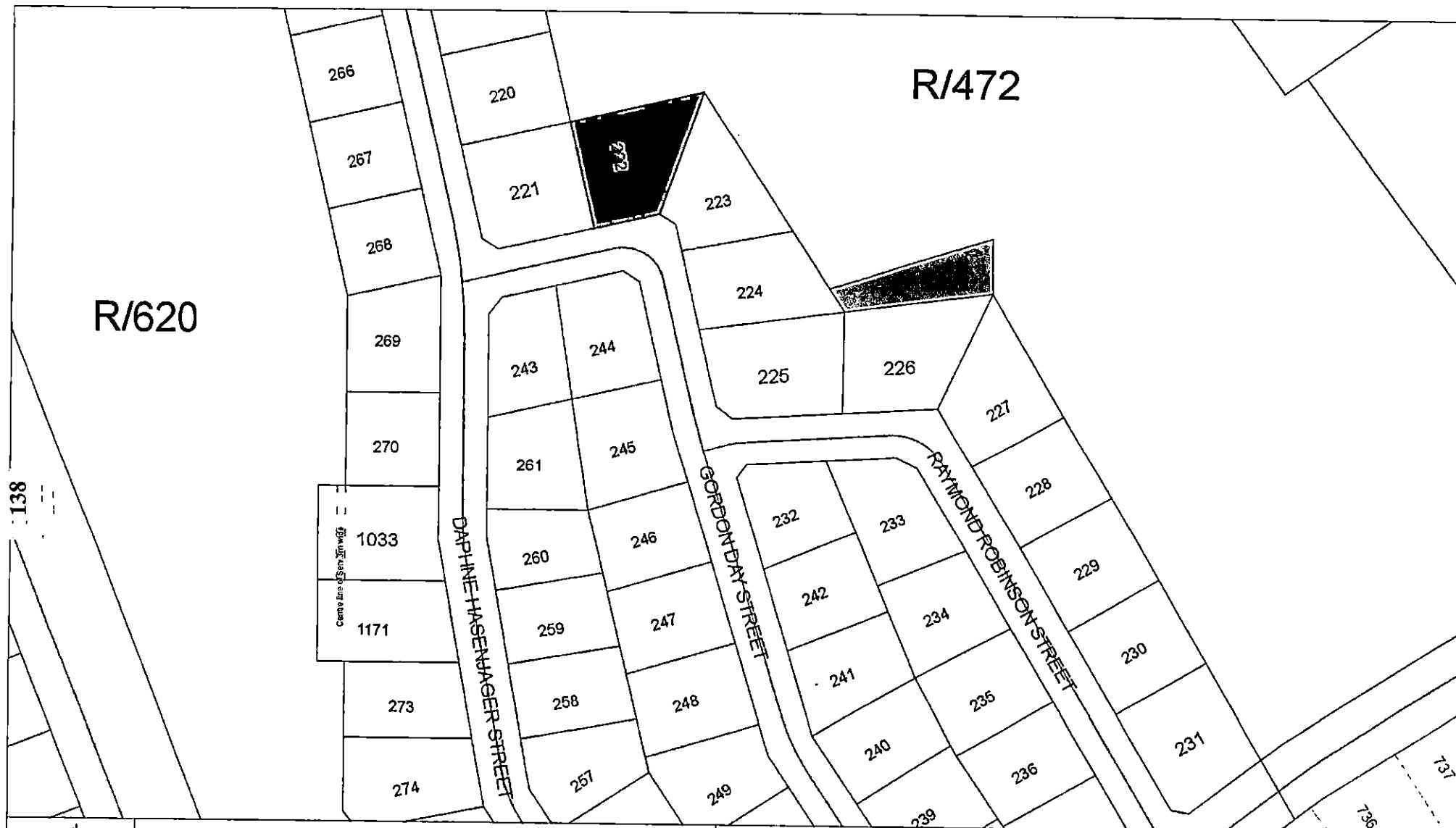
REPUBLIC OF NAMIBIA

MINISTRY OF HOME AFFAIRS
DEPARTMENT OF CIVIC AFFAIRS

B 135145

MARRIAGE CERTIFICATE

HUSBAND		WIFE	
Surname: <u>AMADHILA</u>		Surname: <u>KALLWASTH</u>	
First name(s): <u>HENDRIK</u>		First name(s): <u>FLORENSA SONDOG</u>	
Identity No. <u>7107151100198</u>		Identity No. <u>7504270000093</u>	
Date of birth: Year <u>1971</u> Month <u>07</u> Day <u>15</u>		Date of birth: Year <u>1975</u> Month <u>04</u> Day <u>27</u>	
Date of marriage: Year <u>2003</u> Month <u>08</u> Day <u>22</u>			
Married by/without antenuptial contract: <u>ANTENUPTIAL CONTRACT</u>			
Marriage solemnized at: <u>OLUKONDA</u>			
Place: <u>OLUKONDA</u>		District: <u>OSHIKOTO</u>	
<p>Certified a true extract from the marriage register.</p> <p> <u>For Signature</u> <u>22 AUG. 2003</u> <u>OLUKONDA</u> Marriage Officer Date Place for Ministry of Home Affairs <u>20076</u> </p>			
Designation number of marriage officer: <u>20076</u>			



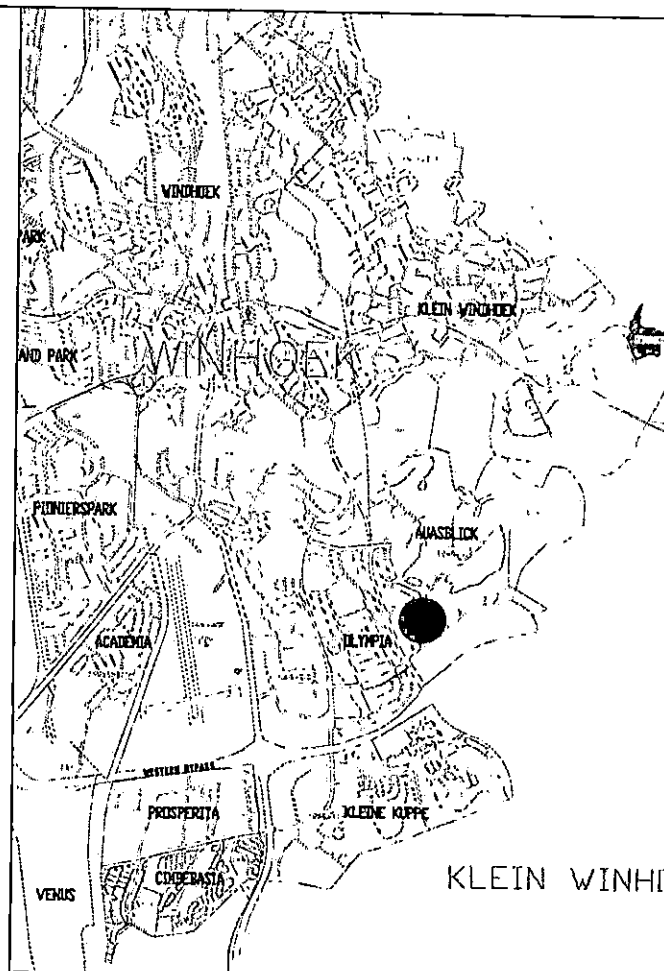
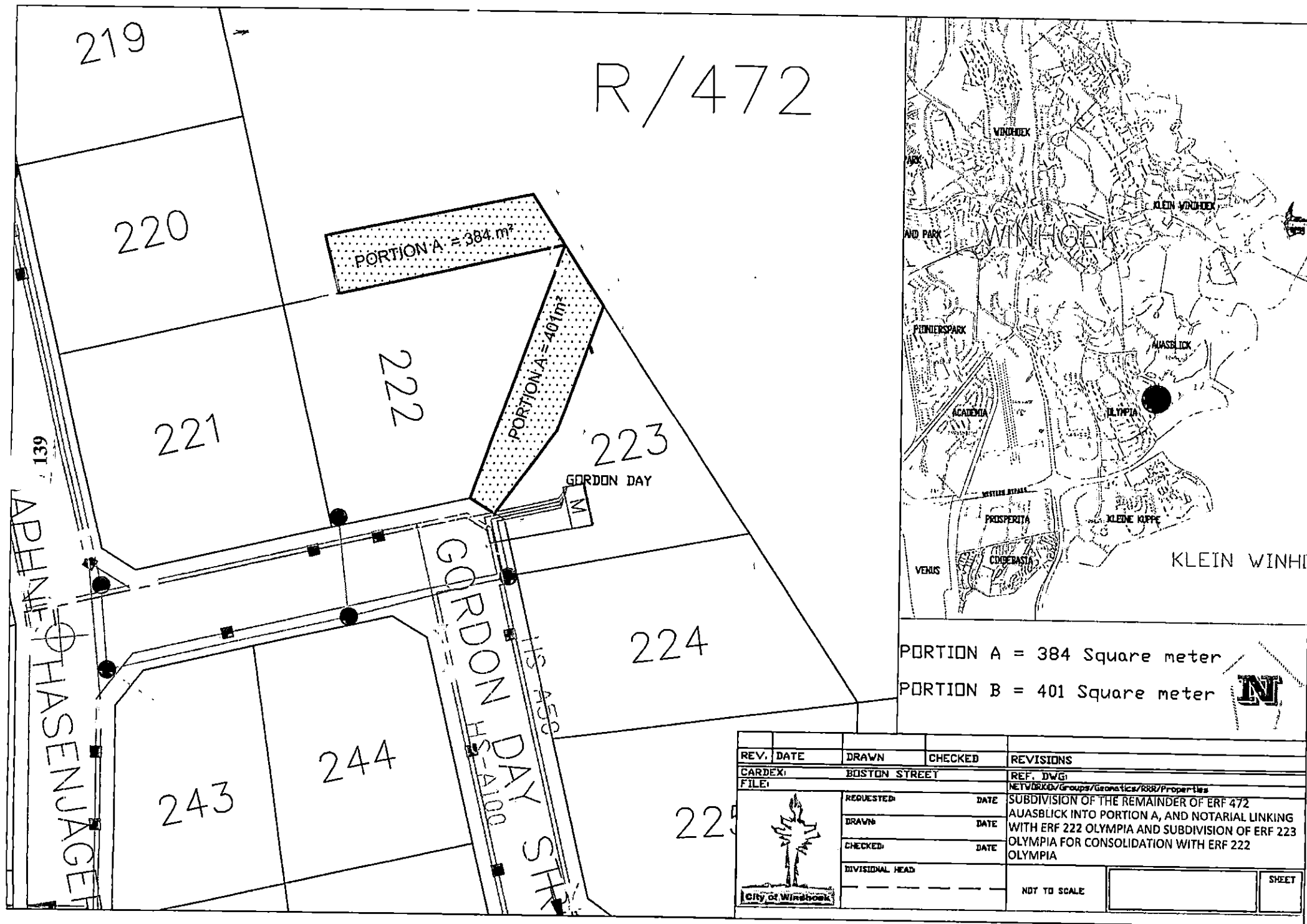
NOTES

Compiled by:

Date: 18/10/2022



While due care has been taken by the Publisher in compiling this map, no responsibility will be accepted by the City of Windhoek for errors or omissions. The Publisher, excludes all warranties, and disclaims any responsibility to any person for loss or damage suffered from any use of this map.



PORTION A = 384 Square meter

PORTION B = 401 Square meter



REV.	DATE	DRAWN	CHECKED	REVISIONS
CARDEX		BOSTON STREET		REF. DWG
FILE				NETWORK/Groups/Geomatics/RSR/Properties
 City of Winhock	REQUESTED	DATE	SUBDIVISION OF THE REMAINDER OF ERF 472 AQUASBLICK INTO PORTION A, AND NOTARIAL LINKING WITH ERF 222 OLYMPIA AND SUBDIVISION OF ERF 223 OLYMPIA FOR CONSOLIDATION WITH ERF 222 OLYMPIA	
	DRAWN	DATE		
	CHECKED	DATE		
	DIVISIONAL HEAD	DATE		
NOT TO SCALE				SHEET

[Municipal Council Minutes: 2004-03-25]

8.3.4

**BRB.2 [PLA] CALCULATION OF PURCHASE
PRICE – ADDITIONAL LAND SALES
(16/15/2/2/1)**

RGS done

On proposal by Councillor Dr B von Finckenstein, it was

RESOLVED

That Council Resolution 405/08/95 be rescinded and replaced by the following:

- 1 That portions of open spaces, which are big enough to enhance the potential of the property with which the portion is to be consolidated, be valued at the full market-related price as determined by the Strategic Executive: Planning, Urbanisation and Environment.
- 2 That portions of open spaces which can be used as separate erven, with separate access and which are fully serviced, be valued at the full market-related price as determined by the Strategic Executive: Planning, Urbanisation and Environment.
- 3 That portions of open spaces which are too small to enhance the potential of the erf with which the portion is to be consolidated, be valued at 50 % of the market value as determined by the Strategic Executive: Planning, Urbanisation and Environment.
- 4 That, where fully market-related prices is payable, the costs incurred for the closure, town planning and cadastral procedures (as calculated by the Strategic Executive: Planning, Urbanisation and Environment) be deducted from the eventual purchase price: Provided that the eventual purchase price not be less than 50 % of the market-related price as determined by the Strategic Executive: Planning, Urbanisation and Environment.
- 5 That additional land being sold at a subsidised price for consolidation with the adjacent 'institutional' zoned properties not be allowed to deduct the costs mentioned in paragraph 4.
- 6 That the policy on the deduction of costs where full market-related purchase prices are payable also be made applicable to all outstanding sales subject to the conditions of the original resolution.

RESOLUTION 276/08/2004 [POLICY]

VALUATION CERTIFICATE

DIVISION: VALUATION SERVICES
DATE OF VALUATION: 18/2/2022



Erf No.: 223 Suburb Olympia Street name: Gordon Day

Erf size: 1411 m² Zoning: Municipal Density: N/A

Required portion size: 401 m²

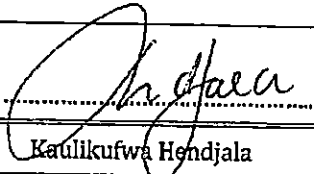
Current use of the portion under consideration: Municipal

Acquisition purpose: To be sold to the owner of Erf 222 Olympia for consolidation purpose

Current vacant land going price/ m ²	N\$ 1260	
Size of the portion Required	401 m ²	
Estimated market Value	N\$ 505 000	

A price per square meter of N\$784 was determined on the subject in 2014. The price per square meter achieved then was escalated to produce an average price per square meter of N\$1260. Consequently, the aforementioned escalated price per square meter should be used to value the subject.

Valued by:


Kaulikufwa Hendjala

Date:

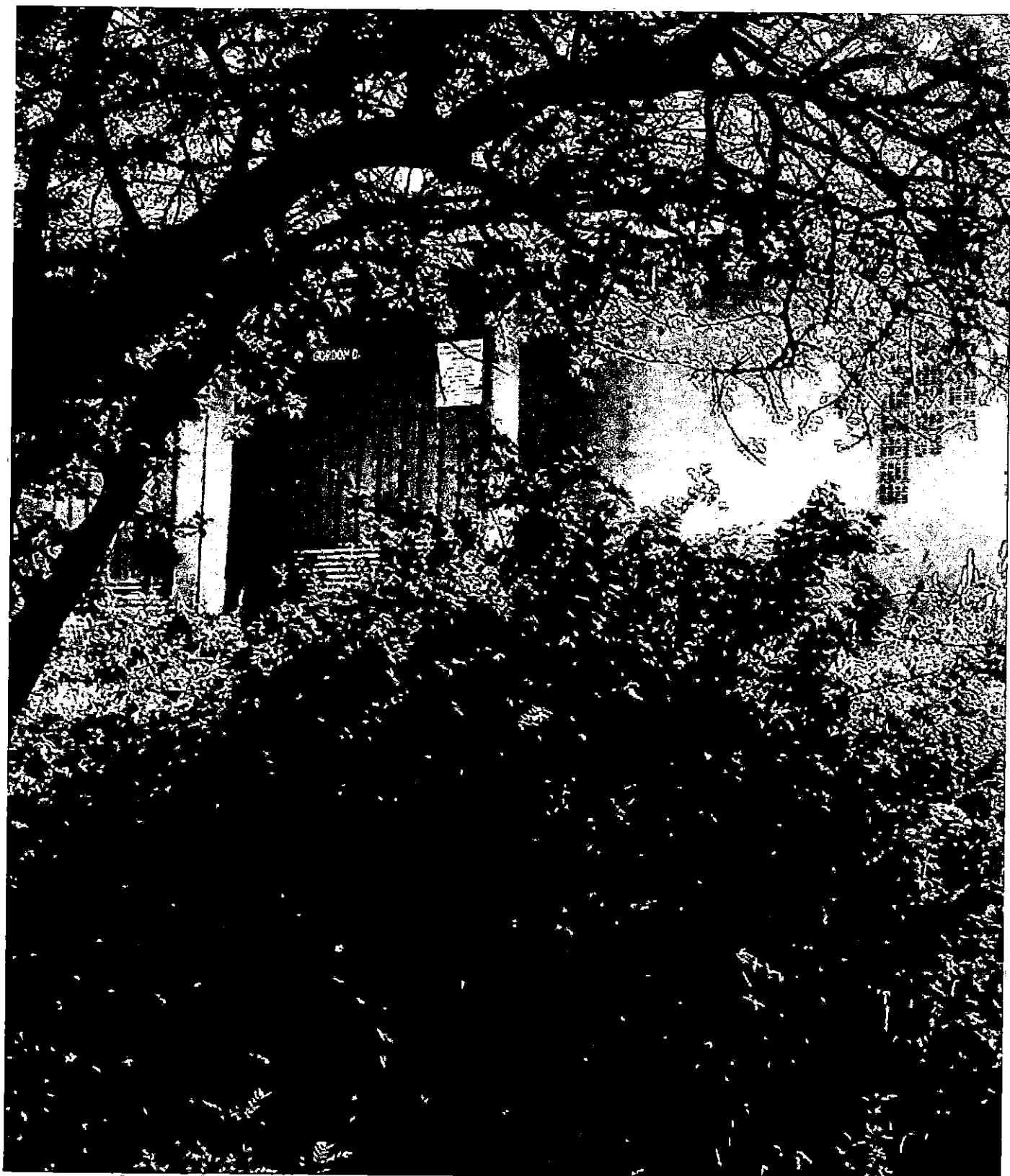
18/2/2022

Cloete (W.M)

142

From: Hendrik Amadhila <amadhila@epupaenterprise.com>
Sent: Tuesday, October 18, 2022 10:49
To: Cloete (W.M)
Subject: Photos

FYI







SUBMISSION:

03/03/2022

Rezoning of Erf 571, Pionierspark from 'residential' with a density of 1:900 to 'institutional' & Consolidation of Erven 570 + 571, PIONIERSPARK

1	Application by Consultant or Owner of the Erf/ Portion/ Farm on the prescribed form.	Attached
	A) Locality and Detailed Sketch Plan (Illustrating the whole boundary of the Local Authority area under which the application is made)	Attached
2	B) Portion Number (s) or Erf number (s) from Surveyor General's Office	Not applicable
	C) Existing Zoning Plan/Zoning Certificate	Attached
	D) Intended Zoning Plan	Attached
	E) Parking Layout	Attached
3	Conditions to be registered (if applicable)	Attached
4	Special Power of Attorney including Revenue Stamps with relevant initials	Attached
5	Closure Certificate and Environmental Clearance Certificate (if applicable)	Not applicable
6	Previous Board approvals (Townships Board or NAMPAB) (if applicable)	Not applicable
7	Road Authority approval together with the sketch plan indicating the access point (s) (if applicable)	Not applicable
8	A) Copy of Founding Statement (CC 1/2) (if registered in the name of Close Corporation) B) Copy of Company Resolution (if registered in the name of a Company)	Not applicable Resolution from Chairperson of the Assembly attached
9	Copy of Title Deed or Certificate of Registered Title	Deed of Transfer T 7896/1993 Deed of Transfer T 5376/2010
10	Conditions of Establishment attached to all copies (if applicable)	Not applicable
11	Copy of Erf diagram at time of application	Attached
12	Proof of Payment of CoW submission Fee	Attached
13	Credit Clearance Certificate	Attached

Electronic copy – date requested:			Sent
Application in .doc format			
All annexures (pdf)			
All relevant plans and drawings (pdf)			
Advertisements & Notices	Dates placed	Closing date	Date Sent
Proof of Advertisements	GG		
	New Era		
	Republik		
Proof of Neighbour Notices (list of registered letters)			
Proof of Notice on Site			
Proof of Notice on LA Board			
Copies of all objections received			



1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010, Fax: +264 61 248608, Mobile: +264 81 281 0836, Email: elmarie@dutoitplan.com

Enquiries: D Opperman
Tel: +264 81 835 2021
Ref: 570&571PPARK

Strategic Executive
Department of Urban Planning and Property Management
Windhoek City Council
P O Box 59
WINDHOEK

2 March 2022

For Attention: Mr. Hugo Rust

Dear Mr. Rust

REZONING OF ERF 571, PIONIERSPARK FROM 'RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 900m² TO 'INSTITUTIONAL' AND CONSOLIDATION OF ERVEN 570 AND THE 571, PIONIERSPARK, WINDHOEK

On behalf of the owner of the erven, The Apostolic Faith Mission Windhoek Emmanuel Assembly, application is being made to the City of Windhoek and the Urban and Regional Planning Board for the:

- Rezoning of Erf 571, Pionierspark from 'residential' with a density of 1 dwelling per 900m² to 'institutional'.
- Consolidation of Erven 570 and 571, Pionierspark into Erf X.
- Consent to use Erf X, Pionierspark in accordance with the new zoning while the rezoning is formally being completed.

The location of Erven 570 and 571, Pionierspark is shown on the attached locality plan. The Power of Attorney from the owner/representative of the respective erven is also attached to this application.

1. Erf Information

Erven 570 and the 571 are located next to each other along Tunschel Street, Pionierspark. Erf 570 is zoned 'institutional' and is 4735m² in extent. Erf 571 is zoned 'residential' with a density of 1:900m² and is 1664m² in extent. Erf 570 accommodates the Emmanuel Church while Erf 571 has a residential dwelling on it which is used for residential purposes.

The erven are surrounded by erven zoned single residential and used for residential purposes as can be seen from the image and zoning maps below.

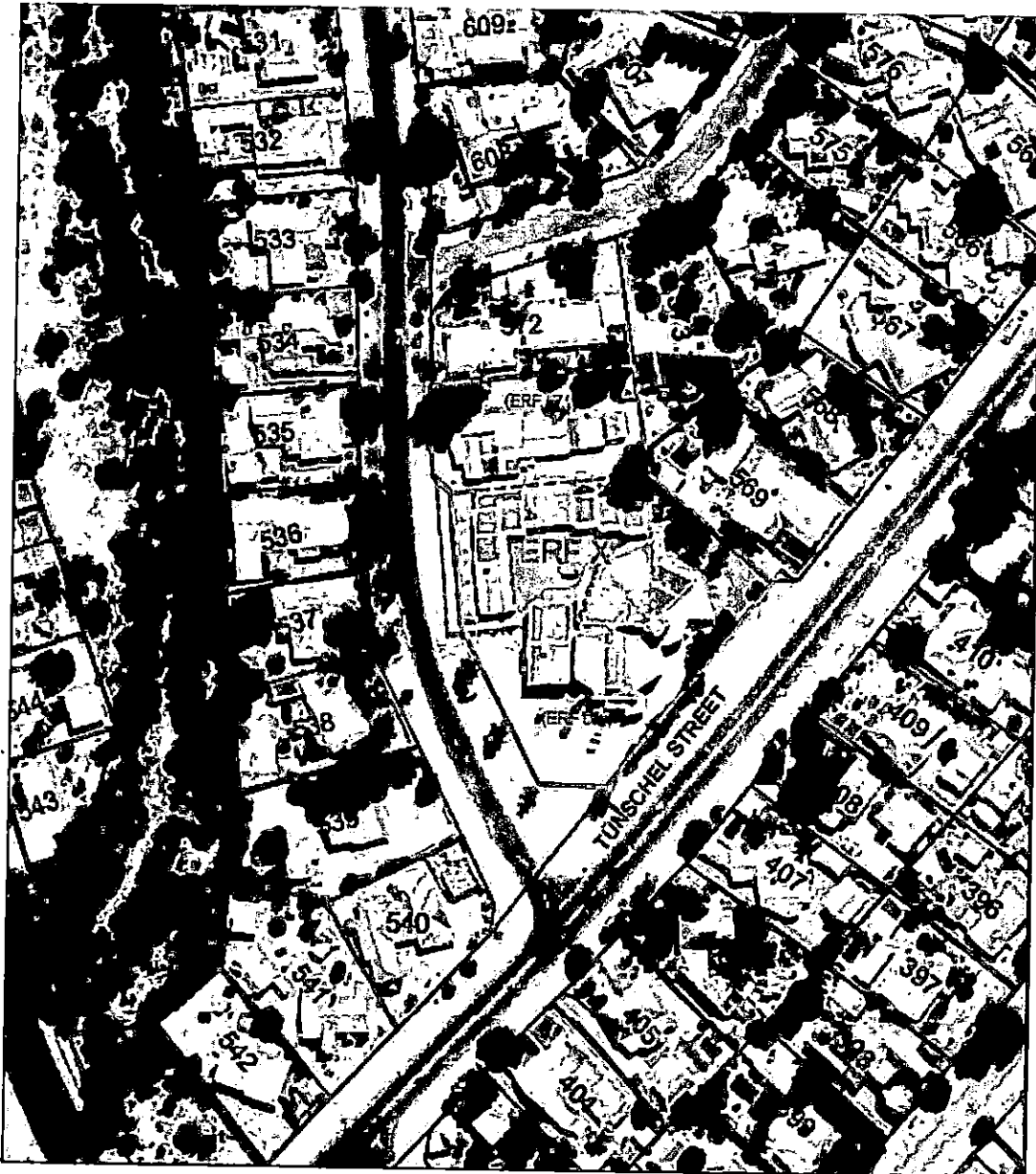


Figure 1: Photo of the buildings located on Erven 570 and 571, Pionierspark



Figure 2: Zoning of surrounding erven

Both Erven are flat and fully landscaped and developed.

Registered Conditions

The conditions currently registered against Erf 570, Pionierspark are contained in Title Deed T7896/1993. The conditions registered against Erf 571, Pionierspark are contained in Title Deed T5376/2010. Copies of both Title Deeds are attached to this document.

The conditions registered against Erf 570, Pionierspark are outdated. As it is the intention to consolidated Erf 570 and Erf 571, Pionierspark, once the rezoning of Erf 571 is approved, it is proposed that the following conditions be registered against the consolidated Erf:

- A. The erf shall only be used or occupied for purposes which are in accordance with and the use or occupation of the erf shall at all times be subject to the provisions of the Windhoek Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act 2018 (Act 5 of 2018).
- B. The building value of the main building, excluding the outbuilding to be erected on the erf shall be equal to the municipal valuation of the erf.

2. Development Proposal and Motivation

The Emmanuel Church have been operating on Erven 570, Pionierspark for a number of years - at least since 1993. Erf 570, Pionierspark accommodates the main church building, classrooms with the supporting offices and parking areas. The Church acquired Erf 571, Pionierspark in 2010 and it was used for residential purposes up to now.

As a result of the social changes that the traditional church environment faces, such as smaller attendance of church services on the one hand but the rising incidence of unemployment and children and elders in need which are supported through activities of the church on the other hand, they have the need for more space to sustain the abovementioned supportive activities.

The Church has now the intention to use the Erf 571 for supporting activities that include a mission house, outreach, and distribution center for food aid donated by church members and others which is handed out to vulnerable children and elders. To be able to do this, Erf 571, Pionierspark needs to be rezoned to 'institutional'. Once rezoned it is the intention to consolidate erven 570 and 571 into one erf (Erf X) to enable practical building design and more efficient usage of the property.

Consolidated Erf X will be $\pm 6399\text{m}^2$ in extent. The proposed development on the consolidated Erf X will consist of a number of different buildings with different, but all supporting uses. The attached Masterplan (as provided by the Architect) indicates the buildings that range from the Church, the Classrooms, the E-kids Hall, the Administration Building, Distribution Centre, the Community Hall and the Fellowship Area. Each of the intended functions will be discussed in more detail in the paragraph 3 below.

There are no bulk or density factors applicable to 'institutional' zoning, but the Windhoek Town Planning Scheme allows a coverage of 70% for other buildings in all use zones.

Onsite parking will be provided for in accordance with the regulations of Windhoek Town Planning Scheme depending on the approved designs of the new buildings; the existing church building will remain as is.

3. Access/ Parking

Erf 570, Pionierspark is accessed from both Tünschel and Aschenborn Streets. Erf 571 has an access from Aschenborn Street. Access to the proposed Consolidated Erf X will remain from Tünschel and Aschenborn Streets.

PLEASE NOTE: parking has been provided on the sidewalk for all the years the church has been in existence. It is therefore assumed that since Erf 570 has been intended for a community facility from the establishment of the Pionierspark neighbourhood, the width of Aschenborn and Tünschel Street was made as such to accommodate parking for the church and should not be subject to a lease agreement with Council.

If this is necessary, kindly make it a condition of the approval.



As mentioned, the proposed development on the abovementioned Erven, consists of a number of different buildings that have different uses, and the parking calculation is based on the population of these buildings.

These buildings, arranged in order of population impact are:

- the Church
- the Classrooms
- the E-kids Hall
- the Administration Building
- the Distribution Centre
- the Community Hall
- the Fellowship Area.

For the calculation of the parking requirements, each individual building is analysed and evaluated for their parking needs and requirements. After the evaluation of the individual parking requirements per building, the overall delivery of parking for the development is compared based on the total number of bays that can be provided and the overlapping needs for parking the different buildings have.

The Church (Erf 570) – 750 seats, building footprint 964m²

The Church have approximately 750 seats. Church management have reported attendance of around 500-600 persons during high attendance services. They have indicated that once the church gets to this capacity, the attendees prefer to rather not attend. With Covid-19 measures having been put into place these last few years, the churchgoers have a much bigger self-awareness of numbers, and rather choose to watch the service online or attend a second service. The church self has restructured their operations, especially during covid times, to rather offer more services for those interested in attending instead of having an overly full venue. Church services are held on Sundays only. Over December months when the church has less attendance, one church service is held at 09:00 in the mornings. During the busier seasons, three services are offered, one at 08:30 – which is the busiest service, one at 10:15 which is much less busy and one at 18:00 that as the second busiest service.

With reference to the Draft Parking Provision Policy for the City of Windhoek the Church erf is zoned as institutional and the parking guidelines for churches are as follows:

- 1 x bay for every 4 seats for a sitting capacity up to 60 and 1 bay for every 6 seats or part thereof above.

The calculation is thus as follows:

- $60 \text{ seats} \div 4 \text{ (1 bay for every 4 seats up to 60 seats)} = 15 \text{ parking bays.}$
- $750 \text{ seats} - 60 \text{ seats} = 690 \text{ seats. } 690 \text{ seats} \div 6 \text{ (1 bay for every 6 seats or part thereof)} = 115 \text{ parking bays}$

The total amount required for Church, functioning at full capacity therefore are **130 parking bays**.

The Classrooms and E-kids venue (Erf 570) – 4 Classrooms, plus 150-person venue, building footprint 457m²

These areas are for Sunday school usage (where the children have their own church and learning sessions, during the church service). There are a total of four classrooms that will remain upon completion of the development and one additional larger venue that can host 150 children.

The definition of 'Place of public worship' in the Windhoek Zoning Scheme includes *inter alia* buildings designed for social gathering or recreation which are associated with and on the same site as the place of public worship.

The Sunday school classrooms and the e-kids venue are thus associated with the main church building and is not a separate school entity per se. It is therefore argued that additional parking does not need to be calculated for these activities.

The Administration Building (Erf 570) – building footprint 274m²

This building houses church offices. These offices are occupied on Monday to Friday, from 08:00 – 17:00. With reference to the Draft Parking Provision Policy for the City of Windhoek, the requirements for offices are as follows:

- 1 bay per 25m² floor area.
- The total floor area for the Office building, measured around the perimeter and excluding service areas such as passages (circulation), kitchenette, ablutions, and storage = 217.4m².
- The parking areas required according to the calculation are **9 parking bays**.
- The number of staff working in the Administration Building are 24 persons. Half of the personnel do not have their own vehicles. Should this demographic change, it is our opinion that 24 parking bays including/overlapping with 3-5 visitors parking bays should be made available to the staff during weekdays.

The Distribution Centre (Erf 571) – building footprint 320m²

This building houses storage facilities, sorting and distribution offices, ablution facilities as well as a workspace (office function) for missionaries. With reference to the Draft Parking Provision Policy for the City of Windhoek, the requirements for offices are as follows:

- 1 bay per 25m² floor area
- The total floor area for the Office building, measured around the perimeter and excluding service area such as passages (circulation), ablutions and storage: 132,2m²
- The parking areas required according to the calculation are **6 parking bays**.
- The number of staff working in the Distribution Centre Building are a maximum of 17 persons, of which 6 will likely be volunteers on an ad-hoc basis. The staff and volunteers will require parking bays during weekdays from Monday to Friday, from 08:00 – 05:00.

The Community Hall (Erf 570) – building footprint 365m²

This building houses a banquet hall and catering kitchen. This building is to be used, for serving meals during community functions, typically following a church service. The population of this building is not an additional population, as it is the churchgoers that will be using this space as required. However, the parking quantity must be calculated for this building individually, for instances that it is solely in use.

With reference to the Draft Parking Provision Policy for the City of Windhoek, the requirements for other uses (under Institutional Zoning) are as follows:

- 1 bay per 66m² floor area
- The total floor area for the Community Hall, measured around the perimeter and excluding service areas such as passages (circulation), ablutions and storage: 257.5m². Therefor 4 parking bays are required for the Hall.

The Fellowship Area (Erf 570) – building footprint 202m²

This building houses spill-out space for the Church itself as well as offering refreshments after the Church service. The population of this building is not an additional population, as it is the churchgoers that will be using this space as required.

Garage and Caretaker's Flat – building footprint 154m²

This building houses four Iveco type minibuses (102m²), with a caretaker's flat (52m²) on top.

- One parking bay and one visitor's parking is foreseen for this building.

In Summary:

Building	Usage	# parking bays needed ito Draft Parking Policy	# parking needed on specific days	
Church	Mainly Sundays	130	Sunday	130
Classrooms & E-Kids	Mainly Sundays			
Administration	Monday to Friday	17	Mon to Friday	34
Distribution Centre	Monday to Friday	17		
Community Hall	Sundays or on demand	4		
Garage & Caretaker Flat	7 days a week	2		

TOTAL PARKING PROVIDED	132
-------------------------------	------------

It is clear that due to overlapping uses, sufficient parking can be provided for all the functions during all times. The administration functions are not ongoing when the Church is in service and vice versa.

The attached parking layout indicate that:

- 55 Parking bays are provided Consolidated Erf X
- 67 Parking bays are provided in the road reserve
- 10 Parking bays are provided partially on the road reserve and on Consolidated Erf X

Please note that although tandem parking is indicated on the attached plan it was not part of the calculations of the required parking.

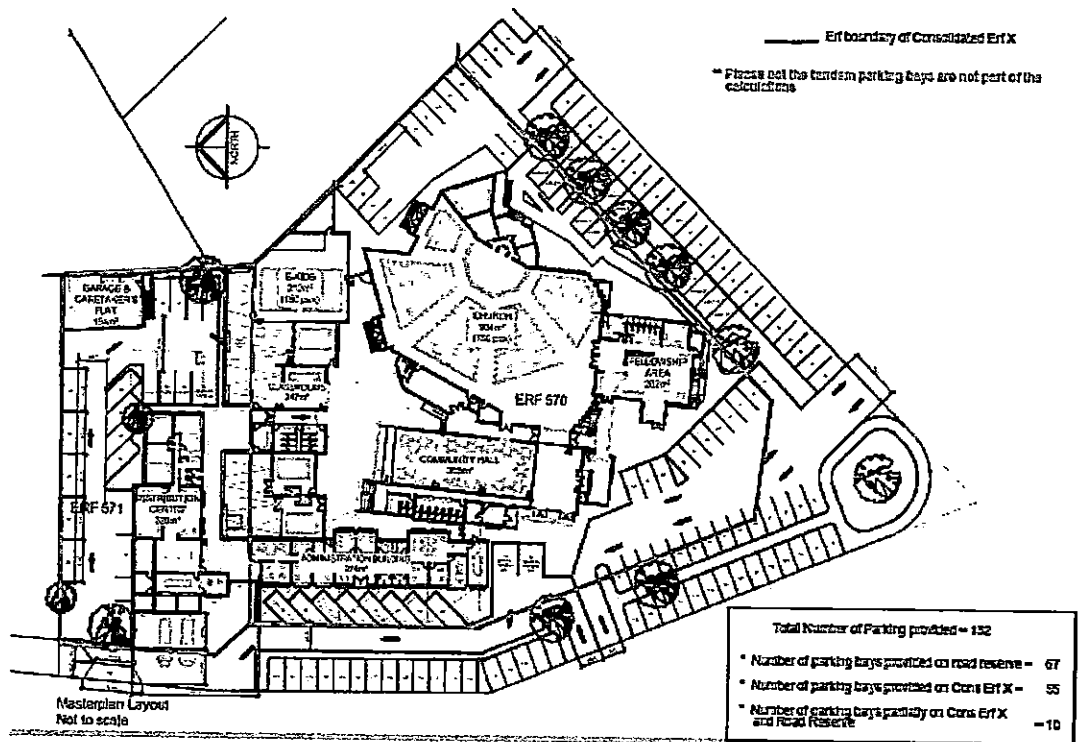


Figure 3 : Proposed parking layout

4. Advertising Procedures and Comments

In terms of the new Urban and Regional Planning Act, 2018 (Act 5 of 2018), Part 7 of sub regulation 10(4), the immediate neighboring landowners need to be notified in writing of the intentions to rezoning and consolidate Erven 570 & 571, Pionierspark. Upon instruction to do so by Council, our office will place the necessary notices and contact the respective neighbours.

5. Conclusion

The proposed rezoning of Erf 571 to "institutional" and the subsequent consolidation of Erven 570 and 571 will not have a negative impact on the surrounding neighborhood. The granting of this application by Council will allow for the church to properly conduct all its administrative and other supportive activities efficiently from the same location. Since it is practically an existing development, this change will not have any effect on the surrounding areas.

It is based on the above motivation that Council is kindly requested to support the application.

6. Application

Application is herewith made for:

- 6.1 That Erf 571, Pionierspark be rezoned from 'residential' with a density of 1 dwelling per 900m² to 'institutional'
- 6.2 That Erven 570 and 571, Pionierspark be consolidated into Erf X.
- 6.3 That consent be granted to use Erf X, Pionierspark in accordance with the new zoning while the rezoning is formally being complete
- 6.4 That the standard conditions be registered against the Consolidated Erf X
 - A) The erf shall only be used or occupied for purposes which are in accordance with and the use or occupation of the erf shall at all times be subject to the provisions of the Windhoek Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act 2018 (Act 5 of 2018).
 - B) The building value of the main building, excluding the outbuilding to be erected on the erf shall be equal to the municipal valuation of the erf.

7. Attachments

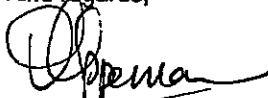
Attached 5 copies of the following documents

1	Application by Consultant or Owner of the Erf/ Portion/ Farm on the prescribed form.	Attached
2	A) Locality and Detailed Sketch Plan (Illustrating the whole boundary of the Local Authority area under which the application is made)	Attached
	B) Portion Number (s) or Erf number (s) from Surveyor General's Office	Not applicable
	C) Existing Zoning Plan/Zoning Certificate	Attached
	D) Intended Zoning Plan	
	E) Parking Layout	Attached
3	Conditions to be registered (if applicable)	Attached
4	Special Power of Attorney including Revenue Stamps with relevant initials	Attached
5	Closure Certificate and Environmental Clearance Certificate (if applicable)	Not applicable
6	Previous Board approvals (Townships Board or NAMPAB) (if applicable)	Not applicable
7	Road Authority approval together with the sketch plan indicating the access point (s) (if applicable)	Not applicable
8	A) Copy of Founding Statement (CC 1/2) (if registered in the name of Close Corporation)	Not applicable
	B) Copy of Company Resolution (if registered in the name of a Company)	Resolution from Chairperson of the Assembly attached
9	Copy of Title Deed or Certificate of Registered Title	Deed of Transfer T 7896/1993 Deed of Transfer T 5376/2010

10	Conditions of Establishment attached to all copies <i>(if applicable)</i>	Not applicable
11	Copy of Erf diagram at time of application	Attached
12	Proof of Payment of CoW submission Fee	Attached
13	Credit Clearance Certificate	Attached

On the background of the motivation above, it is trusted that Council will favourably consider this application. Should you need any additional information, please do not hesitate to contact our offices on the above proposed rezoning and consolidation.

Kind regards,



Dorette Opperman

FORM 1 OF ANNEXURE 4

MINISTRY OF URBAN AND RURAL DEVELOPMENT

NOTICE OF INTENTION TO APPLY FOR REZONING
TO WHOM IT MAY CONCERN

Please take note that . **DU TOIT TOWNPLANNING CONSULTANTS.**
(full names of applicant)

intends to apply to the local authority of **CITY OF WINDHOEK** or the Board* to rezone

ERF 571, PIONIERSPARK , 100 TUNSCHER STREET, PIONIERSPARK


From 'residential' with a density of 1 dwelling per 900m² to 'institutional'

Please further take note that -

- (a) the plan of the erf or land lies for inspection at room of the offices of the authorised planning authority or other local authority or the Board;*
- (b) any person having objections to the rezoning concerned or who wants to comment, may in writing lodge such objections and comments, together with the grounds, with the authorised planning authority or other local authority or the Board* ,and with the applicant within 14 days of the last publication of this notice.

The recommendation of the authorised planning authority or other local authority or Board*, if any, and any conditions determined by it with regard to the rezoning concerned are as follows:

.....
.....



..... 02/03/2022

Signature of applicant

Address of applicant:

1st Floor Bridgeview building, Dr. Kwame Nkrumah Ave,
Klein Windhoek

* Delete whichever is not applicable.

FORM 7 OF ANNEXURE 4

MINISTRY OF URBAN AND RURAL DEVELOPMENT

NOTICE OF INTENTION TO APPLY FOR CONSOLIDATION OF LAND

TO WHOM IT MAY CONCERN

Please take note that **DU TOIT TOWNPLANNING CONSULTANTS**
(full names of applicant)

intends to apply to **CITY OF WINDHOEK**
(authorised planning authority or other local authority or to the Board*)

for consent to ~~subdivide~~ or consolidate

**ERF 570 AND 571, PIONIERSPARK, No. 100 Tunschel Street and 63 Aschenborn Street,
Pionierspark**
(full description of land concerned, e.g. erf number, street address and urban area)

into **CONSOLIDATED ERF X**

Please further take note that -

- (a) the plan of the land lies for inspection at room of the offices of the authorised planning authority other local authority or the Board,*
- (b) any person having objections to the subdivision concerned or who wants to comment, may lodge such objections and comments, together with the grounds, in writing with the authorised planning authority or other local authority or the Board* and with the applicant within 14 days of the last publication of this notice.

The recommendation of the authorised planning authority or other local authority or the Board*, if any, and any conditions determined by it with regard to the subdivision are as follows:

.....

.....
Signature of applicant

..... 02/03/2022

Address of applicant:

1st Floor, Bridgeview building, Dr. Kwame Nkrumah Avenue
Klein Windhoek

* Delete whichever is not applicable.

FORM 8 OF ANNEXURE 4

MINISTRY OF URBAN AND RURAL DEVELOPMENT

APPLICATION FOR CONSOLIDATION OF LAND

NB: Applicants are requested to complete this application form carefully and give sufficient particulars, as failure to do so may lead to unnecessary correspondence which may delay the final decision on the application.

TO: The Secretary*
Urban and Regional Planning Board
Private Bag 13289
Windhoek

1. Full names and residential and postal address of applicant:

**Du Toit Town Planning Consultants
P O Box 6871
Ausspannplatz
WINDHOEK**

2. Land Owner

The Apostolic Faith Mission Windhoek Emmanuel Assembly

M J Van Zyl - Chairperson of the Assembly

(Attach a power of attorney if land owner is not applying personally.)

3. Registered name(s) and number(s) of the land:

**Erf 570, Pionierspark
Erf 571, Pionierspark**

4. Approximate sizes of the land and new portions:

Erf No	Size
570	4 735m ²
571	1 664m ²
TOTAL	6 399m²

5. Is the land situated within an approved local authority area or outside an approved local authority area:

Inside

6. The reasons for the proposed subdivision*:

See letter attached

7. If buildings are to be erected, for which purpose(s) will they be used?

Institutional and supporting purposes

8. In what manner, and by whom, will water, electricity, storm water drainage, streets and sewerage be supplied to the relevant portions of land?

Connected to existing Municipal services

- 9.1 What is the zoning (zoning scheme)?

'institutional'

- 9.2 What is the proposed minimum building value of the main building, excluding the outbuildings, on each portion of land?

Equal to Municipal valuation of the erf

10. If access is to be taken from a public road, has permission been obtained from the Roads Authority?

n.a

11. Is any portion of the land situated within 100 metres from the median of a building or restriction road?

No

12. Is the consolidation with other portions of land intended?

Yes - Erf 570 and 571, Pionierspark

- 13 Motivate the proposed new boundaries, in particular any unusual boundaries:

The new boundaries are based on the existing cadastral boundaries of the two erven

14. Motivate the size of the new erven or portions of land in relation to the surrounding areas:

The sizes of the new Consolidated Erf X is large in comparison with the other erven because it is a public facility..

15. If buildings will lie within 3 metres of a proposed boundary, submit the comments of the authorised planning authority or other local authority or the Board,* as well as proposals for a fire wall and fire prevention methods.

Approval from the Windhoek Municipality is attached. There are a number of existing buildings which is according to Municipality's building regulations. If new buildings are planned, it will adhere to the Municipality's regulations regarding fire walls

16. If a new street or portion of a street is created which is to be transferred to the authorised planning authority or other local authority, submit the comments of the authorised planning authority or other local authority or the Board* regarding who will be responsible for the design and construction of the street.

n.a

17. If any closure of a street or open space is involved, has all the necessary legal procedures been followed? Yes ☐ No ☐

n.a



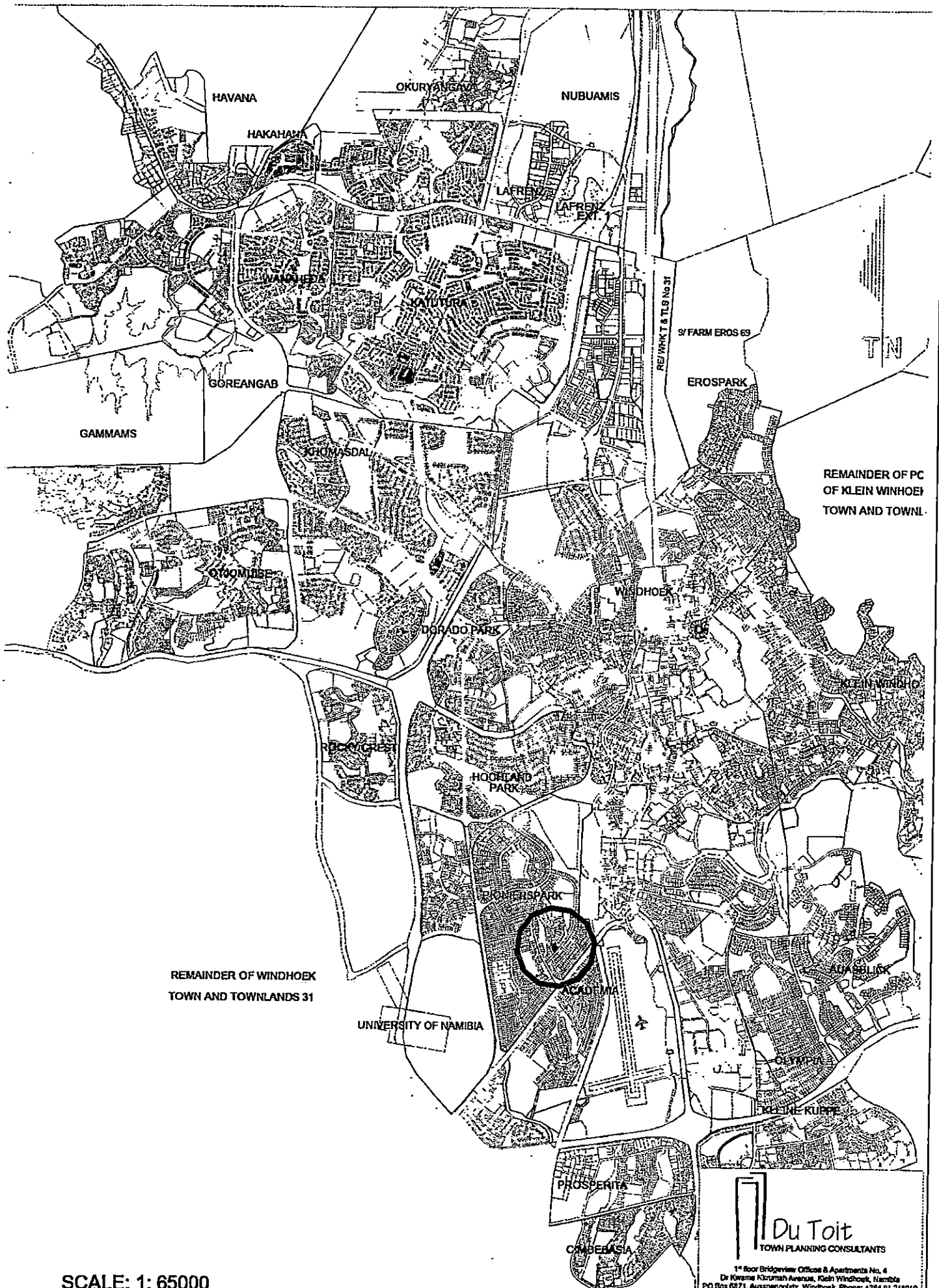
Signature of applicant

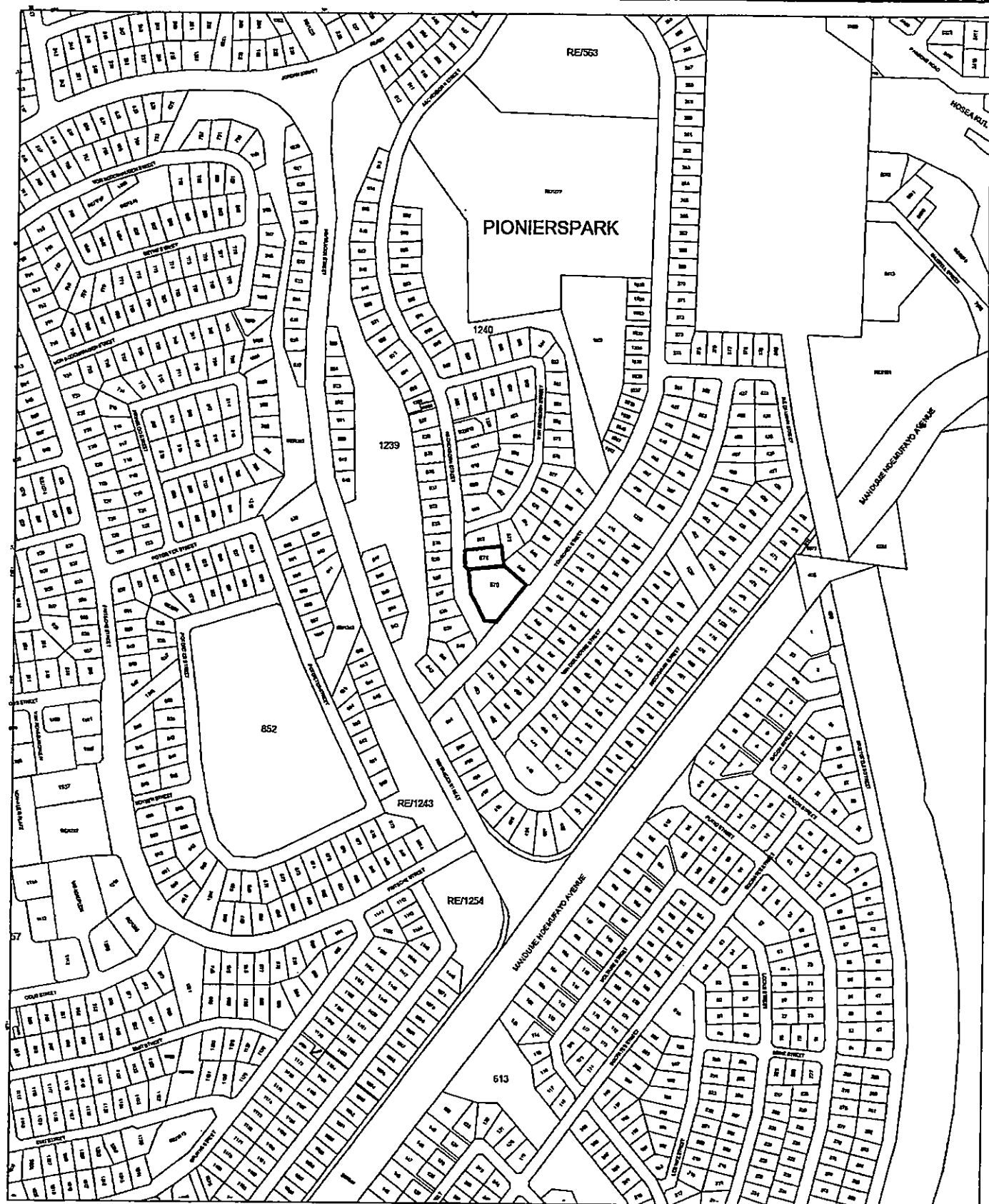
* Delete whichever is not applicable.

02/03/2022

Date

LOCALITY PLAN OF ER570 & 51161 CHENBORN STREET PIONERSPARK





Scale: 1/5000

DATE: NOV 2021

PLAN NO.570PP



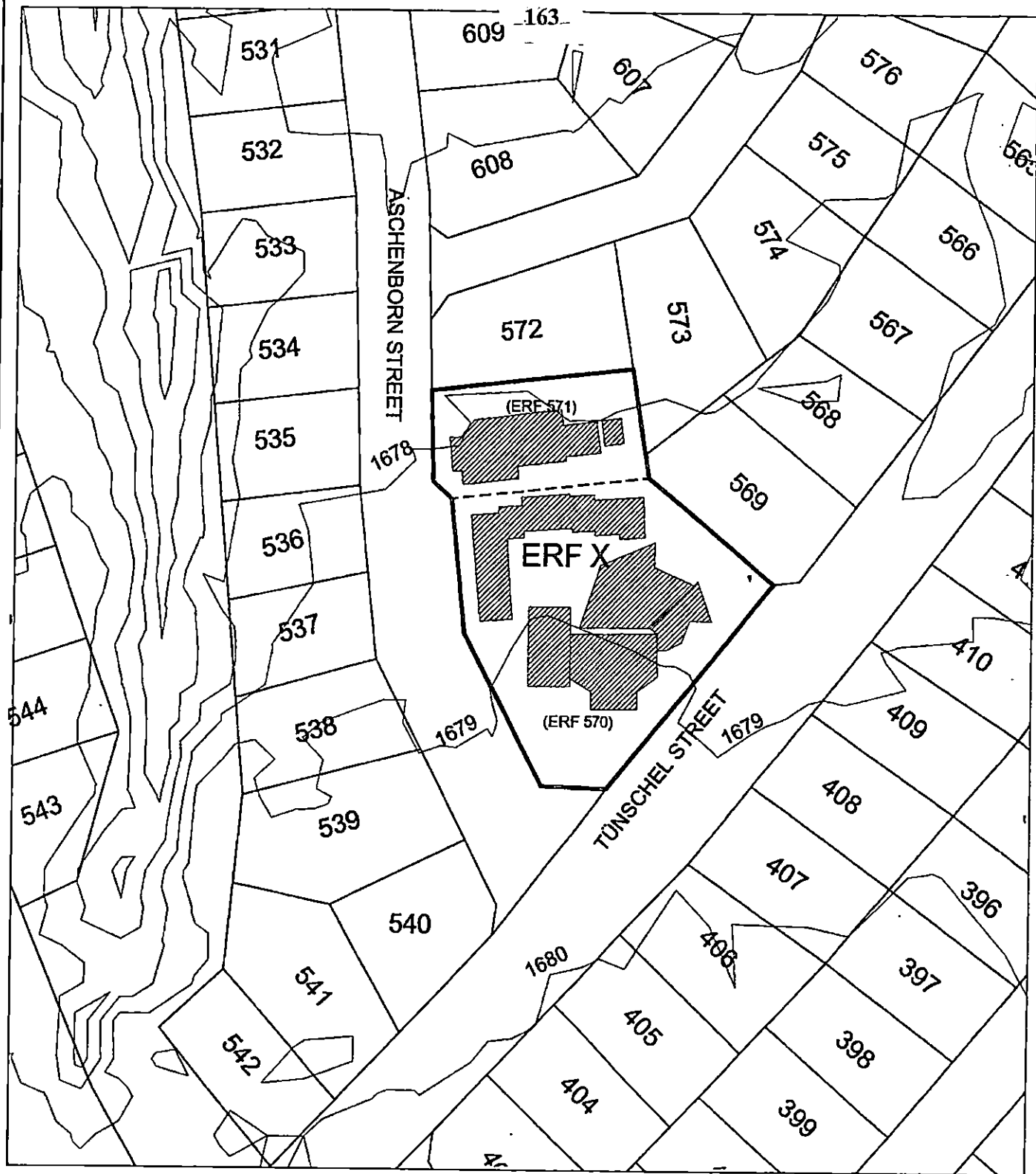
LOCALITY MAP OF ERVEN 570 & 571
ASCHENBORN STREET
PIONIERSPARK



Du Toit

TOWN PLANNING CONSULTANTS

1st floor Bridgeway Offices & Apartments No. 4
Dr Kwame Ntsumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek. Phone: +264 81 248010
Fax: +264 81 248608. Email: elmarie@dutofplan.com



EXISTING BUILDINGS

Erf 570, Pionierspark = 4 735m²

Erf 571, Pionierspark = 1 664m²

Consolidated Erf X = 6 399m²

Scale: 1/1500

DATE: NOV 2021

PLAN NO.570PP



REZONING OF ERF 570 PIONIERSPARK
FROM 'RESIDENTIAL' WITH A DENSITY
OF 1:900m² TO 'INSTITUTIONAL'
AND THE CONSOLIDATION OF
ERVEN 570 & 571 INTO "ERF X"



Du Toit
TOWN PLANNING CONSULTANTS

1st floor Bridgeview Offices & Apartments No. 4
De Kame Nkurumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspanplatz, Windhoek, Phone: +254 81 248010
Fax: +254 81 248608, Email: etmerie@duoitplan.com



EXISTING BUILDINGS

Erf 570, Pionierspark = 4 735m²

Erf 571, Pionierspark = 1 664m²

Consolidated Erf X = 6 399m²

Scale: 1/1500

DATE: NOV 2021

PLAN NO.570PP

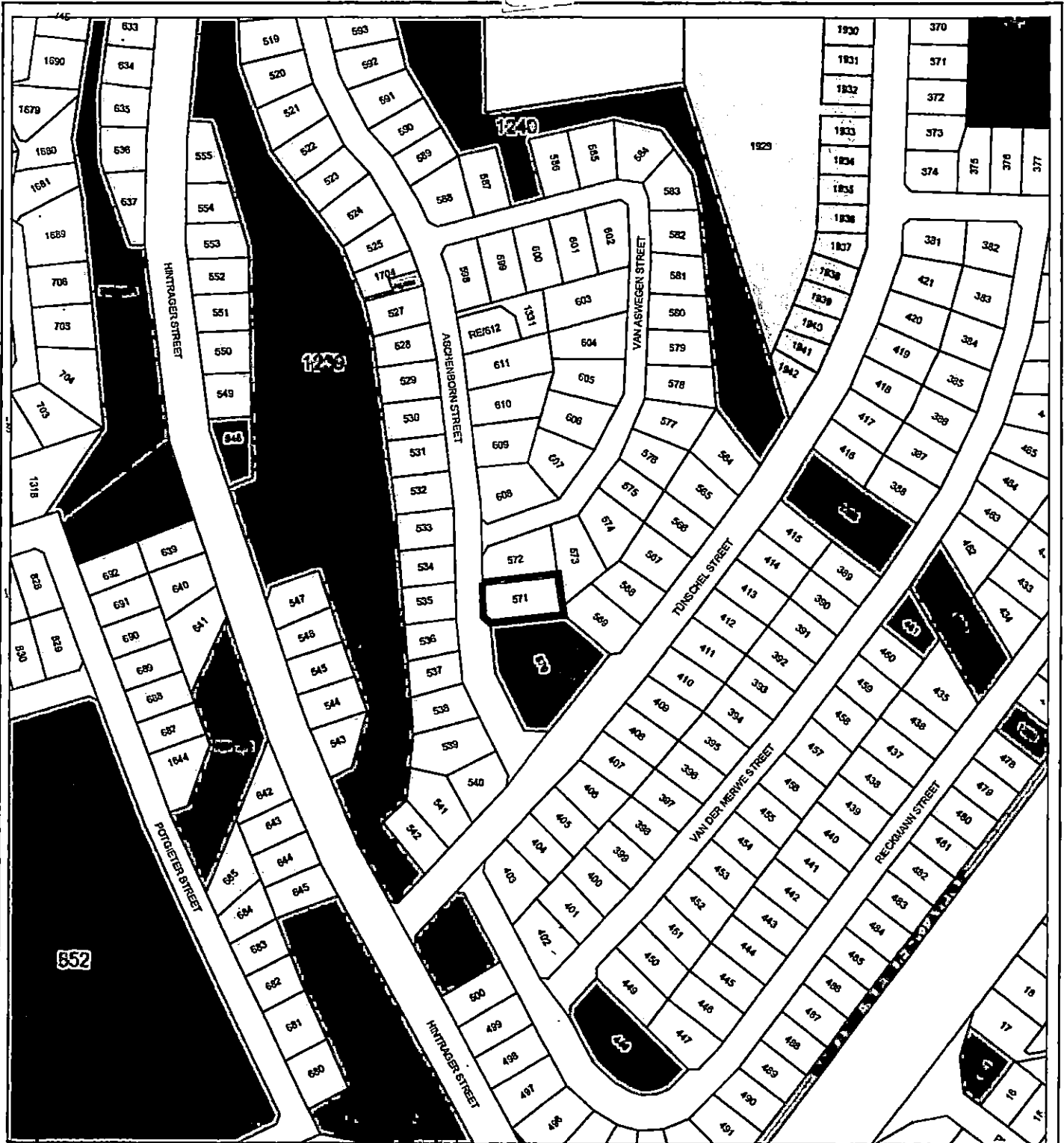


REZONING OF ERF 570 PIONIERSPARK
FROM 'RESIDENTIAL' WITH A DENSITY
OF 1:900m² TO 'INSTITUTIONAL'
AND THE CONSOLIDATION OF
ERVEN 570 & 571 INTO "ERF X"



Du Toit
TOWN PLANNING CONSULTANTS

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Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248608, Email: etmarie@dutoitplan.com



ZONING LEGEND



RESIDENTIAL



BUSINESS



TRANSPORT



MUNICIPAL



GENERAL RESIDENTIAL



OFFICE



INSTITUTIONAL



POS

CURRENT ZONING OF ERF 571
 ASCHENBORN STREET PIONIERSPARK
 ('RESIDENTIAL' WITH A DENSITY OF 1:900m²)



DATE: NOV.2021

SCALE: 1/2000

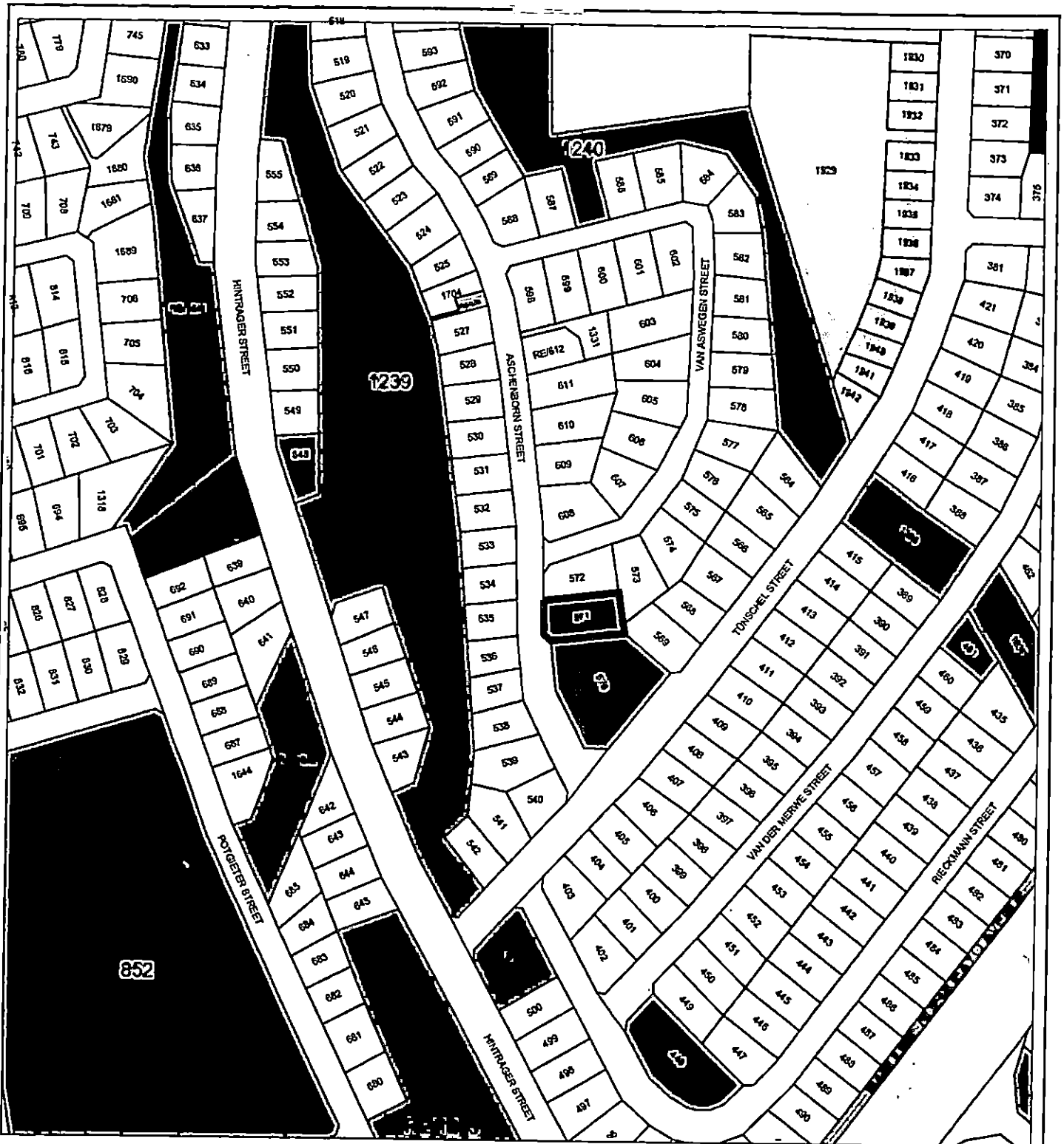
PLAN NO. AMS



Du Toit

TOWN PLANNING CONSULTANTS

1st floor Bridgeview Offices & Apartments No. 4
 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
 PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
 Fax: +264 61 248608, Email: elmarie@dutoitplan.com



ZONING LEGEND

RESIDENTIAL	BUSINESS	TRANSPORT	MUNICIPAL
GENERAL RESIDENTIAL	OFFICE	INSTITUTIONAL	POS

REZONING OF ERF 571 PIONIERSPARK
FROM 'RESIDENTIAL' WITH A DENSITY
OF 1:900m² TO 'INSTITUTIONAL'

DATE: NOV.2021

SCALE: 1/2000

PLAN NO. AMS



Du Toit
TOWN PLANNING CONSULTANTS

1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248608, Email: e.marie@dutoitplan.com

Town Planning Certificate No. 1:
Town Planning Scheme Information 167

Ref : _____

Enq : _____

Tel : _____

Applicants Address _____

Telephone Number : _____

Sir / Madam

Erf No: 570

Township : PIONIERSPARK

Street : TUNSCHEL STR

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

- | | | |
|------------------|----------------------|------------------|
| 1. Use Zone : | INSTITUTIONAL | Refer to Table E |
| 2. Density : | _____ | Refer to Table E |
| 3. Bulk Factor : | 0 00 | Refer to Table F |
| 4. Coverage : | _____ | Refer to Table G |
| 5. Erf Size : | 4,735 m ² | |
| 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 : 100 TUNSCHEL STR
10. Flood Line : _____
11. Height Restriction : _____ Refer to Table J
12. Street Reservation : _____
13. Other : _____

The TOWN PLANNING SCHEME and MAP are open for inspection on the passage wall of the 7th floor of the town house. The information provided herein must be verified by the applicant by inspection of the Scheme and Map.

Your attention is further directed to any condition which may be registered against your property in the title deeds. You may be required to furnish a certified copy of the title deeds conditions before any building plans are approved.

Town Planning Certificate No. 1:
Town Planning Scheme Information

168

Ref : _____

Enq : _____

Tel : _____

Applicants Address _____

Telephone Number : _____

Sir / Madam

Erf No: 571

Township : PIONIERSPARK

Street : ASCHENBORN STR

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

- | | | |
|------------------|--------------------------------|-------------------|
| 1. Use Zone : | RESIDENTIAL | Refer to Table B |
| 2. Density : | 1 DWELLING / 900M ² | Refer to Table E |
| 3. Bulk Factor : | 0 00 | Refer to Table F. |
| 4. Coverage : | 50 % | Refer to Table G |
| 5. Erf Size : | 1,664 m ² | |
| 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 : 63 ASCHENBORN STR

10. Flood Line : _____

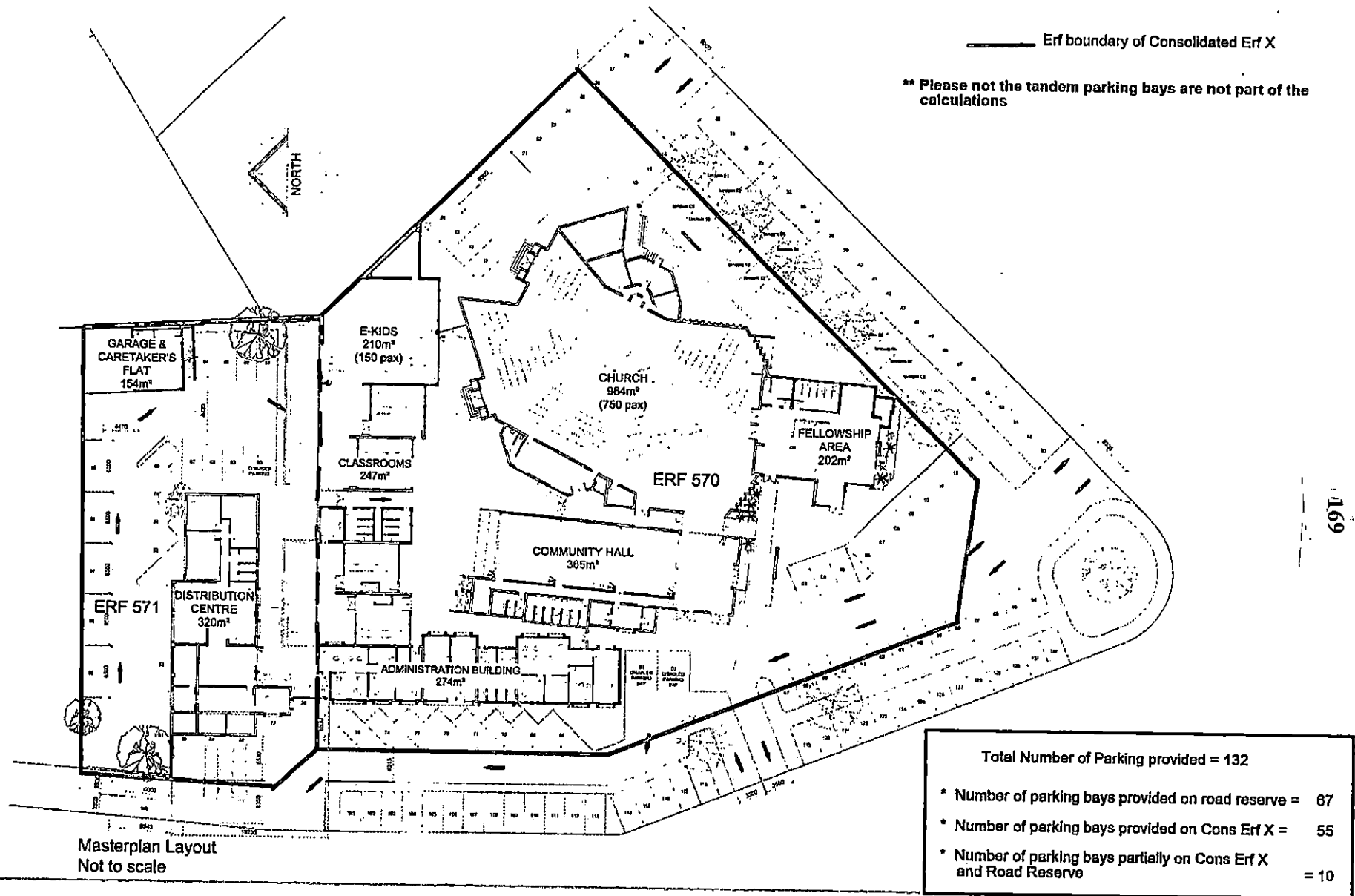
11. Height Restriction : _____ Refer to Table J.

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.

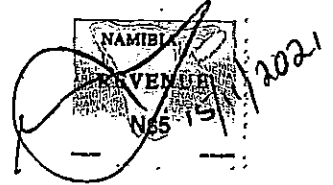
Your attention is further directed to any condition which may be registered against your property in the title deeds. You may be required to furnish a certified copy of the title deeds conditions before any building plans are approved.



IN FAVOUR OF THE LOCAL AUTHORITY

Conditions to be registered against new erf

- A. The erf shall only be used or occupied for purposes which are in accordance with and the use or occupation of the erf shall at all times be subject to the provisions of the Windhoek Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act 2018 (Act 5 of 2018).
- B. The building value of the main building, excluding the outbuilding to be erected on the erf shall be equal to the municipal valuation of the erf.



I, the undersigned

MJ van Zyl

in my capacity as

Chair person

duly authorized thereto and acting on behalf of

The Apostolic Faith Mission Windhoek Emmanuel Assembly, the owner of Erf 570 and 571, Pionierspark, Windhoek

do hereby nominate, constitute and appoint

Du Toit Town Planning Consultants

with power of Substitution, to be my lawful Agent in my name, place and stead, to make the necessary application to the relevant authorities and the Ministry of Urban and Rural Development (Urban and Regional Planning Board) for:

- Rezoning of Erf 571, Pionierspark from 'residential' with a density of 1 dwelling per 900m² to 'institutional'.
- Consolidation of Erven 570 and 571, Pionierspark into Erf X.
- Consent to use Erf X, Pionierspark in accordance with the new zoning while the rezoning is formally being completed.

at the cost of the applicant and generally for effecting the purpose aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes I might or could do if personally present and acting herein – hereby ratifying, allowing and confirm all and whatsoever my said Agent shall lawfully do or cause to be done, by virtue of these present.

Signed at Windhoek this 15th day of November 2021, in the presence of the undersigned witnesses

WITNESSES:

1.

2.

SUBSCRIBER

WRITTEN RESOLUTION OF THE APOSTOLIC FAITH MISSION WINDHOEK EMMANUEL ASSEMBLY

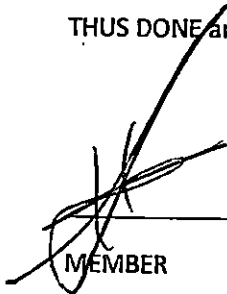
RESOLVED:


THAT M J van Zyl in his capacity as CHAIRPERSON, severally, with power of substitution, be and are hereby authorised and empowered to sign a Power of Attorney in respect of the necessary statutory town planning procedures related to:


The rezoning and consolidation of Erven 570 and 571, Pionierspark

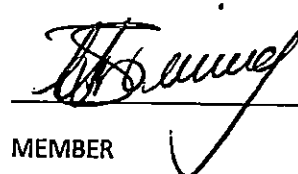
the terms and conditions of which shall be in his absolute discretion, and all other documents which may be necessary in order that the above procedures be completed.

THUS DONE and SIGNED at WINDHOEK on this 5th day of November 2021


MEMBER


MEMBER


MEMBER


MEMBER



Park 2

10 MAR 1991
 MORTGAGED (No. **B 1081**)
 for No. **206 555-00**
 an additional amount not exceeding: No. **41 000-00** **02 MAR 1999**
CANCELLED.
W. T. S. EISEB
 Deeds Office,
 Windhoek.
 Registrar of Deeds
173
A. E. ARMSTRONG
 DEEDS OFFICE,
 WINDHOEK.
 REGISTRAR OF DEEDS. **716** **1999**

Prepared by me:

CONVEYANCER
LOUW T J A

Para 1
 CERTIFICATE of Registered TITLE
 No. **T 41491** **1998** issued in terms of
 Section **37 Act 47/1937** ACT No. 47/1937
 in respect of **ERF 569 PioneerSPARK**
= 1511 m²
 remainder **-**
23 SEP 1998
A. E. ARMSTRONG
 REGISTRAR OF DEEDS,
 WINDHOEK.
 DEEDS OFFICE

THEUNISSEN, VAN WYK & PARTNERS
 Attorneys & Conveyancers
 4th Floor, Nimrod Building
 P O Box 3110, WINDHOEK

FOR INFORMATION ONLY
 DEED OF TRANSFER

I 7896 1993

BE IT HEREBY MADE KNOWN:

THAT TOBIAS JOHANNES ADRIAN LOUW

appeared before me, Registrar of Deeds, at WINDHOEK, he the said Appearer, being
 duly authorised thereto by a Power of Attorney executed at PRETORIA on the 7th day
 of May 1993, by

THE APOSTOLIC FAITH MISSION OF SOUTH AFRICA

Incorporated by Act 24/1961 as applied to Namibia by Act 4/1970

(hereinafter styled the TRANSFEROR)

which power, witnessed in accordance with law, was exhibited to me on this day;

14

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AND the said Appearer declared that whereas the Transferor has, on the 14th day of April 1993, without any compensation donated the following property to the Transferee, which donation was accepted by the Transferee on the 13th day of July 1993

AND THAT HE, in his capacity aforesaid, did by these presents, cede and transfer, in full and free property to and on behalf of

THE APOSTOLIC FAITH MISSION WINDHOEK EMMANUEL ASSEMBLY

(hereinafter styled the **TRANSFEE**)

Its Successors in Title or Assigns

1. CERTAIN : Erf No 569 PIONIERSPARK
- SITUATE : In the Municipality of WINDHOEK
- REGISTRATION DIVISION "K"
- MEASURING: 1511 (ONE FIVE ONE ONE) Square metres

FIRST TRANSFERRED and still held by Deed of Transfer No T490/1970 with General Plan No A35/67 relating thereto

SUBJECT to the following conditions imposed in terms of Proclamation No 15 of 1968, and created in the said Deed of Transfer No T490/1970, namely:-

FOR INFORMATION ONLY

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11

11

TEN GUNSTE VAN DIE PLAASLIKE BESTUUR

(welke voorwaardes nie sonder die toestemming van die Administrateur gewysig of laat vaar mag word nie).

- (a) Die Plaaslike Bestuur het, met die doel om te sorg dat hierdie voorwaardes nagekom word, die reg en bevoegdheid om te alle redelike tye die erf te betree ten einde sodanige inspeksie te doen of ondersoek in te stel soos gedoen of ingestel moet word vir bovermelde doel.

- (b) Indien die Plaaslike Bestuur te eniger tyd 'n straat of strate sou aanlê en maak op 'n vlak wat verskil van die vlak van die erf op die grenslyn gemeenskaplik met die straat of strate, moet die eienaar of sy opvolgers in titel binne 3 maande, nadat skriftelik kennis van die voorneme om die straat sodanig aan te lê en te maak, aan hom bestel is deur die Plaaslike Bestuur, op eie koste 'n stutmuur op die erf aan enige sodanige straatgrens bou wat hoog en sterk genoeg is om te voorkom dat enige gedeelte van die erf in die straat val of omgekeerd; by versuim waarvan die Plaaslike Bestuur sodanige werk op koste van die eienaar of sy opvolger in titel kan uitvoer. Alle sodanige stutmure moet met raadpleging van die Plaaslike Bestuur gebou word en is onderhewig aan die Plaaslike Bestuur se goedkeuring.

- (c) Indien die eienaar of sy titel opvolger te enigertyd oor die natuurlike loop van stormwater bou, of sodanige natuurlike loop van stormwater oor die erf verlê, moet hy die ononderbroke vloei van die stormwater verseker in oorleg met en ten genoë van die Stadsingenieur.

- (d) Die eienaar van die erf is sonder vergoeding verplig om die aanlê van waterpyplyne, stormwaterafvoerpipe en rioolpipe oor die erf toe te laat, indien dit deur die plaaslike bestuur nodig geag word, op sodanige wyse en ligging

soos daar van tyd tot tyd ooreengekom word, en om toe te laat dat enige materiaal wat uitgegrawe word tydens die konstruksie, instandhouding en verwydering van enige van die voornoemde tydelik op die grond langs sodanige werk geberg word. Dit sluit die reg van toegang te enige redelike tyd vir voorgenoemde doeleindes of ander werksaamhede wat daarmee gepaard gaan, in, onderhewig daaraan dat die plaaslike bestuur vergoed vir enige skade aangerig in die uitvoering van sodanige werksaamhede.

- (e) Die hoofgebou wat 'n voltooide gebou moet wees en nie een wat gedeeltelik opgerig is en bestem is vir latere voltooiing nie, moet gelyktydig met of voor die buitegeboue opgerig word.
- (f) Indien 'n erf omhein of op 'n ander wyse toegemaak word, moet die omheining of ander omheiningsmateriaal opgerig en in stand gehou word ter genoeë van die Plaaslike Bestuur.
- (g) Indien die erf aan meer as een straat front, mag toegang tot die erf verkry word net vanaf die straat wat die plaaslike bestuur bepaal.
- (h) Geen hinderlike bedryf mag op die erf toegelaat word nie. "Hinderlike bedryf" beteken 'n bedryf soos omskryf in artikel 1(a) van Goewermentskennisgewing 141/1926.
- (i) Die erf mag net vir woondoeleindes gebruik word en net een woonhuis vir een gesin, met die nodige buitegeboue, mag daarop opgerig word.
- (j) Die woonhuis op die erf opgerig, mag nie deur meer as een gesin bewoon word nie.

FOR INFORMATION ONLY

114

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- (k) Geen skakelhuis, woonstel of skakelwoonstel mag op die erf opgerig word nie.
- (l) Buitegeboue en/of woonkwartiere vir bediendes mag net deur die bona fide huisbediendes wat werklik op die erf hulle dienste lewer, bewoon word.
- (m) Die waarde van die woonhuis tesame met die buitegeboue wat op die erf opgerig word, moet minstens R8 500,00 wees.
- (n) Geen gebou, struktuur of enige deel daarvan, buiten grensmure of heinings mag opgerig word nader as 5 meter aan die straatlyn wat die grens van die erf uitmaak, nóg binne drie meter van enige sy- of agtergrens wat met 'n aanliggende erf gemeenskaplik is behalwe waar sodanige grens gemeenskaplik is met Erf, 2, 502, 854 of 1261.
- (o) Tensy 'n hoofgebou en die nodige buitegeboue van minstens die waarde wat vereis word in voorwaarde (m) hierbo, op die erf opgerig word binne twee jaar nadat die plaaslike bestuur oordrag daarvan gegee het, ^(reusdlik 31 Maart 1970) het die gemelde plaaslike bestuur die reg om van die datum van verstryking van die genoemde tydperk van twee jaar na sy goeiddunke en in sy algehele diskressie, van die eienaar, jaarliks of halfjaarliks, ooreenkomstig artikel 174 van die Munisipale Ordonnansie 1963 (Ordonnansie 13 van 1963) betaling te eis van 'n bedrag gelyk aan die verbeteringsbelasting wat betaalbaar sou wees as 'n hoofgebou en buitegebou van die gemelde waarde in werklikheid op die erf opgerig is.

FOR INFORMATION ONLY

X

M

B

A

- (p) Die eienaar van die erf is verplig om sonder enige vergoeding toe te laat dat bogrondse en ondergrondse elektriese kragtoevoerlyne oor die erf gelê of gespan word indien dit nodig geag word deur die Plaaslike Bestuur, en op so 'n wyse en in so 'n ligging soos daar van tyd tot tyd ooreengekom word, en om toe te laat dat die materiaal wat uitgegrawe word gedurende konstruksie, instandhouding en verwydering van enige bovermelde materiaal, tydelik op die grond langs sodanige werk geplaas word. Dit sluit in die reg van toegang tot die erf te alle redelike tye, vir die bovermelde doeleindes of vir ander werk wat daarop betrekking het, onderhewig daaraan dat die Plaaslike Bestuur vergoeding betaal vir enige skade wat aangebring word in die uitvoering van enige sodanige werk.

2. **CERTAIN :** Erf No 570 PIONIERSPARK
SITUATE : In the Municipality of WINDHOEK
REGISTRATION DIVISION "K"
MEASURING: 4735 (FOUR SEVEN THREE FIVE) Square metres

FOR INFORMATION ONLY

FIRST TRANSFERRED and still held by Deed of Transfer No T685/1970 with General Plan No A35/67 relating thereto

SUBJECT to the following conditions imposed in terms of Proclamation No 15 of 1968, and created in the said Deed of Transfer No T685/1970, namely:-

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B

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A

TEN GUNSTE VAN DIE PLAASLIKE BESTUUR

(welke voorwaardes nie sonder die toestemming van die Administrateur gewysig of laat vaar mag word nie).

- (a) Die Plaaslike Bestuur het, met die doel om te sorg dat hierdie voorwaardes nagekom word, die reg en bevoegdheid om te alle redelike tye die erf te betree ten einde sodanige inspeksie te doen of ondersoek in te stel soos gedoen of ingestel moet word vir bovermelde doel. → The right to inspection any time? ©

- (b) Indien die Plaaslike Bestuur te eniger tyd 'n straat of strate sou aanlê en maak op 'n vlak wat verskil van die vlak van die erf op die grenslyn gemeenskaplik met die straat of strate, moet die eienaar of sy opvolgers in titel binne 3 maande, nadat skriftelik kennis van die voorneme om die straat sodanig aan te lê en te maak, aan hom bestel is deur die Plaaslike Bestuur, op eie koste 'n stutmuur op die erf aan enige sodanige straatgrens bou wat hoog en sterk genoeg is om te voorkom dat enige gedeelte van die erf in die straat val of omgekeerd; by versuim waarvan die Plaaslike Bestuur sodanige werk op koste van die eienaar of sy opvolger in titel kan uitvoer. Alle sodanige stutmure moet met raadpleging van die Plaaslike Bestuur gebou word en is onderhewig aan die Plaaslike Bestuur se goedkeuring. Street frontages!

- (c) Indien die eienaar of sy titel opvolger te enigertyd oor die natuurlike loop van stormwater bou, of sodanige natuurlike loop van stormwater oor die erf verlê, moet hy die ononderbroke vloei van die stormwater verseker in oorleg met en ten genoë van die Stadsingenieur. Stormwater

- (d) Die eienaar van die erf is sonder vergoeding verplig om die aanlê van waterpyple, stormwaterafvoerpype en rioolpype oor die erf toe te laat, indien dit deur die plaaslike bestuur nodig geag word, op sodanige wyse en ligging

soos daar van tyd tot tyd ooreengekom word, en om toe te laat dat enige materiaal wat uitgegrawe word tydens die konstruksie, instandhouding en verwydering van enige van die voornoemde tydelik op die grond langs sodanige werk geberg word. Dit sluit die reg van toegang te enige redelike tyd vir voorgenoemde doeleindes of ander werksaamhede wat daarmee gepaard gaan, in, onderhewig daaraan dat die plaaslike bestuur vergoed vir enige skade aangerig in die uitvoering van sodanige werksaamhede.

- (e) Die hoofgebou wat 'n voltooide gebou moet wees en nie een wat gedeeltelik opgerig is en bestem is vir latere voltooiing nie, moet gelyktydig met of voor die buitegeboue opgerig word.
- (f) Indien 'n erf omhein of op 'n ander wyse toegemaak word, moet die omheining of ander omheiningsmateriaal opgerig en in stand gehou word ten genoeg van die Plaaslike Bestuur.
- (g) Indien die erf aan meer as een straat front, mag toegang tot die erf verkry word net vanaf die straat wat die plaaslike bestuur bepaal.
- (h) Geen hinderlike bedryf mag op die erf toegelaat word nie. "Hinderlike bedryf" beteken 'n bedryf soos omskryf in artikel 1(a) van Goewermentskennisgewing 141/1926.
- (i) Die erf mag net vir godsdienstdoeleindes gebruik word en vir doeleindes in verband daarmee.
- (j) Net een kerk en/of kerksaal met die nodige bybehore mag op die erf opgerig word.

FOR INFORMATION ONLY

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- (k) Die waarde van die kerk wat op die erf opgerig word, buitegeboue uitgesluit, moet minstens R10,000 wees.
- (l) Die waarde van die kerksaal wanneer en indien dit op die erf opgerig word, buitegeboue uitgesluit, moet minstens R10,000 wees.
- (m) Die eienaar van die erf is verplig om sonder enige vergoeding toe te laat dat bogrondse en ondergrondse elektriese kragtoevoerlyne oor die erf gelê of gespan word indien dit nodig geag word deur die plaaslike bestuur, en op so 'n wyse en in so 'n ligging soos daar van tyd tot tyd ooreengekom word, en om toe te laat dat die materiaal wat uitgegrawe word gedurende konstruksie, instandhouding en verwydering van enige bovermelde materiaal, tydelik op die grond langs sodanige werk geplaas word. Dit sluit in die reg van toegang tot die erf te alle redelike tye, vir die bovermelde doeleindes of vir ander werk wat daarop betrekking het, onderhewig daaraan dat die plaaslike bestuur vergoeding betaal vir enige skade wat aangebring word in die uitvoering van enige sodanige werk.
- (n) Geen gebou, struktuur of enige deel daarvan, buiten grensmure of heinings mag opgerig word nader as 5 meter aan die straatlyn wat die grens van die erf uitmaak, nóg binne drie meter van enige sy- of agtergrens wat met 'n aanliggende erf gemeenskaplik is behalwe waar sodanige grens gemeenskaplik is met Erf, 2, 502, 854 of 1261.
- (o) Buitegeboue en/of woonkwartiere vir bediendes mag net deur bediendes wat voltyds hulle dienste op die erf lewer, bewoon word.

FOR INFORMATION ONLY

- (p) Die beslaansoppervlakte en bebouingsmassafaktor van geboue en die verskaffing van parkeerplekke van die straat af op die erf moet voldoen aan die regulasies en/of die stadsbeplanningskema van die plaaslike bestuur.

- (q) Tensy 'n hoofgebou en die nodige buitegeboue van minstens die waarde wat vereis word deur die voorwaardes geregistreer in die akte van die erf op die erf opgerig word binne twee jaar nadat die plaaslike bestuur oordrag daarvan gegee het, het die gemelde plaaslike bestuur die reg om van die datum van verstryking van die genoemde tydperk van twee jaar na sy goeddunke en in sy algehele diskressie, van die eienaar, jaarliks of halfjaarliks, ooreenkomstig artikel 174 van die Munisipale Ordonnansie 1963 (Ordonnansie 13 van 1963) betaling te eis van 'n bedrag gelyk aan die verbeteringsbelasting wat betaalbaar sou wees as 'n hoofgebou en buitegebou van die gemelde waarde in werklikheid op die erf opgerig is.

FOR INFORMATION ONLY


WHEREFORE the Appearer, renouncing all the Right and Title the TRANSFEROR heretofore had to the premises, did, in consequence, also acknowledge the TRANSFEROR 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 Asigns, now and henceforth shall be entitled thereto, conformably to local custom, the State however, reserving its Rights.

IN WITNESS whereof I, the said Registrar, together with the Appearer, q.q.; have subscribed to these Presents, and have caused the Seal of Office to be affixed hereto.

THUS DONE AND EXECUTED at the Office of the Registrar of Deeds, at WINDHOEK, on this 25th day of **NOVEMBER** 1993.

FOR INFORMATION ONLY

In my presence,


Registrar of Deeds

1. Transfer duty exemption certificate 0572399, 0572398

issued by the Receiver of Revenue

Windhoek

on the 9 July 1993

(Checked 1.  2. 

2. I, the undersigned,
TOBIAS JOHANNES ADRIAN LOUW
hereby certify in terms of Section 78 of Act 23/1992 that all rates, fees or charges leviable in respect of the immovable property contained in this Deed have been paid up to and including the date of registration thereof.


T J A LOUW (CONVEYANCER)

h h

INFORMATION ONLY

DEEDS OFFICE, WINDHOEK.
REGISTRAR OF DEEDS.

BEUKES, D.D.

for \$ 512 000-00 (with preference for an additional amount not exceeding \$102 400-00)

MORTGAGED (No. B 8089) 06 DEC 2007

Para 2

DEEDS OFFICE, WINDHOEK.
REGISTRAR OF DEEDS.

W. J. S. EISEN

for \$ 1500 000-00 (with preference for an additional amount not exceeding \$ 300 000-00)

MORTGAGED (No. 8 777) 27 JAN 1999

PREPARED BY ME

[Signature]
CONVEYANCER
SWANEPOEL, A

ORIGINAL
STAMPED
DUTY N\$ 20900.00
FEES
M

571

28 OCT 2010 MORTGAGED NO. B 6323 2010
for N\$ 2 257 170.00 (with preference for
an additional amount not exceeding N\$ 450 234.00)

DEEDS OFFICE
WINDHOEK

[Signature]
REGISTRAR OF DEEDS

FOR INFORMATION ONLY

DEED OF TRANSFER NO. T 5376 2010

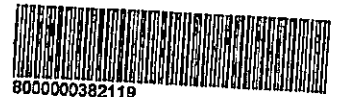
DR WEDER, KAUTA & HOVE
Attorneys, Notaries and Conveyancers
P O Box 864
WINDHOEK

BE IT HEREBY MADE KNOWN:
BY DEED OF JOHANNES GUTHELM

THAT ~~ANDRE SWANEPOEL~~

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

[Signature]
ANNAMARIE MEYER
BORN ON 10 JUNE 1948
UNMARRIED



dated the 2nd day of SEPTEMBER 2010 and signed at WINDHOEK

[Signature]

AND THE SAID APPEARER declared that his Principal had truly and legally ~~donated~~ ^{SOAS} on the 14 JUNE 2010;

AND THAT HE, in his capacity aforesaid, did by these presents, cede and transfer, in full and free property, to and on behalf of

THE APOSTOLIC FAITH MISSION WINDHOEK EMMANUEL ASSEMBLY

Its Successors in Title or Assigns

CERTAIN Erf No. 571 Pionierspark

SITUATE in the Municipality of WINDHOEK
Registration Division "K"
Khomas Region

MEASURING 1 664 (One Six Six Four) Square Metres

FIRST TRANSFERRED by Deed of Transfer no. T1339/1968 with
General Plan No. A35/1967 relating thereto

AND HELD by Deed of Transfer no. T 7902/2006

SUBJECT to the following conditions imposed in terms of Ordinance
18 of 1954; (See B022/2007), 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 Windhoek Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended.
- b) The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf.

FOR INFORMATION ONLY

WHEREFORE the Appearer, renouncing all the Right and Title which the said

TRANSFEROR

heretofore had to the Premises, did, in consequence also acknowledge them 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 and henceforth shall be entitled thereto, conformably to local custom: the State, however, reserving its rights, and finally acknowledging that the value of the aforesaid property amounts to N\$2 100 000.00.

SIGNED AT WINDHOEK ON 28 OCT 2010, together with the appearer, and confirmed with my seal of office.

FOR INFORMATION ONLY

SIGNATURE OF APPEARER

In my presence



Transfer Duty Exemption Receipt No. 110089540 issued by the Receiver of Revenue at Windhoek on 14 October 2010

CHECKED: 1. [Signature] 2. [Signature]

I, the undersigned, ANDRE SWANEPOEL, Conveyancer, do hereby certify in terms of Section 78 of Act No. 23 of 1992, that all rates leviable in respect of such immovable property in terms of this Act, and all the fees, charges and other monies 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 thereof.

[Signature]

CONVEYANCER
SWANEPOEL, A

[Signature]



DEBT MANAGEMENT CREDIT CHECK FORM

Surname _____ First name(s) _____

Erf/Stand no 571 Township PioniersparkIf company or registered under cc Apostolic Faith Mission Emmanuel Assembly

Namibian I. D / Passport no. _____

Postal address PO Box 21085 Township of address WindhoekPhysical Residential or Business address Erf 571, Pionierspark

Tel no _____ (H) _____ Cell _____

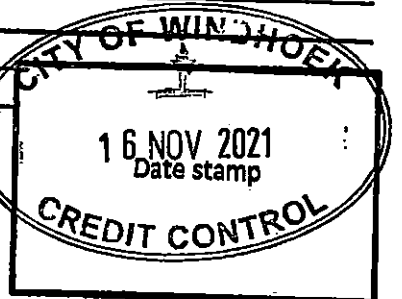
DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments:

Acc. Technician Credit Control

Signature Acc. Tech Credit Control

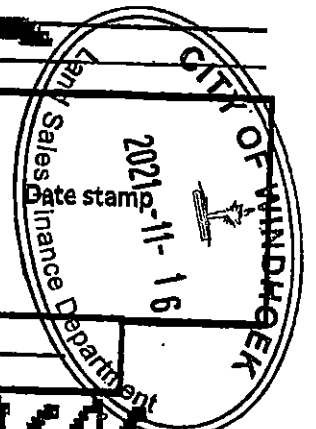


LAND SALES

Comments:

Acc. Technician Land Sales

Signature Acc. Technician Land Sales



ACCOUNTANT LAND SALES

CITY OF MANY FACES

DEBT MANAGEMENT CREDIT CHECK FORM

Surname _____ First name(s) _____
 Erf/Stand no 570 Township Pionierspark
 If company or registered under cc Apostolic Faith Mission Emmanuel Asent
 Namibian I. D / Passport no. _____
 Postal address P.O. Box 21085 Township of address Windhoek
 Physical Residential or Business address Erf 571, Pionierspark
 Tel no _____ (H) _____ Cell _____

DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments:

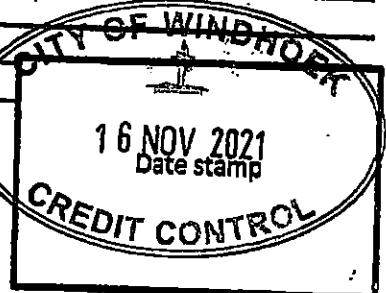
No Arrears

Acc. Technician Credit Control

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Signature Acc. Tech Credit Control

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LAND SALES

Comments:

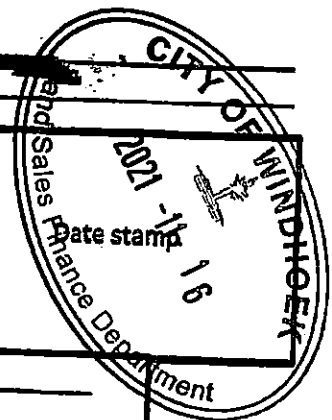
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Acc. Technician Land Sales

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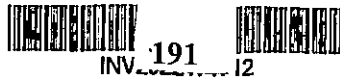
Signature Acc. Technician Land Sales

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ACCOUNTANT LAND SALES:

CITY OF MANY FACES



CITY OF WINDHOEK

P O Box 59, WINDHOEK NAMIBIA

Telephone No: (061) 290 2911

TAX INVOICE

VAT Reg. Number 2646057-01-5



Invoice Number : INV2022171712	Date Issued : 2022/02/23
Account Number : N/A	Vote Number : 5000132050048
Name : EMMANUEL CHURCH WINDHOEK	Reference Number : ERF 570 AND 571 PIONIERSPARK
Address : P.O BOX 21085 WINDHOEK	System Reference : INV312230
	Issued By : 17057 - SISAMU-KABOZU (V.K)
	Contact Details : +264 61 290 2299
Description : REZONING OF ERF 571 PP FROM RESIDENTIAL TO INSTITUTIONAL AND CONSOLIDATION OF ERVEN 570 AND 571 PP	

PAYMENT DUE

Total Amount Excluding VAT	: N\$ 5300.00
Total VAT Amount	: N\$ 795.00
Total Amount Payable	: N\$ 6095.00

INVOICE DETAILS

Department : 5000 - URBAN & TRANSPORT PLANNING

Tariff Code	:	N/A
Tariff Description	:	N/A
Quantity Provided	:	1
Unit Price	:	N\$ 5300.00
Tariff Amount Excluding VAT	:	N\$ 5300.00
Tariff VAT Amount	:	N\$ 795.00
Tariff Total Amount	:	N\$ 6095.00
Service Code	:	N/A

City of Windhoek Banking Details - Bank: First National Bank - Number: 62012146115 - Branch: 281872



Receipt



Transaction with transaction id 29173991 submitted
successfully.

NAD 6,095.00

CITY OF WINDHOEK

FIRST NATIONAL BANK NAMIBIA

62012146115

Transaction ID

29173991

From

DU TOIT C

Date

Feb 24, 2022

Payment Priority

Normal

My Reference

COWAppFee EmmaneulChurch

Their Reference

571PP Rez Cons with 570PP

Disclaimer

Any confirmation of a transaction must not be constructed as a confirmation of credit into a beneficiary's account
Due to the nature of the internet, transactions may be subjected to interruption, transmission blockout, delayed
transmission and incorrect data transmission.

The Bank is not liable for malfunctions in communication facilities not within its control that may affect the
accuracy of timeliness of messages and transactions you send.

All transactions are subject to our verification and our normal fraud checks.

Enquiries: D Opperman
Tel: +264 81 835 2021
Ref: 570&571PPARK

Squirrel Investments 51 CC
P O Box 90441
KLEIN WINDHOEK

18 March 2022

Dear Sir/ Madam

REZONING OF ERF 571, PIONIERSPARK FROM 'RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 900m² TO 'INSTITUTIONAL' AND THE CONSOLIDATION OF ERVEN 570 AND 571, PIONIERSPARK, WINDHOEK

Our office is currently applying on behalf of the owner the erven, The Apostolic Faith Mission Windhoek Emmanuel Assembly, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the City of Windhoek and the Urban and Regional Planning Board for the:

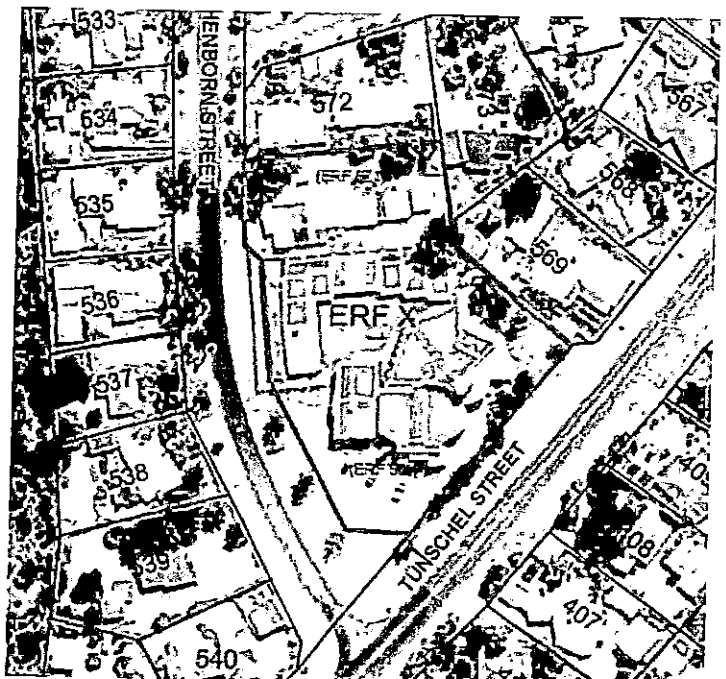
- Rezoning of Erf 571, Pionierspark from 'residential' with a density of 1 dwelling per 900m² to 'institutional'.
- Consolidation of Erven 570 and 571, Pionierspark into Erf X.
- Consent to use Erf X, Pionierspark in accordance with the new zoning while the rezoning is formally being completed.

In terms of the new Urban and Regional Planning Act, 2018 (Act 5 of 2018), you as the owner of Erf 406, Pionierspark located adjacent to the erf are hereby granted the opportunity to comment on the proposal. We kindly request that you provide us with your comments no later than 15 April 2022.

Erven 570 and 571 are located adjacent to each other along Tunschel and Aschenborn Street, Pionierspark. Erf 570 is zoned 'institutional' and is 4735m² in extent. Erf 571 is zoned 'residential' with a density of 1:900m² and is 1664m² in extent.

Erf 570 accommodates the Emmanuel Church, while Erf 571 has a residential dwelling on it which is used for residential purposes.

The Emmanuel Church have been operating on Erf 570, Pionierspark at least since 1993. The erf accommodates the main church building, classrooms with the supporting offices and parking areas. The Church acquired Erf 571, Pionierspark in 2010 and has




been used for residential purposes to date. Due to social changes that has led to the church having to extend more on its social responsibilities such as outreach programmes and food aid distribution, a need to consolidate the two erven has been identified in order to accommodate these supporting activities. For this, Erf 571 needs to be rezoned to 'institutional'.

Once rezoned, the two erven will then be consolidated into Erf X ($\pm 6399\text{m}^2$) to enable practical building design and more efficient usage of the property. As a result, the consolidated Erf X will consist of a number of different buildings with different but supporting uses i.e., church, classrooms, administration building, distribution centre, community hall and fellowship area. The intended application is also in line with the Windhoek Structure plan and sufficient parking will be provided for as per the City of Windhoek requirements. A total number of 132 parking bays can be provided on the erf and existing road reserve (as it has been done for all the years) and is sufficient for the overlapping uses currently ongoing and envisioned on the Consolidated Erf X. The proposed parking is indicated on the attached plan.

In light of the above, your comments on the intended application will be highly appreciated. Kindly note that should we not receive any comments by the closing date of 15 April 2022, we would assume you do not have any objection.

Please do not hesitate to contact our office if you require any further information.

Kind regards

PP 

Dorette Opperman

APPLICATION FOR THE REZONING OF ERF 571, PIONIERSPARK FROM 'RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 900m² TO 'INSTITUTIONAL' AND THE CONSOLIDATION OF ERVEN 570 AND 571, PIONIERSPARK, WINDHOEK

Name:.....

Address:.....

.....

Telephone :..... Email:

I, the owner of Erf, Tunschel // Aschenborn Street
(Please indicated with "x" in appropriate box)

☐

do not object to

- Rezoning of Erf 571, Pionierspark from 'residential' with a density of 1 dwelling per 900m² to 'institutional'.
- Consolidation of Erven 570 and 571, Pionierspark into Erf X.
- Consent to use Erf X, Pionierspark in accordance with the new zoning while the rezoning is formally being completed

☐

do object to

- Rezoning of Erf 571, Pionierspark from 'residential' with a density of 1 dwelling per 900m² to 'institutional'.
- Consolidation of Erven 570 and 571, Pionierspark into Erf X.
- Consent to use Erf X, Pionierspark in accordance with the new zoning while the rezoning is formally being completed

If objecting, please state the reasons:

.....

.....

.....

.....

Signature

Date

Kindly take note that comments should reach our office by 15 April 2022
You can return the form to the following email address: planner1@dutcoitolan.com

CLASSIFIEDS

Tel: (061) 208 0800/44

Fax: (061) 220 584

Email: classifieds@nepc.com.na



Notice of Scoping and Environmental and Social Impact Assessment (ESIA) Process Invitation to register as an Interested and Affected Party for the proposed Erongo Substation and associated infrastructure

D&P Engineers and Environmental Consultants hereby gives notice to all potentially Interested and Affected Parties (I&APs) that an application will be made to the Environmental Commissioner 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 Erongo Substation.

NamPower intends to construct and operate the proposed Erongo Substation and associated infrastructure (powerlines, transformers, access roads) due to the envisaged load growth in the Nambach / Karibib area. The proposed development entails developing an in and out substation on the Omurumbi-Khan 1 - 220kV line and stepping down to 66kV to ensure that more capacity is available.

The proposed substation will be located on Portion 22 Karibib 54 (20 Hectares) and Remainder Portion A Karibib (25 hectares) with a total land footprint of 45 hectares. NamPower thus purchased the 45 Hectares land for the proposed development. NamPower (the proponent) has appointed D&P Engineers and Environmental Consultants to conduct the ESIA process for the Project. The ESIA is being conducted to satisfy the Namibian environmental legislative requirements.

The general public as well as any Interested and Affected Parties (I&APs) are hereby invited to attend the public meeting during which the potential environmental and social impacts of the project will be presented for comments and inputs from the public. The meeting is scheduled to take place as follows:

Date: Wednesday 06 April 2022

Time: 11:00 AM

Venue: Klippenberg Country Club & Guesthouse Conference Room, Karibib

Interested & Affected Parties (I&AP) Registration and submission of comments: To comment or receive further information on the project, please register with the consultant (contact details below) as an I&AP before end of business on 27 April 2022. A Background Information Document (BID) has been compiled for the project and is available upon request to the consultant, contact details below. All registered I&APs will be informed throughout the assessment process and will be provided with further opportunities for review and submission of comments. Comments can also be lodged via the online form given: <https://forms.gle/PhCQcQnDpau3qgq6>

Contact details: D&P Engineers and Environmental Consultants
Attention: Mr T Kasinganeli
P.O. Box 8401, Windhoek, Namibia
Email: tkasinganeli@dpe.com.na
Tel: +264 61 302672

CONSENT NOTICE

Please take note that Van Der Westhuizen Town Planning & Properties CC on behalf of the owners of Erf 697, Swakopmund herewith intend to apply to the Municipality of Swakopmund for the following:

CONSENT TO OPERATE A RESIDENTIAL GUESTHOUSE ON ERF 697, SWAKOPMUND

Any person having any objection against such application should lodge their objection/s or comment/s in writing within 14 days of the last newspaper publication to both the Chief Executive Officer of the Swakopmund Municipality and the applicant during normal business hours.

Closing date for objection/s or comment/s is on 24 March 2022.

Applicant: Van Der Westhuizen Town Planning & Properties
Tel: 081 244 4441 / 0811224441
Email: winvndw@gmail.com,
P.O. Box: 467, Swakopmund

REPUBLIC OF NAMIBIA
MINISTRY OF
INDUSTRIALISATION AND TRADE,
LIQUOR ACT, 1938 NOTICE OF
APPLICATION TO A COMMITTEE
IN TERMS OF THE LIQUOR ACT,
1938

(Regulations 14, 26 & 33)
Notice is given that an application in terms of the Liquor Act, 1938, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: OSHANA

1. Name and postal address of applicant:
MALYEENDE ELIJAHU
SHAFODINO
R.O. BOX 7845, KATUTURA
WINDHOEK

2. Name of business or proposed business to which applicant relates:
SMALL - NAMUNDJESBO LOUNGE

3. Address/location of premises to which Application relates:
OKADOLLOPA - OKARU
CONSTITUENCY

4. Nature and details of application:
SPECIAL LIQUOR LICENCE

5. Clerk of the court with whom Application will be lodged:
ONDANGWA
MAGISTRATE OFFICE

6. Date on which application will be lodged:
31 MARCH 2022

7. Date of meeting of Committee at which application will be heard:
11 MAY 2022

Any objection or written submission in terms of section 26 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

NOTICE OF ENVIRONMENTAL IMPACT ASSESSMENT (EIA): SCOPING ASSESSMENT PROCESS: THE CONSTRUCTION AND OPERATION OF THE TELECOMMUNICATION IN DAAN VILJOEN NATIONAL PARK, KHOMAS REGION

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the public is hereby notified that an Environmental Clearance Certificate (ECC) application for the proposed construction and operation of a telecommunication tower will be submitted to the environmental commissioner.

Brief Project Description:
Proposed construction and operation of a 30 m Free-standing Lattice Telecommunication Tower in Daan Viljoen National Park (22°37'09.4" S 18°57'07.8" E), Khomas Region

Proponent: PowerCom (Pty) Ltd

Environmental Consultant: Excel Dynamic Solutions (Pty) Ltd
Members of the public are invited to register as Interested and Affected Parties in order to comment/raise concerns or receive further information on the Environmental Scoping process.

Public participation meeting will be held on:

Date: To be communicated with Interested and Affected Parties

Time: To be communicated with Interested and Affected Parties

Venue: To be communicated with Interested and Affected Parties

Registration requests and comments should be forwarded to: Excel Dynamic Solutions (Pty) Ltd on the contact details below, before or on 06 April, 2022.

Ms. Althea Brandt
Email: public@excelsolutions.com
Tel: +264 61 259 530

NOTICE TO ALL INTERESTED PERSONS IN THE FOLLOWING DECEASED ESTATE

In terms of section 35(5) of the Act 68 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:
Thomas James Williams
Estate no: 1118/2010
Date of birth: 1949/10/07
ID number: 4310700290
Last Address: Walvis Bay
Who died on: 2009/10/05

Was married in community of property to Evelyn Joyce Williams
Identity number: 500828030901

Affix Investments
Robert Mugaba Avenue
Heritage Square Unit 4
P.O. Box 1130, Windhoek
061 256415

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

I, (1.) NGIKHONGELWA MAIDULA NUYA residing at ERF 202 DRC LOCATION, OTJWARANGA and carrying on business I employed a (2) POLICE OFFICER - SPECIAL FIELD FORCE INSTALLATION NAMIBIA (3) POLICE OFFICER, intend applying to the Minister of Home Affairs for authority under section 6 of the Aliens Act, 1937, to assume the surname MAIDULA for the reasons that (4) MAIDULA APPEAR AS MY FIRST NAME AND NGIKHONGELWA AS MY SURNAME ON MY BIRTH CERTIFICATE AND IDENTIFICATION DOCUMENT, THE CORRECT WAY IS MY SURNAME IS MAIDULA AND MY FIRST NAME IS NGIKHONGELWA. I, (1.) NGIKHONGELWA MAIDULA NUYA, I previously bore the name (1.) MAIDULA NUYA NGIKHONGELWA. I intend applying for authority to change the surname of my wife NUYA and my children (2) NUYA (3) NUYA (4) NUYA (5) NUYA (6) NUYA (7) NUYA (8) NUYA (9) NUYA (10) NUYA (11) NUYA (12) NUYA (13) NUYA (14) NUYA (15) NUYA (16) NUYA (17) NUYA (18) NUYA (19) NUYA (20) NUYA (21) NUYA (22) NUYA (23) NUYA (24) NUYA (25) NUYA (26) NUYA (27) NUYA (28) NUYA (29) NUYA (30) NUYA (31) NUYA (32) NUYA (33) NUYA (34) NUYA (35) NUYA (36) NUYA (37) NUYA (38) NUYA (39) NUYA (40) NUYA (41) NUYA (42) NUYA (43) NUYA (44) NUYA (45) NUYA (46) NUYA (47) NUYA (48) NUYA (49) NUYA (50) NUYA (51) NUYA (52) NUYA (53) NUYA (54) NUYA (55) NUYA (56) NUYA (57) NUYA (58) NUYA (59) NUYA (60) NUYA (61) NUYA (62) NUYA (63) NUYA (64) NUYA (65) NUYA (66) NUYA (67) NUYA (68) NUYA (69) NUYA (70) NUYA (71) NUYA (72) NUYA (73) NUYA (74) NUYA (75) NUYA (76) NUYA (77) NUYA (78) NUYA (79) NUYA (80) NUYA (81) NUYA (82) NUYA (83) NUYA (84) NUYA (85) NUYA (86) NUYA (87) NUYA (88) NUYA (89) NUYA (90) NUYA (91) NUYA (92) NUYA (93) NUYA 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Employment

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- BSC Honours in physiotherapy
- 3 Years' work experience
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You can send your CVs to: physioelite06@gmail.com

WENDY PRIVATE SCHOOL

VACANCY POST

- Teachers required: Geography and History x1
- English and Development Studies x1

REQUIREMENTS:

- Optional B-Degree in education or equivalent with teaching experience
- At least 5 years' experience
- Hold Christian values

Applications to be forward to: The Principal Wendy Private School, P.O. Box 2558, Ondangwa
Or Email: wendyschool2558@gmail.com

Not later than: 31 March 2022
Enquiries: 065 245822

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VACANCY:

SENIOR MEDICAL OFFICER

Qualifications:

- MBChB degree
- A diploma in Anaesthetics added advantage
- At least 10 years' post internship experience.
- At least two years' experience in private clinic administration and management.
- Must have experience in general and obstetrical surgical skills
- Namibian citizen or a permanent resident of Namibia.

MUST BE REGISTERED WITH THE HEALTH PROFESSIONS COUNCIL OF NAMIBIA

Applications with certified copies of academic & professional qualifications and a detailed CV must be sent to: The Medical Director P.O. Box 80008, Olympia, Windhoek

Closing Date: 07 April 2022

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VACANCIES

DEVELOPER AUTOMOTIVE VEHICLE SPARES & HARDWARE

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AUTO SPARES SALES MAN

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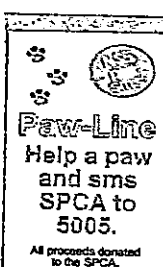


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Notice of Scoping and Environmental and Social Impact Assessment (ESIA) Process Invitation to register as an Interested and Affected Party for the proposed Implementation of the Outapi Flexible Land Tenure Schemes (FLTS)

Harmonic Town Planning Consultants hereby give notice to all potentially interested and Affected Parties (I&APs) that an application will be made to the Environmental Commissioner 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 Outapi Flexible Land Tenure Scheme.

Outapi Town Council supported by the Ministry of Agriculture, Water and Land Reform (MAWLRL) intends to assess the feasibility of establishing the Flexible Land Tenure Scheme on the following:

- Erf 1499, Outapi Extension 5 (3.6091 ha.);
- Portion 15 of Farm Outapi Townlands No. 860 (2 9427 m²);
- A portion of a Greenfield to be known as Portion 1 of the Remainder of the Farm Outapi No. 1116 (281 870.20m²).

The Flexible Land Tenure Scheme (FLTS) in Outapi will provide low-income families with a form of secure urban land tenure. This will greatly impact the families' socio-economic welfare and land tenure security.

MAWLRL on behalf of Outapi Town Council (the proponent) has appointed Harmonic Town Planning Consultants to conduct the ESIA process for the proposed FLTS scheme establishment as guided by the Flexible Land Tenure Act No. 4 of 2012. The ESIA is being conducted in line with the requirements of the Environmental Management Act (No 7 of 2007).

The general public as well as any interested and Affected Parties (I&APs) are hereby invited to attend the public meeting during which the potential environmental and social impacts of the project will be presented for comments and inputs from the public. The meeting is scheduled to take place as follows:

Date: Saturday 09 April 2022
Times: 10:00 AM – 11:30 AM (Erf 1499 & Portion 15 FLTS Schemes), 11:30-01:00 PM (Greenfield FLTS)

Venue: Outapi Town Hotel Conference Facility, Outapi Interested & Affected Parties (I&AP) Registration and submission of comments: To comment or receive further information on the project, please register with the consultant (contact details below) as an I&AP before end of business on 27 April 2022. A Background Information Document (BID) has been compiled for the project and is available upon request to the consultant, contact below. All registered I&APs will be informed throughout the assessment process and will be provided with further opportunities for review and submission of comments. Comments can also be lodged via the online form given: <https://forms.gle/PhCebnQPW8oc6ic>

Contact details: Harmonic Town Planning Consultants
Attention: Mr T Kasinganali
P.O. Box 3218, Windhoek
Email: hktownplanning@gmail.com
Tel: 061-23 8460



CHANGE OF SURNAME

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

(1) PHILIPP SCHULZ residing at MARGARETHEN STR., WINDHOEK, NAMIBIA and carrying on business as a (2) STUDENT intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume the surname GLÖDITZSCH for the reasons that (3) MY FATHER WHO'S SURNAME I CARRY, HAS NEVER RAISED ME, I WANT MY MOTHER'S MAREN, NAME AND MY GRANDFATHER'S SURNAME, WHO I SEE AS MY REAL FATHER. I previously bore the name(s) (4) SCHULZ PHILIPP. I intend also applying for authority to change the surname of my wife and minor children NIA Any person who objects to my assumption of the said surname of GLÖDITZSCH should as soon as my wife's husband objects, in writing, with a statement of his/her reasons therefor, with the magistrate of

WINDHOEK 25/02/2022

CHANGE OF SURNAME

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

(1) FERNANDO JARJO residing at OSOMA VILLAGE, OKAHANDJA and carrying on business as employed a (2) SUPERVISOR AT MECATO intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume the surname JARJO for the reasons that (3) IT IS THE SURNAME THAT I HAVE BEEN USING FOR THE PAST TEN YEARS OR SO, I AM MOSTLY KNOWN BY THIS SURNAME AT WORK AND EVERYWHERE. I previously bore the name(s) (4) FREDINAO JARJO. I intend also applying for authority to change the surname of my wife NDATILA KARIN SHIMAI and minor children (5) NILMO JARJO TO JARJO. Any person who objects to my/our assumption of the said surname of JARJO 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 03 MARCH 2021

NOTICE

REZONING OF ERF 571, PIONEERS PARK FROM 'RESIDENTIAL WITH A DENSITY OF 1 DWELLING PER 500m²' TO 'INSTITUTIONAL' AND THE CONSOLIDATION OF ERFEN 570 AND 571, PIONEERS PARK, WINDHOEK

Take notice that DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owners of Erfen 570 and 571, Pioneerspark, the Apostel der Faim Mission Windhoek Emmanuel Assembly, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the City of Windhoek and the Urban and Regional Planning Board for the:

- Rezoning of Erf 571, Pioneerspark from residential with a density of 1 dwelling per 500m² to 'institutional'.
- Consolidation of Erfen 570 and 571, Pioneerspark into Erf X.
- Consent to use Erf X, Pioneerspark in accordance with the new zoning while the rezoning is formally being completed

Erfen 570 and 571 are located adjacent to each other along Tunschoel and Aschenboom Street, Pioneerspark. Erf 570 is zoned 'institutional' at 4735m² in extent. Erf 571 is zoned 'residential' with a density of 1:900m² and is 1681m² in extent. Erf 570 accommodates the Emmanuel Church, while Erf 571 has a residential dwelling on it which is used for residential purposes.

The Emmanuel Church have been operating on Erf 570, Pioneerspark since 1993. The erf accommodates the main church building and classrooms with supporting offices and parking areas. The Church acquired Erf 571, Pioneerspark in 2010 and has used it for residential purposes to date. Due to socio-economic changes in the community served by the church more services are now provided through outreach programs and food aid distribution which resulted in the need to create more space to accommodate these activities. The Church thus decided to consolidate the Erfen 570 and 571. Pioneerspark to create more space to accommodate these supporting activities. For this, Erf 571 needs to be rezoned to 'institutional'.

Once rezoned, the two erfen will be consolidated into Erf X (25399m²) to enable practical building design and more efficient usage of the property. As a result, the consolidated Erf X will consist of several different buildings with different but supporting uses i.e., church, classrooms, administration building, distribution center, community hall and fellowship hall. The intended application is also in line with the Windhoek Structure plan and sufficient parking will be provided for as per the City of Windhoek requirements.

Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kuvana Nkurumah Avenue, Klein Windhoek.

Further take notice that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council of Windhoek and the applicant within 14 days of the publication of this notice (final date for objections is 15 April 2022).

Should you require additional information you are welcome to contact our office.

Applicant: DU TOIT TOWN PLANNING CONSULTANTS
P.O. Box 6471
AUSANGPLATZ
WINDHOEK
Tel: 061-248100
Email: planning@du-toit.com.na

TOWN PLANNING CONSULTANTS

PUBLIC NOTICE ENVIRONMENTAL IMPACT ASSESSMENT

Notice is hereby given to all interested and Affected Parties (I&APs) that an application will be made to the Environmental Commissioner for the Environmental Clearance in terms of the Environmental Management Act (No. 7 of 2007) and Environmental Impact Assessment Regulations (GN No. 30 of 6 February 2012) for the following intended activity:

- Construction and operation of a fuel retail facility on Erf. 38, Eheke Settlement.

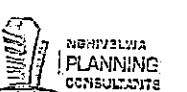
Location: Erf 38, Eheke Settlement, Ondangwa Rural Constituency, Oshana Region. Proponent: Fly Investment Group CC
Environmental Consultants: Nghivela Planning Consultants

All I&APs are encouraged to register and raise concerns or provide comments and opinions with the consultant. All I&APs will be provided with a Background Information Document (BID) comprising of detailed information for the intended activity. A public meeting will be held on site, Erf 38, Eheke Settlement, Ondangwa Rural Constituency, Oshana Region on the 30th March 2022 at 10:00

Should you wish to register as an I&AP and receive BID, please contact:

The last date for any objections is: 8 April 2022

Nghivela Planning Consultants
Tel: +264 61 269697
Cell: +264 85 3232 230
Email: planning@nghivela.com.na
Web: www.nghivela.com.na



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, 28 & 37)

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: KAVANGO EAST

- Name and postal address of applicant: READEN CHIMENE CHIMENE, P.O. BOX 372, RUNDU
- Name of business or proposed business to which applicant relates: THE CHASE BAR & RESTAURANT
- Address/Location of premises to which Application relates: MWENGE STREET, BUSINESS AREA, RUNDU.
- Nature and details of application: SPECIAL LIQUOR LICENCE
- Clerk of the court with whom Application will be lodged: RUNDU MAGISTRATE
- Date on which application will be lodged: 24 MARCH 2022
- Date of meeting of Committee at which application will be heard: 11 MAY 2022

Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not later than 21 days before the date of the meeting of the Committee at which the application will be heard.

Registries **Legal Notices**

NOTICE REZONING OF ERF 571, PIONERSPARK FROM "RESIDENTIAL" WITH A DENSITY OF 1 DWELLING PER 900M² TO "INSTITUTIONAL" AND THE CONSOLIDATION OF ERVEN 570 AND 571, PIONERSPARK, WINDHOEK

Take notice that DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owners of Erven 570 and 571, Pionerspark, the Apostolic Faith Mission Windhoek Emmanuel Assembly, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the City of Windhoek and the Urban and Regional Planning Board for the:

- Rezoning of Erf 571, Pionerspark from "residential" with a density of 1 dwelling per 900m² to "institutional".
- Consolidation of Erven 570 and 571, Pionerspark into Erf X.
- Consent to use Erf X, Pionerspark in accordance with the new zoning while the rezoning is formally being completed.

Erven 570 and 571 are located adjacent to each other along Tunschel and Aschenborn Street, Pionerspark. Erf 570 is zoned "institutional" and is 4735m² in extent. Erf 571 is zoned "residential" with a density of 1:900m² and is 1664m² in extent. Erf 570 accommodates the Emmanuel Church, while Erf 571 has a residential dwelling on it which is used for residential purposes.

The Emmanuel Church have been operating on Erf 570, Pionerspark since 1993. The church accommodates the main church building and classrooms with the supporting offices and parking areas. The Church acquired Erf 571, Pionerspark in 2010 and has used it for residential purposes to date. Due to socioeconomic changes in the community served by the church more services are now provided through outreach programs and food aid distribution which resulted in the need to create more space to accommodate these activities. The Church thus decided to consolidate the Erven 570 and 571, Pionerspark to create more space to accommodate these supporting activities. For this, Erf 571 needs to be rezoned to "institutional".

Once rezoned, the two erven will be consolidated into Erf X (6399m²) to enable practical building design and more efficient usage of the property. As a result, the consolidated Erf X will consist of several different buildings with different but supporting uses i.e. church, classrooms, administration building, distribution centre, community hall and fellowship area. The intended application is also in line with the Windhoek Structure plan and sufficient parking will be provided for as per the City of Windhoek requirements.

Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Further take notice that any person objecting to the proposed use of land asset out above may lodge such objection together with the grounds thereof with the City Council of Windhoek and the applicant within 14 days of the last publication of this notice (final date for objections is 15 April 2022). Should you require additional information you are welcome to contact our office.

Applicant
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
08102200401934

Registries **Legal Notices**

REZONING NOTICE Take notice that DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS AND DEVELOPERS on behalf of the owner of Erf 461 Akwamryn Street, Erven 570 and 571, Pionerspark, intends to apply to the Municipal Council of Windhoek for:

- Rezoning of Erf 461 Akwamryn Street, Erven 570 and 571, Pionerspark from "residential" with a density of 1:900 to "Office" with a bulk of 0.4.
- Consent Use for a Medical Consulting Practice on an Office zoned Erf with a Bulk of 4.0.
- Consent to be granted a Fitness Certificate to commence the Medical Practice on a proportional floor area of the Erf while the rezoning process is being finalized.

Erf 461 Erven 570 is located in Akwamryn Street. The property is currently zoned "Residential" with a density of 1:900 and measure 1347m² extent respectively. The new zoning of "Office" with a bulk of 0.4 as a primary use would allow the owner to obtain Consent to use the Erf for a Medical Practice and supporting activities like On-site parking as required in terms of the Windhoek Zoning Scheme will be provided on the Erf.

Further, take note that the locality plan of the Erf can be inspected at the Windhoek Town Council Customer Care Centre Town Planning Notice Board, 80 Independence Avenue, Windhoek.

Further take notice that any person objecting to the proposed land use as set out above may lodge such objection together with the grounds thereof in Writing at the Windhoek Urban Planning Offices Room 518, 5th Floor, Town House Main Building within 14 days of the last publication of this notice (final date for objections is 08 April 2022).

Cell: +264 855 512 173
Tel: +264 83 330 2241
Email: ndimuhona@dunamis-plan.com

IN THE High Court of the District of Windhoek
Held at Windhoek
Case No: HC-MD-CIV-ACCT-CON-2018/04278
In the matter between:
NEDBANK NAMIBIA LTD, Plaintiff and
KONINSE, PROPERTY NUMBER THIRTY-SIX CC, 1st Defendant
SAMUEL ITAMALO, 2nd Defendant
NOTICE OF SALE IN EXECUTION

In execution of a Court Order of the High Court for the District of Windhoek, given on the 12th day of December 2018 in the above mentioned case, a judicial sale by public auction will be held on the 14th of April 2022 at 10:30 at Erf No. 1108, Gibbes Street No. 1, Klein Kuppe, Windhoek, Republic of Namibia.

THE FOLLOWING IMMOVABLE PROPERTY:
SITUATED: In the Municipality of Windhoek, Registration Division "K", Khomas Region
MEASURING: 399 (three nine nine) square metres
Held By: Deed of Transfer TS283/2000
PROPERTY CONSISTS OF THE FOLLOWING: Entrance Hall, Lounge, Dining room, Family room, Studies, 3x Bedrooms, Bathroom (en suite), 1/2 Shower, bath and basin, Bath, toilet & Basin, Kitchen, 2x Garages, Carports, GRANNY FLAT: Lounge, Kitchen, Bathroom, Shower, Toilet & Basin.
CONDITIONS OF SALE:
1. The property will be sold at a reserve price of N\$1 850 000.00 or to the highest bidder.
2. The property will be sold "voetstoots".
3. Payment shall be made in Cash or Electronic Fund Transfer (EFT) to be done on the day of auction. If EFT is done proof of payment shall be provided to the Deputy Sheriff.
Dated at Windhoek on this day of February 2022
ANGULACO INCORPORATED
Legal Practitioner for Plaintiff
Unit 112 E/F, Block C
Maersu Park, Centaurus Street
WINDHOEK
(Ref DEB1292)
08102200400914

Registries **Legal Notices**

REZONING NOTICE DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS AND DEVELOPERS on behalf of the owner of Erf 3368 Ndama Extension 10 intends to apply to the Rundu Town Council for the following:

- Rezoning of Erf 3368 Ndama Extension 10 from "Single Residential" to "Local Business" with a bulk of 1.0 for Retail purposes.

Erf 3368 is located in Ndama Extension 10. The property is currently zoned "Single Residential" measuring 872m² in extent. The new zoning of "Local Business" with a Bulk of 1.0 will allow the owner to operate a Retail Shop. Enough Parking as required in terms of the Rundu Zoning Scheme will be provided on site.

Further take note that the locality plan of the Erf lies for inspection at the Rundu Town Council Offices.

Further take note that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof at the Rundu Town Council Office in Writing within 14 days of the last publication of this notice (final date for objections is 08 April 2022).

Cell: +264 855 512 173
Tel: +264 83 330 2241
Email: ndimuhona@dunamis-plan.com

IN THE High Court of the District of Windhoek
Held at Windhoek
Case No: HC-MD-CIV-ACCT-CON-2020/00413
In the matter between:
NEDBANK NAMIBIA LTD, Plaintiff and
ALSINA MATILO NDINELAO NDEVELO, Defendant
NOTICE OF SALE IN EXECUTION

IN EXECUTION OF COURT ORDER OF HIGH COURT FOR WINDHOEK, given on the 05th day of NOVEMBER 2021 in the above mentioned case, a judicial sale by public auction will be held on the 12th of APRIL 2022 at 10:30 at SECTION 8 PARTEY'S COURT, ERF 1054, ROCKY CREST (EXTENSION NO.2), WINDHOEK, REPUBLIC OF NAMIBIA.

THE FOLLOWING IMMOVABLE PROPERTY:
(a) Section Number 8 as shown and more fully described on Sectional Plan No. S548/2004 in the development scheme known as Portey's Court in respect of the land and building situated at (Erf No. 1054, Rocky Crest (Extension No.2), Municipality of Windhoek Registration Division "K" Khomas Region of which section the floor area according to the said section plan is 48 (forty-eight) square metres in extent, and
(b) An undivided share in and to the common property in the development scheme apportioned to the section in accordance with the participation quota as endorsed on the said sectional plan. Held by Sectional Deed of Transfer No. ST 1085/2017.
PROPERTY CONSISTS OF THE FOLLOWING: Open plan kitchen with bic, lounge, 2 bedroom with bic, full bathroom with bath and toilet.
CONDITIONS OF SALE:
1. The property will be sold at a reserve price of N\$581 250.00 or to the highest bidder.
2. The property will be sold "voetstoots".
3. Payment shall be made in Cash or Electronic Fund Transfer (EFT) to be done on the day of auction. If EFT is done proof of payment shall be provided to the Deputy Sheriff.
Dated at Windhoek on this day of February 2022
ANGULACO INCORPORATED
Legal Practitioner for Plaintiff
Unit 112 E/F, Block C
Maersu Park, Centaurus Street
WINDHOEK
(Ref DEB1292)
08102200400915

1982 **Registries** **Legal Notices**

IN THE High Court of Namibia
Held at Main Division, Windhoek
Case No: HC-MD-CIV-ACCT-CON-2018/01643
In the matter between:
NEDBANK NAMIBIA LIMITED, Plaintiff and
SILAS HAFENI NEKWAYA, Defendant
NOTICE OF SALE IN EXECUTION

Pursuant to a Judgement of the above Honourable Court granted on the 4th June 2021, the following vacant plot will be sold "voetstoots" by the Deputy Sheriff of the Court for the District of WINDHOEK on Tuesday, the 19th day of April 2022, at 09:00 at Vacant Plot, Erf 2186, Extension 3, Klein Windhoek, Windhoek, Namibia.

CERTAIN: Vacant Plot, Erf 2186, Extension 3, Klein Windhoek, Windhoek, Republic of Namibia
SITUATED: In the Town of Windhoek, Registration Division "K" RESERVE PRICE:
(a) N\$ 1 300 000.00 plus interest at 16.80% interest per annum from 25 September 2021 to date of payment;
(b) Messenger's fees
IMPROVEMENTS: Vacant Plot
The "Conditions of Sale in Execution" will lie for inspection at the office of the Deputy Sheriff of Windhoek, and at the Head Office of Plaintiff in Windhoek at Plaintiff's Attorneys, Koep & Partners at the undermentioned address.
Dated at Windhoek this 17th day of February 2022.
KOEP & PARTNERS
LEGAL PRACTITIONERS FOR PLAINTIFF
33 SCHANZEN ROAD
WINDHOEK
REF: RK/mz/74627/DEB2
08102200400771

IN THE High Court of Namibia
Main Division, Windhoek
Case No: HC-MD-CIV-ACCT-CON-2019/01777
In the matter between:
FIRST NATIONAL BANK OF NAMIBIA LIMITED, Plaintiff and
MPP CIVILS NAMIBIA CC, First Defendant
NOTICE OF SALE IN EXECUTION

In execution of a Judgement granted by the above Honourable Court, the following property will be sold by public auction by the Deputy Sheriff of Otavi on 8 April 2022 at 14H30 on the remainder of Erf 378, Extension No 1, Otavi, Republic of Namibia.

CERTAIN: Remainder of Erf No 378, Otavi, Extension No 1
SITUATED: In the Town of Otavi, Registration Division "B", Otjozondjupa Region
MEASURING: 718 (seven one eight) square metres
HELD BY: DEED OF TRANSFER NO 7956/2015
IMPROVEMENTS: Vacant Erf
CONDITIONS OF SALE:
1. The Sale is subject to provisions of the High Court Act No. 16 of 1990, as amended, and the property will be sold "voetstoots" according to the existing title deed.
2. The complete Conditions of Sale will be read out at the time of the sale, and may be inspected beforehand at the offices of the Plaintiff and Plaintiff's attorney at the undermentioned address, as also at the offices of the Deputy Sheriff, Otavi.
Dated at Windhoek on the 25th day of February 2022.
JCVAN WYK ATTORNEYS
Legal Practitioner for Plaintiff
TEL: 225438 / 225184
18 LOVE STREET, WINDHOEK
REF: 4232
08102200401076

ESTATE LATE CAROLINE HEDWIG ENGELBRECHT A resident of Erf 1183 Irene Street, Dorpsdorp, Windhoek, Namibia
Id No. 730428 00067
ESTATE NO 114/2018
Notice is hereby given that the First and Final Liquidation and Distribution Account in the above mentioned estate will lie for inspection at the office of the Master of the High Court Windhoek for a period of 21 (twenty one) days, calculated as from the 25th of March 2022.
A WAATZ
Executor
PO Box 32019
WINDHOEK
Namibia
AN/SV/2379
08102200400979

Registries **Legal Notices**

IN THE High Court of Namibia
Main Division, Windhoek
Case No: HC-MD-CIV-ACCT-CON-2020/00144
In the matter between:
BUSINESS PARTNERS INTERNATIONAL SMALL AND MEDIUM ENTERPRISES FUND (PTY) LTD, Judgement Creditor and
DAVIS WINDOW TINTING AND WINDSCREEN CC, 1st Judgement Debtor
DAVID KAMPELO, 2nd Judgement Debtor
NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY

In execution of a Judgment of the above Honourable Court in the above mentioned suit, a sale will be held on Thursday, 11 April 2022 at 09:00 of: **CERTAIN:** Erf No. 6785 (a portion of Erf No. 6593), in the development scheme known as Design Park SITUATED: In the Municipality of Windhoek, Registration Division "K", Khomas Region. **MEASURING:** 2279 (two hundred and seventy-nine) square meters
HELD BY: Section No. 1 of Sectional Plan No. 553/1997, with all fixed improvements thereon.
ALLEGED IMPROVEMENTS: DESCRIPTION: the following improvements are on the property (although nothing in this respect is guaranteed). The building comprises of: MAIN UNIT: Waiting area, reception area, walk-in safe, 3x offices, open office space, kitchen, 3x shower/basin/wc. SIDE SECTION: reception/ waiting area, 1 ablution facility, small kitchen area, 1 consulting room.
MINOR IMPROVEMENTS: Air-conditioning, paving, walling, security arrangements, 18R-covered parking areas, covered entrance stoep, etc.
1. The property shall be sold by the Deputy-Sheriff of Windhoek subject to the Conditions of Sale that may be inspected at the Offices of the Deputy-Sheriff to the highest bidder on the auction and furthermore subject to approval by the preferent claimant.
2. The sale is subject to the provisions of the High Court Act No 16 of 1990 as amended, and the property will be sold "voetstoots" according to the existing title deed.
3. 10% of the purchase price to be paid in cash on the date of the sale, the balance to be paid against transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished to the Deputy-Sheriff within 14 (fourteen) days after the date of Sale.
4. The full Conditions of Sale will be read out by the Deputy-Sheriff on the day of the sale, but may be inspected at the offices of the Deputy-Sheriff or at the office of the Plaintiff's attorneys. Dated at Windhoek on this 24th day of January 2022.
ENGLING STRITTER & PARTNERS
Attorneys for Plaintiff
12 LOVE STREET
WINDHOEK
MK/hvs 837198
08102200401020

NOTICE TO CREDITORS IN A DECEASED ESTATE All persons having claims against the Estates specified below, are called upon to lodge their claims with the Executor concerned within a period of 30 (thirty) days (or otherwise as indicated) from the date of publication hereof. Registered number of Estate: E399/2022
Master's Office WINDHOEK
Surname: VAN WYK
First Name: CHRISTOFFEL
MORRE
Date of Birth: 5 JANUARY 1977
Identity Number: 77010500126
Last address: SWAKOPMUND, NAMIBIA
Date of death: 25 JUNE 2021
Name and address of Executor or authorised agent:
THEUNISSEN, LOUW & PARTNERS
SCHUTZEN STREET,
NO 1 SCHUTZENHAUS,
WINDHOEK.
REPUOL OF NAMIBIA
08102200401062

Registries **Legal Notices**

IN THE High Court of Namibia
Main Division, Windhoek
Case No: HC-MD-CIV-ACCT-CON-2019/01777
In the matter between:
FIRST NATIONAL BANK OF NAMIBIA LIMITED, Plaintiff and
MPP CIVILS NAMIBIA CC, First Defendant
NOTICE OF SALE IN EXECUTION

In execution of a Judgement granted by the above Honourable Court, the following property will be sold by public auction by the Deputy Sheriff of Otavi on 8 April 2022 at 14H00 at the remainder of Erf 893, Extension No 1, Otavi, Republic of Namibia. **CERTAIN:** Remainder of Erf No 893, Otavi, Extension No 1
SITUATE: In the Town of Otavi, Registration Division "B", Otjozondjupa Region
MEASURING: 630 (six three zero) square metres
HELD BY: DEED OF TRANSFER NO 7957/2015
IMPROVEMENTS: Vacant Erf
CONDITIONS OF SALE:
1. The Sale is subject to provisions of the High Court Act No. 16 of 1990, as amended, and the property will be sold "voetstoots" according to the existing title deed.
2. The complete Conditions of Sale will be read out at the time of the sale, and may be inspected beforehand at the offices of the Plaintiff and Plaintiff's attorney at the undermentioned address, as also at the offices of the Deputy Sheriff, Otavi.
Dated at Windhoek on the 25th day of February 2022.
JCVAN WYK
JCVAN WYK ATTORNEYS
Legal Practitioner for Plaintiff
TEL: 225438 / 225184
18 LOVE STREET, WINDHOEK
REF: 4232
08102200400978

IN THE High Court of Namibia
Case No. 1633/2016
In the matter between:
STANDARD BANK NAMIBIA LIMITED, Plaintiff and
WILLEM JOHANNES GROENEWALD, 1st Defendant
WILLEM JOHANNES GROENEWALD, 2nd Defendant
CHRISTINA ELIZABETH GROENEWALD, 3rd Defendant
MAROELA FARMING, 4th Defendant
NOTICE OF SALE IN EXECUTION

In execution of a Judgment of the above Honourable Court against Fourth Defendant, dated 4 October 2021 in the above action, a sale will be held by the Deputy Sheriff, Otjo, in front of the Magistrate's Court, Otjo, on 5 April 2022, at 09H00, of the under mentioned property: **CERTAIN:** Farm Pierre No. 345
SITUATED: Registration Division "K", Kunene Region
MEASURING: 3247,8550 (three two four square comma eight five five nine) Hectares
HELD BY: Deed of Transfer No. T1650/1968
TERMS: 10% of the purchase price and the auctioneer's commission must be paid on the date of the sale. The further terms and conditions of the sale will be read prior to the auction and lie for inspection at the office of the Deputy Sheriff, Otjo, and at the offices of the execution creditor's attorneys. Dated at Windhoek this 14th day of February 2022.
DR WEDER KAUTA & HOVE-KA-INC.
Legal Practitioner for Plaintiff
3RD FLOOR WYK House
Jan Jankor Road
WINDHOEK
(PUPK/MAT42257)
08102200401015

NOTICE TO CREDITORS IN A DECEASED ESTATE In the estate of the late MELANKY MORTIMER FARMER. Estate No: E 478/2022, Master's Office: Windhoek. Date of Death: 23/12/2021 Date of Birth: 16/12/1974. Last address: 8 Auswieser Park, Windhoek, Namibia. All persons having claims against the above mentioned estate are required to lodge their claims with the undersigned within 30 days after the date of publication hereof.
OLD MUTUAL TRUST
P O Box 165
Windhoek
Tel. 229 3612
Ref 1 van den Elst
08102200401059

Registries **Legal Notices**

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

- SUBDIVISION OF ERF 1459 OMDEL, EXTENSION 4 INTO PORTION A AND REMAINDER
- REZONING OF PORTION A OF ERF 1459 OMDEL, EXTENSION 4 FROM "BUSINESS" WITH A BULK OF 1.5 TO "PARASTATAL" OR "PARASTATAL ORGANIZATION".

Erf 1459 is 3 484m² in extent. The intention is to subdivide the respective erf into Portion A (120m²) and the Remainder (3364m²) and subsequently rezone Portion A from "business" to "Parastatal" or "Parastatal Organization". The intended zoning will allow the owner to erect an electrical substation. Further take notice that the plan of the erf lies for inspection on the town planning notice board, at the municipal building, Erf 1513 corner Jakaputsa Road Njikyamba Avenue, Henties Bay.

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 Windhoek Municipality and with Applicant in writing within 14 days of the last publication of this notice (final date for objections 15 April 2022)

PLAN AFRICA CONSULTING CC
TOWN and Regional Planners
Box 4714
8 Defies Street
Windhoek (West)
Tel: (061) 212096
Cell: 0812761689
Fax: (061) 213051
Email: pafrica@mweb.com.na
08102200401491

IN THE High Court of Namibia
Case No. HC-MD-CIV-ACCT-CON-2020/01081
In the matter between:
Bank Windhoek Limited, Plaintiff and
HEINRICH HELM, First Defendant
KORUJA SHEHADA HELM, Second Defendant
NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY

Pursuant to Judgment of the above Honourable Court granted on 04 December 2020, the following immovable property will be sold without reserve and voetstoots by the Deputy Sheriff of the District of Windhoek on the 07th of April 2022 at 09H00 in the forenoon at Erf No. 199, Omeya, Windhoek, Republic of Namibia
CERTAIN: Erf No 199, Omeya
SITUATED: In the Municipality of Windhoek, Registration Division "K", Khomas Region
MEASURING: 1 069 (one thousand and sixty-nine) square metres
CONSISTING OF: Lounge, Dining Room, Kitchen, Scullery, 3 Bedrooms, 1 Bathroom, Study, 2 En-suite Bathrooms, BBQ Area, Dry Yard, 2 Garages
The "Conditions of Sale in Execution" will lie for inspection at the office of the Deputy Sheriff at Windhoek and at the Head Office of Plaintiff at Windhoek and Plaintiff's Attorneys, Fisher, Quarmby & Pfeiffer, at the undermentioned address. Dated at Windhoek this 25th day of January 2022
FISHER, QUARMBY & PFEIFFER
LEGAL PRACTITIONER FOR PLAINTIFF
Cnr Robert Mugabe Avenue & Thorer Street
Entrance in Theo-Ben Gunrab Street
WINDHOEK
FFC/ID/24417
08102200401022

KENNELSGEWING: INSOLVENTE BOEDEL JOHANNES PETRUS JOSEF MEESTERSVERWY SINGENOMER W 9.2019
Kenis gekredie hiemdat die eerste Likwidase en Distribusie rekening in die bogenoemde saak vir skulddeurs ter insae sal lê by die Meester van die Hoerhof, Windhoek en die Landdroskantoor - Gobabis, vir die tydperk van 14 dae gereken vanaf die 25ste Maart 2022.
D.J. BRUNI
KURATOR
BRUNI & McLAREN
P O BOX 11267
KLEIN WINDHOEK
08102200401027

Registries Legal Notices

NOTICE OF THE DECEASED ESTATE
OF THE LATE
JOHANNES JACOB
 Estate No. 1506/2021
 Main Division - Windhoek
 10 Namibia 2021/0013
 A Person and his estate
 Address: Outpost Old Age Home,
 Windhoek.
 Date of death: 27 June 2021

NOTICE
 NOTICE is hereby given that the
 First and Final Liquidation and
 Distribution Account in the above
 estate will be for inspection at the
 Office of the Master of the High
 Court, Windhoek, for a period of
 twenty-one (21) days as from the
 date of publication hereof.

PNB FIDUCIARY (NAMIBIA)
 (PTY) LTD, P.O. Box 155
 Windhoek
 A. Viljoen
 Executor

ESTATE NOTICE In the estate of
 the late RICHARD USU-KHAE,
 Identity No. 781205 0011 7, of
 47 Ananias Nangolo Street,
 Otjiwarongo, Namibia, who died on
 27 February 2019, (Master's
 Reference: ER16/2019) and
 who was married in community
 of property to ANNA THERE-
 SIA USU-KHAE, Identity No.
 89011500236.

In terms of Section 35 (5) of Act
 66 of 1965, notice is hereby
 given that the FINAL Liquidation
 and Distribution Account in the
 above estate will be for inspec-
 tion of all persons interested
 therein for a period of twenty
 one (21) days from date of publi-
 cation hereof at the office of the
 Master of the High Court, Wind-
 hoek and the Magistrate's Court
 of Otjiwarongo, Namibia.

Should no objection thereto be
 lodged with the Master con-
 cerned during the specified pe-
 riod, the executor will proceed
 to make payment in accordance
 with the account.

C. DE KONING
 AGENT OF THE EXECUTOR
 C/O KIRKHOFF ASSOCIATES
 HAUS ATLAS
 2-6 TOBIAS HANVYK STREET
 P.O. BOX 1455
 SWAKOPMUND
 TEL: (051) 405051
 (REFERENCE: CDK/LM-
 EST240/0001-80)

NOTICE OF LOST LAND TITLE
 No: 359/2015, Notice is hereby
 given that I, Eugene Olivier
 intend to apply for a certified
 copy of Title Deed.
 Certain: Erf No. 110 Block A, Rehoboth.

Measuring: 1433 m.
 Situated: Division "M", Hardap
 Region, Rehoboth.
 Dated: 17 April 2015.

The property of Eugene Olivier.
 All persons who object to the
 issue of such copy are hereby
 required to lodge their objection
 with the registrar within three
 weeks from the last publication
 of this notice.

Dated at Rehoboth this 08th
 day of March 2021.
SIGNATURE OF APPLICANT
 P.O. Box 3485
 Rehoboth
 081-2192137/ 081-1299899

IN THE High Court of Namibia
 (Main Division - Windhoek)
 Case No: HC-MD-CIV-AC-
 CON-2020/00346
 In the matter between:
STANDARD BANK NAMIBIA
 LIMITED, Execution Credit-
 tor and
ROBERT TAPISO MATONGE
 N.A., Execution Debtor
**NOTICE OF SALE IN EXECU-
 TION - IMMOVABLE PRO-
 PERTY**

In execution of Court Order
 of the High Court of Namibia,
 given on 13th of August 2021,
 and the Writ of Execution is-
 sued on the 27th of Septem-
 ber 2021, in the above-men-
 tioned case, a judicial sale by
 public auction will be held on
 the 8th of April 2022 at
 10H00 at Erf No. 2623, Ex-
 tension No.10, Katima Mulilo,
 of the following:

CERTAIN: Erf No. 2623, (Ex-
 tension No.10), Katima Mulilo
SITUATED: In the town of
 Katima Mulilo, Registration
 Division "B", Caprivi Region
MEASURING: 720 (seven two
 zero) square metres
HELD BY: DEED OF TRANS-
 FER NO. 14294/2010
SUBJECT TO: ALL THE CON-
 DITIONS CONTAINED THE-
 REIN (Hereinafter referred to
 as "the mortgaged property")

CONDITIONS OF SALE:

1. The property shall be sold by the Deputy-Sheriff, KATI-
 MA MULILO, on the 8th of
 April 2022 at 10H00.
2. The Purchaser shall pay a
 deposit of TEN PERCENT of
 the purchase price in cash on
 the day of sale, the balance
 against transfer to be secured
 by a bank or building society
 guarantee.
3. The goods will be sold
 "voetstoots".
4. The complete conditions of
 sale may be inspected at the
 office of the Deputy Sheriff,
 Katima Mulilo (Tel no: 081-
 2796564) and at the Plaintif-
 f's Attorneys office at the un-
 dermentioned address.

Dated at Windhoek on this
 day of February 2022.
ANGULACO, INCORPORATED
 Legal Practitioner for Judge-
 ment Creditors/Plaintiff
 Unit 112 E/F Block C
 Maanua Park, Centaurus
 Street
 WINDHOEK
 Ref: DEB1274/NIP

IN THE High Court of Namibia
 (Main Division - Windhoek)
 Case Number: HC-MD-CIV-AC-
 OTH-2020/00353
 In the matter between:
BOKOMO NAMIBIA (PTY) LTD,
 Plaintiff and
HAWI INVESTMENTS CC T/A
HAWI BAKERY, First Defendant
HEROLDINE WILMA CARSTENS,
 Second Defendant
NOTICE OF SALE IN EXECUTION
OF MOVABLE PROPERTY

BE PLEASED TO TAKE NOTICE
 that the under-mentioned assets,
 in execution of a judgement granted
 on 4 February 2021 against the
 Defendants, will be sold in execu-
 tion by the Deputy Sheriff for the
 district of Windhoek, 2 April 2022
 at 09:30 at 422 Independence
 Avenue, Windhoek:

1x bread slicer machine, 1x dough
 mixer (120kg), 120 loaf oven.
TERMS: Voetstoots and cash to
 the highest bidder.

Dated at Windhoek on 23RD day
 of February 2022
ETZOLD - DUVENHAGE
REURLOFF ETZOLD
LEGAL PRACTITIONER FOR
PLAINTIFF
 NO 33 FELD STREET
 WINDHOEK
 01/97606/0017

IN THE High Court of Namibia
 (Main Division - Windhoek)
 Case No: HC-MD-CIV-AC-
 OTH-2020/00353
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 01/97606/0017

Registries Legal Notices

IN THE High Court of Namibia
 Main Division - Windhoek
 Case No: HC-MD-CIV-AC-
 CON-2019/02240
 In the matter between:
BANK WINDHOEK LIMITED,
 Plaintiff and
**GAVIN CHRISTWILL CLO-
 TE,** Defendant
**NOTICE OF SALE IN EXECU-
 TION**

In execution of a Judgement
 of the above Honourable
 Court in the above action,
 a sale without reserve plus
 interest at 15% per annum
 from the 11th of May 2020
 will be held by the Deputy
 Sheriff, Rehoboth, in front
 of the Magistrate Office, on
 the 30th of March 2022, at
 10H00, of the under men-
 tioned property.

CERTAIN: Erf no Rehoboth
 Extension 3-703
SITUATED: In the Town of
 Rehoboth, Registration Division
 "M", Hardap Region
MEASURING: 380 (three
 eight zero) square metres
IMPROVEMENTS: 2 Be-
 dorms, kitchen, lounge, 1
 bathroom and toilet
TERMS: 10% of the purchase
 price and the auctioneer's
 commission must be paid
 on the date of the sale. The
 further terms and condi-
 tions of the sale will be read
 prior to the auction and lie
 for inspection at the office of
 the Deputy Sheriff of the
 Court, Rehoboth, and at the
 offices of the Execution Cre-
 ditor's Attorneys.
 Dated at Windhoek this 16th
 day of February 2022.
**DR. WEDER, KAUTA & HO-
 VEKA INC.**

LEGAL PRACTITIONERS FOR
THE PLAINTIFF
WJK HOUSE, 3RD FLOOR
JAN JONKER ROAD
AUSPANNPLATZ
WINDHOEK
 (Ref: MATS1573)

IN THE High Court of Namibia
 (Main Division - Windhoek)
 Case No: HC-MD-CIV-AC-
 CON-2020/00346
 In the matter between:
STANDARD BANK NAMIBIA
 LIMITED, Execution Credit-
 tor and
ROBERT TAPISO MATONGE
 N.A., Execution Debtor
**NOTICE OF SALE IN EXECU-
 TION - IMMOVABLE PRO-
 PERTY**

In execution of Court Order
 of the High Court of Namibia,
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 public auction will be held on
 the 8th of April 2022 at
 10H00 at Erf No. 2623, Ex-
 tension No.10, Katima Mulilo,
 of the following:

CERTAIN: Erf No. 2623, (Ex-
 tension No.10), Katima Mulilo
SITUATED: In the town of
 Katima Mulilo, Registration
 Division "B", Caprivi Region
MEASURING: 720 (seven two
 zero) square metres
HELD BY: DEED OF TRANS-
 FER NO. 14294/2010
SUBJECT TO: ALL THE CON-
 DITIONS CONTAINED THE-
 REIN (Hereinafter referred to
 as "the mortgaged property")

CONDITIONS OF SALE:

1. The property shall be sold by the Deputy-Sheriff, KATI-
 MA MULILO, on the 8th of
 April 2022 at 10H00.
2. The Purchaser shall pay a
 deposit of TEN PERCENT of
 the purchase price in cash on
 the day of sale, the balance
 against transfer to be secured
 by a bank or building society
 guarantee.
3. The goods will be sold
 "voetstoots".
4. The complete conditions of
 sale may be inspected at the
 office of the Deputy Sheriff,
 Katima Mulilo (Tel no: 081-
 2796564) and at the Plaintif-
 f's Attorneys office at the un-
 dermentioned address.

Dated at Windhoek on this
 day of February 2022.
ANGULACO, INCORPORATED
 Legal Practitioner for Judge-
 ment Creditors/Plaintiff
 Unit 112 E/F Block C
 Maanua Park, Centaurus
 Street
 WINDHOEK
 Ref: DEB1274/NIP

IN THE High Court of Namibia
 (Main Division - Windhoek)
 Case No: HC-MD-CIV-AC-
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 In the matter between:
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 Legal Practitioner for Judge-
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 Unit 112 E/F Block C
 Maanua Park, Centaurus
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 Unit 112 E/F Block C
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In execution of Court Order
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 given on

Form 100-10
100-10
100-10

READING NOTICE

100-10
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Form 100-10
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PUBLIC NOTICE

100-10
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100-10

Form 100-10
100-10
100-10

DATE: 30 AUGUST 2020



Department of Planning and Property
Development CC
(Town & Regional Planners)

51 Julius Nyerere Street
Southern Industrial
PO Box 70523, Khomasdal

Cell: +264 611225768
Tel: +264 61 216586

NOTICE

REZONING OF ERF 571, PIONIERSPARK FROM 'RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 1000m² TO 'INSTITUTIONAL' AND THE CONSOLIDATION OF PLOTTEN 570 AND 571, PIONIERSPARK, WINDHOEK

Take notice that DU TOIT TOWN PLANNING CONSULTANTS, is applying on behalf of the owner of the erven, The Apostolic Faith Mission Windhoek Emmanuel Assembly, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the City of Windhoek and the Urban and Regional Planning Board for the:

- Rezoning of Erf 571, Pionierspark from 'residential' with a density of 1 dwelling per 1000m² to 'institutional'
- Consolidation of Erven 570 and 571, Pionierspark to Erf X
- Consent to use Erf X, Pionierspark in accordance with the new zoning while the rezoning is formally being completed.

Erven 570 and 571 are located next to each other along Tinschall and Aschenborn Street, Pionierspark. Erf 570 is zoned 'institutional' and is 4725m² in extent. Erf 571 is zoned 'residential' with a density of 1:900m² and is 1664m² in extent. Erf 570 accommodates the Emmanuel Church, while Erf 571 has a residential dwelling unit which is used for residential purposes.

The Emmanuel Church have been operating on Erf 570, Pionierspark at least since 1995. The erf accommodates the main church building, classrooms with the supporting offices and parking areas. The Church acquired Erf 571, Pionierspark in 2010 and has been used for residential purposes to date. Due to social changes that have led to the church having to expand more on its social responsibilities, such as supporting programmes and food aid distribution, a need to consolidate the two erven has been identified in order to accommodate Erf X (1:600m²) to enable proposed building design and more efficient usage of the property. As a result, the consolidated Erf X will cater for a number of different buildings with different but supporting uses (i.e., church, classrooms, administration, library, distribution centre, community hall and fellowship area).

The intended application is in line with the Windhoek Structure plan and sufficient parking is provided for on-site as per the City of Windhoek requirements. A total number of 122 parking bays can be provided on the erf and existing road reserve (as it has been shown parking is indicated on the adjacent plan).

Further take notice that the locality plan of the site has been placed on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rm. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Keimig Avenue, Rm. Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner - Town Planner, 5th Floor, Room 510) and the applicant within 14 days of the last publication of this notice (first date for objections is 18 April 2022).

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P.O. Box 6871
AUSCHENBORN PLATZ
WINDHOEK
Tel: 061-200010
Email: dutoit@duitoit.co.za

City of Windhoek
The Urban Planner (Town Planner, 5th Floor, Room 510)
City of Windhoek
P.O. Box 50
WINDHOEK



From the plan of the proposed erf, it is clear that:

- 1. The erf is situated on a plot of land of 1:1000m².
- 2. The erf is situated on a plot of land of 1:1000m².
- 3. The erf is situated on a plot of land of 1:1000m².

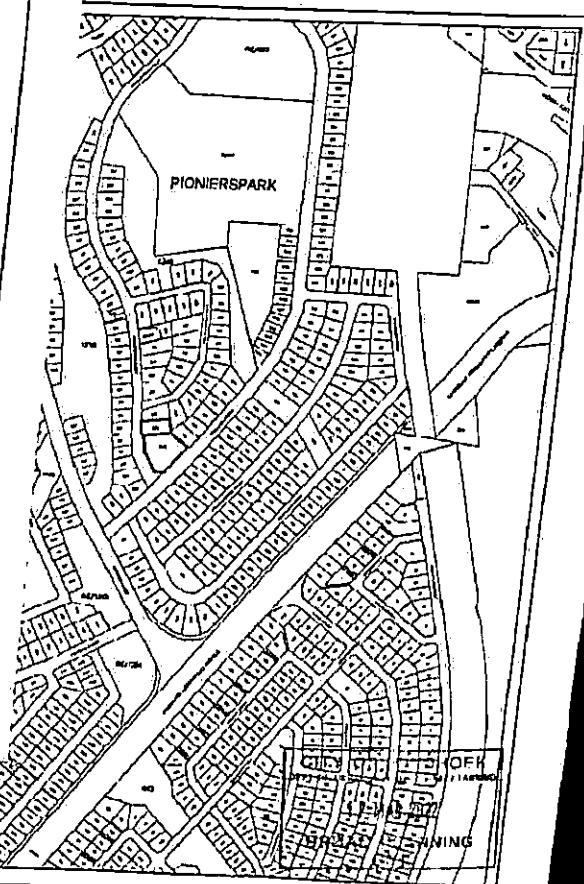
CITY OF WINDHOEK

DEPARTMENT OF PLANNING AND PROPERTY DEVELOPMENT

17 MAR 2022

URBAN PLANNING

Du Toit
Town Planning Consultants



Scale: 1/5000

DATE: NOV 2021

PLAN NO: 0077

LOCALITY MAP OF ERVEN 570 & 571
ASCHENBORN STREET
PIONIERSPARK

Du Toit

Town Planning Consultants

NOTICE

Take notice that URBAN DYNAMICS AFRICA TOWN AND REGIONAL PLANNING
applying to the Windhoek City Council

[illegible]

[The page contains faint, illegible markings and bleed-through from the reverse side.]



A vertical strip of five black and white photographs showing various views of a building's exterior. The top photo shows a dark, textured surface, possibly a wall or roof. The second photo shows a light-colored wall with a small, rectangular object, possibly a sign or a window. The third photo shows a dark, textured surface with a cross-shaped structure in the foreground. The fourth photo shows a staircase with a railing. The bottom photo shows a staircase with a railing, similar to the one above.



Erven 570 + 571, Pinner, 204, Windhoek

LIST OF REGISTERED ITEMS POSTED

by Deloitte Touche Planning Consultants.



Sender's reference no.	Addressee's name and address	Registration no.
Erf 572 1	D B Swaneper PO Box 90081 Klein Windhoek.	BA 000 441 113 NA
Erf 573 2	K. Labro PO Box 11133 Klein Windhoek	BA 000 441 127 NA
Erf 541 3	MA + LE Ludrik PO Box 21625 Windhoek	BA 000 441 135 NA
Erf 404 4	D Sibeya PO Box 31881 Pinnerispark	BA 000 441 144 NA
Erf 402 5	J C + J W Wisi PO Box 1742 Windhoek.	BA 000 441 158 NA
Erf 401 6	C D Louber PO Box 31606 Pinnerispark	BA 000 441 161 NA
Erf 406 7	Squirrel Inn 51CC PO Box 90441 Klein Windhoek.	BA 000 441 175 NA
Erf 405 8	H P Oberholster PO Box 6326 Aussprunplatz	BA 000 441 189 NA
Erf 700 9	A + KN Nkomo PO Box 6283 Aussprunplatz	BA 000 441 192 NA
Erf 538 10	J G Bessouw PO Box 31603 Pinnerispark	BA 000 441 201 NA
Erf 537 11	K + K L Nieuwenh PO Box 41867 Aussprunplatz	BA 000 441 215 NA
Erf 536 12	R + H Schlabitz PO Box 32182 Pinnerispark.	BA 000 441 229 NA

studio 2001 13647

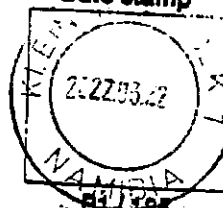
Number of Items

12 One Two

Received by

[Signature]

Date-stamp




No compensation will be considered unless enquiry regarding this postal article is made within one year after the date of posting.



3206 2271 19647

Date stamp





GOVERNMENT GAZETTE

OF THE

REPUBLIC OF NAMIBIA

N\$28.80

WINDHOEK - 1 April 2022

No. 7776

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Further take note that any person objecting to the rezoning and/or consolidation application set out above may lodge such objection, together with the grounds thereof, with the Swakopmund Town Council (Town Planner) and with the applicant in writing within 14 days after the publication of the notice (final date for objection is 19 April 2022).

Applicant: Urban Green Town and Regional Planning Consultants
P.O. Box 11929
Klein Windhoek
Contact details: 061 - 300 820
Email: urbangreen@iway.na

No. 141

2022

**REZONING OF ERF 571, PIONIERSPARK FROM 'RESIDENTIAL' WITH A DENSITY OF
1 DWELLING PER 900M² TO 'INSTITUTIONAL'**

Take notice that **Du Toit Town Planning Consultants**, are applying on behalf of the owners of Erven 570 and 571, Pionierspark, The Apostolic Faith Mission Windhoek Emmanuel Assembly, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the City of Windhoek and the Urban and Regional Planning Board for the:

- **Rezoning of Erf 571, Pionierspark from 'residential' with a density of 1 dwelling per 900m² to 'institutional'.**
- **Consolidation of Erven 570 and 571, Pionierspark into Erf X.**
- **Consent to use Erf X, Pionierspark in accordance with the new zoning while the rezoning is formally being completed.**

Erven 570 and 571 are located adjacent to each other along Tunschel and Aschenborn Street, Pionierspark. Erf 570 is zoned 'institutional' and is 4735m² in extent. Erf 571 is zoned 'residential' with a density of 1:900m² and is 1664m² in extent. Erf 570 accommodates the Emmanuel Church, while Erf 571 has a residential dwelling on it which is used for residential purposes.

The Emmanuel Church have been operating on Erf 570, Pionierspark since 1993. The erf accommodates the main church building and classrooms with the supporting offices and parking areas. The Church acquired Erf 571, Pionierspark in 2010 and has used it for residential purposes to date. Due to socioeconomic changes in the community served by the church more services are now provided through outreach programs and food aid distribution which resulted in the need to create more space to accommodate these activities. The Church thus decided to consolidate the Erven 570 and 571, Pionierspark to create more space to accommodate these supporting activities. For this, Erf 571 needs to be rezoned to 'institutional'.

Once rezoned, the two erven will be consolidated into Erf X (±6399m²) to enable practical building design and more efficient usage of the property. As a result, the consolidated Erf X will consist of several different buildings with different but supporting uses i.e., church, classrooms, administration building, distribution center, community hall and fellowship area.

The intended application is also in line with the Windhoek Structure plan and sufficient parking will be provided for as per the City of Windhoek requirements.

Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Further take notice that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council of Windhoek and the applicant within 14 days of the publication of this notice (final date for objections is **15 April 2022**).

Should you require additional information you are welcome to contact our office.

Applicant: Du Toit Town Planning Consultants

P.O. Box 6871

Ausspannplatz

Windhoek

Tel: 061 - 248010

Email: planner1@dutoitplan.com

No. 142

2022

**THE REZONING OF ERF 1348, OTJIWARONGO EXTENSION 5 FROM RESIDENTIAL 1
TO RESIDENTIAL 2 WITH A DENSITY ZONE OF 1:200M²**

John Heita, Urban & Regional Planners CC intends applying to the Otjiwarongo Municipality on behalf of the owner of Erf 1348, Otjiwarongo Extension 5, for:

- **The rezoning of Erf 1348 Otjiwarongo Extension 5 from Residential 1 to Residential 2 with a density zone of 1 /200m²**

Erf 1348, Otjiwarongo, is located on Beiderbecke Street in the southern township of Otjiwarongo Extension 5. It is 1497m² in extent and is vacant. It lies about 2.2 kilometres from the Otjiwarongo Town Centre.

The proposed zoning will allow for the construction of up to a maximum of seven (7) dwellings. Parking requirements in terms of the Otjiwarongo Zoning Scheme will be met.

The locality plan of the Erf lies for inspection at the Offices of the Otjiwarongo Municipality, 2 Krefl Street, Otjiwarongo.

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 Municipal Council, Technical Planning and Infrastructure Services, P.O. Box 2209, Otjiwarongo; E-Mail: slabbert@otjimun.org.na; and with the applicant in writing within 14 days of the publication of this notice.

J. Heita TRP

Email: Ejhe@iway.na

P.O. Box 4470, Windhoek

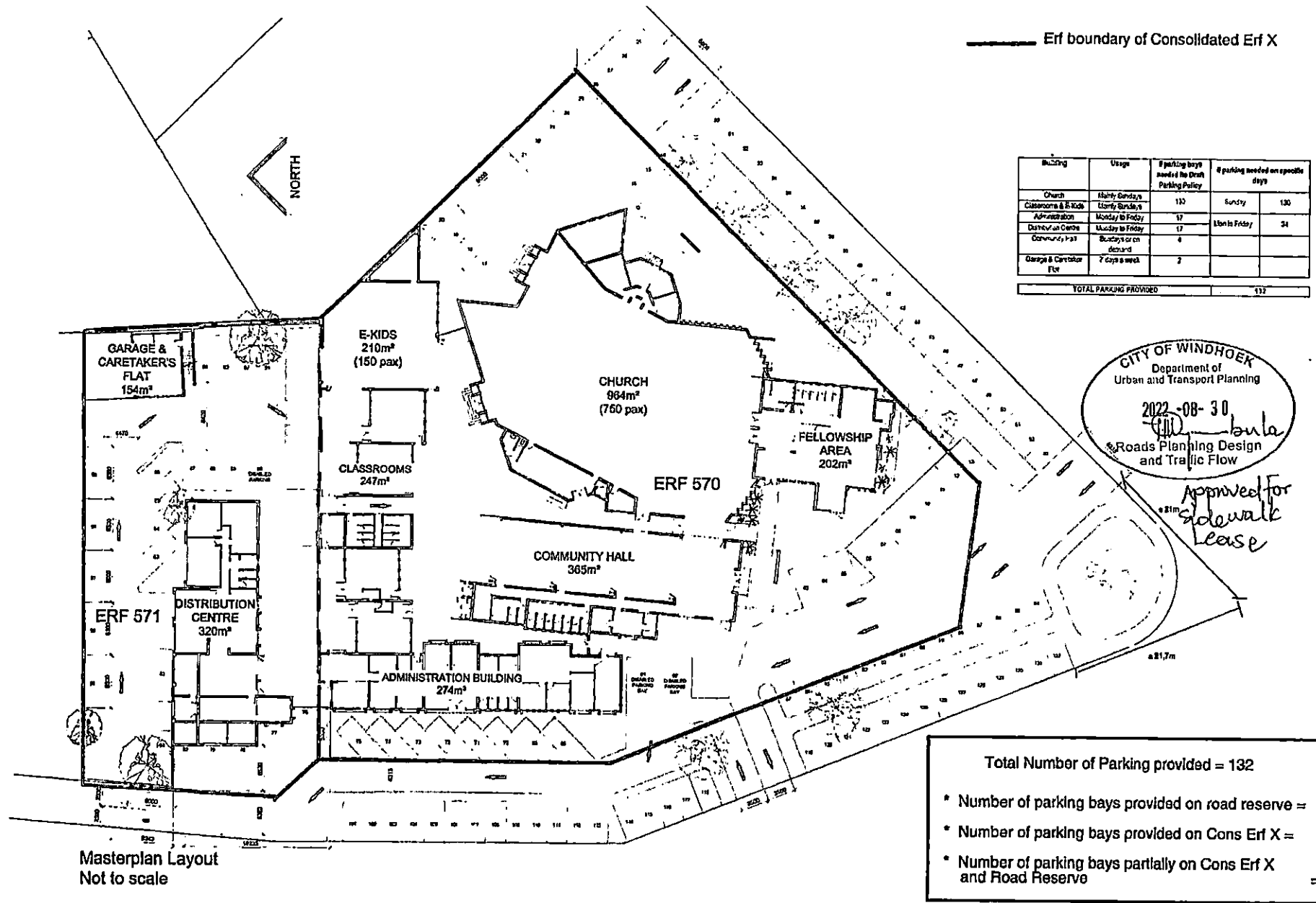
No. 143

2022

**REZONING OF ERF 2252, KILIMANJARO STREET, WINDHOEK FROM "RESIDENTIAL"
WITH A DENSITY OF 1:900 TO "BUSINESS" WITH A BULK OF 0.4**

Notice is hereby given that **Nghivelwa Planning Consultants (Town and Regional Planners)** on behalf of the owners of Erf 2252, Kilimanjaro Street, Windhoek, intends applying to the Windhoek Municipal Council and the Urban and Regional Planning Board for the:

- **Rezoning of Erf 2252, Kilimanjaro Street, Windhoek from "Residential" with a density of 1:900 to "Business" with a bulk of 0.4;**



EMMANUEL CHURCH - ERF 570 & 571, PIONEERSPARK - MASTERPLAN DEVELOPMENT

CITY OF WINDHOEK
SUSTAINABLE DEVELOPMENT - ADVISORY



TO : Urban Policy: Ruth Kwenani
FROM : Sustainable Development – E Liseli
DATE : 29/03/2022
SUBJECT: APPLICATION TO REZONE ERF 571 ASCHENBORN STREET, PIONIERSPARK FROM RESIDENTIAL WITH A DENSITY OF 1: 900 TO INSTITUTIONAL AND CONSOLIDATION OF THE ERVEN 570 AND 571 PIONIERSPARK

I refer you to the abovementioned.

In terms of the Windhoek Town planning scheme, Erf 571 Aschenborn Street, Pionierspark is zoned Residential and measures 1664m² in extent. While Erf 570 is zoned Institutional and measures 4735m² in extent. There are existing structures on both Erven.

The Division supports the application provided that technical comments from Urban Policy Division and Infrastructure Department also support the application. The division further recommends the following;

- That Erf 571 Aschenborn Street, Pionierspark be rezoned from Residential with a density of 1:900 to Institutional and included in an amendment scheme.
- That Erf 571 be consolidated with Erf 570 Aschenborn Street, Pionierspark into Erf X
- That the applicant be responsible for the costs and cadastral Town Planning applications to the Ministry of Urban and Rural Development.

I trust that you will find this in order. Please contact us for any further clarifications and information you might need.

Thank you,
TOWN PLANNER: SUSTAINABLE DEVELOPMENT

MEMO ²¹²NDUM

SUBJECT:

- 1. REZONING OF ERF 571, PIONIERSPARK FROM 'RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 900M² TO 'INSTITUTIONAL'.**
- 2. CONSOLIDATION OF ERVEN 570 AND 571, PIONIERSPARK INTO ERF X.**
- 3. CONSENT TO USE ERF X, PIONIERSPARK IN ACCORDANCE WITH THE NEW ZONING WHILE THE REZONING IS FORMALLY BEING COMPLETED.**

CIRCULATION	DATE	COMMENTS	SIGNATURES
Technical enquiries: T. Iiyambula	22/03/2022	Tel: 290 2914	
Section Engineer	.../.../2022		
Chief Engineer	.../.../2022		

TO: Urban Planning
R Kwenani

DATE: 01 April 2022

FROM: Section Engineer: Transport Planning

REF: L/570_571/PP



ROADS PLANNING & TRAFFIC FLOW COMMENTS:

An application received from **Du Toit Town Planning Consultants** dated 2 March 2022 regarding the above subject matter has reference:

Erf 570 is located at the corner of Tunschel and Aschenborn Street, Pionierspark, zoned 'Institutional' and measures 4735m² in extent. Erf 571 is located on Aschenborn Street, Pionierspark, zoned 'residential' with a density of 1:900m² and measures 1664m² in extents. Tunschel and Aschenborn Street are both residential streets with low traffic volume and no traffic flow problems are currently experienced during peak hours. Rezoning Erf 571 to 'Institutional' will be generating 21 additional trips to the current road network.

1. This Division has no objection to the Proposed Rezoning of Erf 571, Pionierspark from 'residential' with a density of 1 dwelling per 900m² to 'Institutional'; on condition that:
 - 1.1 Parking is provided to municipal requirements, For Schools; Nursery School (Day-care Centres) 1 parking bay be provided per classroom and or office plus 1 bay per 10 children for on and off loading.
2. This Division has no objection to the proposed Consolidation of Erven 570 and 571, Pionierspark into Erf X; provided:
 - 2.1 Access is provided as per attached plans
3. This Division has objection to the Proposed Consent to use Erf X, Pionierspark in accordance with the new zoning while the rezoning is formally being completed; provided that:
 - 3.1 Some parking on Erf 570 and 571 PP are accessed from the street or partly on the sidewalk and such parking is subjected to a lease agreement with Council, even though it was previously approved on a building plan. In addition, such parking must be constructed in accordance to the City of Windhoek's Non-Motorised Transport Strategy requirements. The sidewalk lease application must be submitted for approval through the Property Management Division on the following conditions:
 - Minimum two (2) meters must be retained for pedestrian movement. Some dimensions are not clear; hence the sidewalk distances could not be confirmed. Applicant must submit a plan with clear dimensions for approval to Traffic Flow Section.
 - Parking must be properly constructed with kerb stones making distinction between parking and pedestrian movement.

- Council reserves the right to cancel the lease/ parking space should such land be needed for Council purposes.
- That Council is not held liable to reinstate any parking or compensate the owner for any improvements should the lease/ parking be terminated.
- That the owner remains responsible to provide any shortfall of parking onsite or any other area approved by Council should the lease be cancelled / terminated.
- That such parking on Council land remains public parking and may not be reserved for exclusive use

Yours faithfully

T liyambula
Transport Planning
*2914

MEMORANDUM²¹⁵

TO: Mrs. R. Kwenani

DATE: 08 April 2022

FROM: Chief Engineer
Roads and Storm Water
Planning, Design & Traffic Flow

REF: L/571_570/PP



SUBJECT: REZONING OF ERF 571, ASCHENBORN STREET, PIONIERSPARK FROM 'RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 900m² TO 'INSTITUTIONAL' AND CONSOLIDATION OF ERVEN 570 AND 571, PIONIERSPARK, INTO ERF X.

The application dated 02 March 2022 for the proposed rezoning of Erf 571, Aschenborn Street, Pionierspark, from residential to institutional and subsequent consolidation of Erven 571 and 570 into Erf X, received on 15 March 2022, refers.

A stormwater investigation was done and the following is reported:

1. Both Erf 571 and 570 is situated on a relatively flat terrain, with a slight downward slope from the south east into a northwesterly direction.
2. There is no visible stormwater course or system flowing across the proposed Erven 571 or 570, except for surface stormwater run-off.
3. It is indicated on the application that, access to the proposed consolidated Erf X will be obtained from both Aschenborn and Tunschel Streets.

This Division has no objection to the proposed rezoning of Erf 571, Aschenborn Street, from residential to institutional, and subsequent consolidation with Erf 570, provided:

1. That surface storm water runoff be accommodated according to Clause 35 of the Town Planning Scheme (see Info 35 of the Town Planning Scheme) stating:
 - (1) That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or works which have been authorized in writing by the local authority or which have been or may be built, laid or erected in terms of any law) may be constructed on or over the property or located in such a way that –
 - (a) the flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or
 - (b) the flow of a natural watercourse (in which the local authority allows flood water to run off, be discharged or to be canalised) is or can be changed, canalised or impeded.
 - (c) the maintenance of such stormwater pipe, channel or work shall be the responsibility of the owner of the concerned property.

.....
SECTION ENGINEER: DESIGN
CJ VAN DER MERWE

216
MEMORANDUM

TO: Mr. H. Rust

DATE: 03 May 2022

FROM: INF: Engineering Services Division

REF: L/570_571/PP



SUBJECT:

1. REZONING OF ERF 571, PIONIERS PARK FROM RESIDENTIAL WITH A DENSITY OF 1:900 TO INSTITUTIONAL
 2. CONSOLIDATION OF ERVEN 570 AND 571, PIONIERS PARK INTO ERF X
 3. CONSENT TO USE ERF X, PIONIERS PARK IN ACCORDANCE WITH THE NEW ZONING WHILE THE REZONING IS FORMALLY BEING COMPLETED
-

The abovementioned application dated 02 March 2022 Pionierspark, refers.

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

MEMORANDUM

TO: Kwenani (RM)

DATE: 30-Mar-2022

FROM: Engineering Services
Electricity Department



REF: L/57- 571/PP

REZONING OF ERF 571, PIONIERSPARK FROM 'RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 900m² TO 'INSTITUTIONAL' AND CONSOLIDATION OF ERVEN 570 AND THE 571, PIONIERSPARK, WINDHOEK

The Strategic Executive: Electricity has in principle no objection to the application submitted for the rezoning of erf 571 from "Single Residential" with a density of 1:900 to "Institutional" and the consolidation of Erven 570 and 571 into Erf X, provided that the following be adhered to:

- Should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto will be for the applicant's account.
- *Only one (1) service connection from the municipal electrical network will be allowed to the consolidated 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

MEMORANDUM

TO: Urban Policy

Date: 20 April 2022

FROM: Health and Environment Services



Ref: 571 PP

SUBJECT: REZONING OF ERF 571, PIONIERSPARK FROM 'RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 900m² TO 'INSTITUTIONAL' AND CONSOLIDATION OF ERVEN 570 AND THE 571, PIONIERSPARK, WINDHOEK.

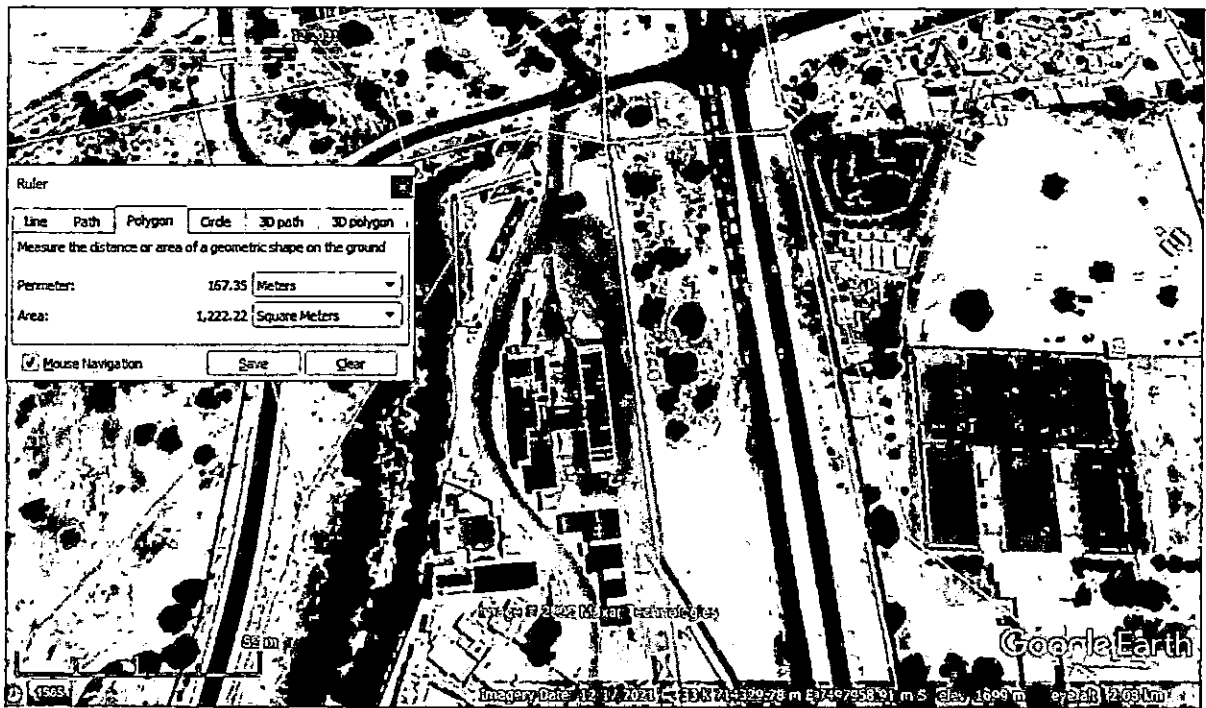
The above subject matter has reference:

The Division has no objection to the rezoning of Erf 571 Windhoek from residential to institutional and the applicant is not required to fulfil any environmental requirements because the change in landuse (residential to institutional) is not a listed activity and has insignificant impacts on the environment.

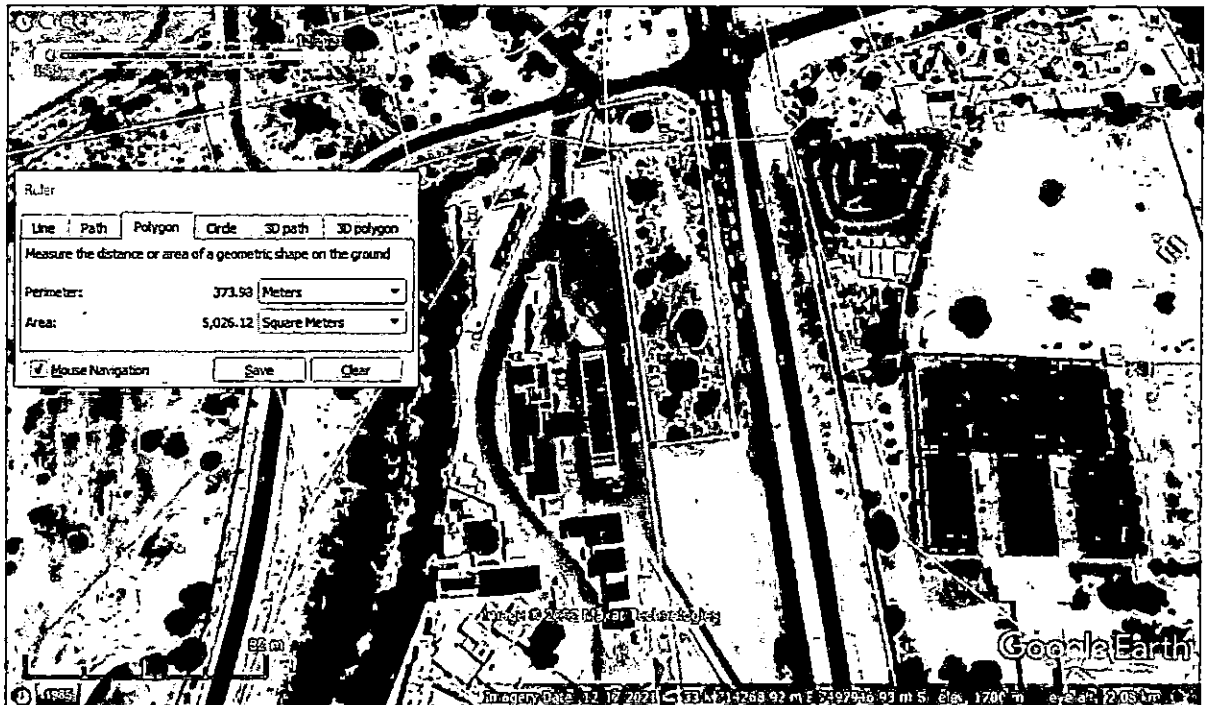
Regards,

ANNEXURE B:

Area set aside for the wood carvers and their current area of operation.



Area set aside for the wood carvers



Area occupied by the wood carvers.

[Management Committee Minutes: 2021-09-23(22)(21)]

FNS.4

**[EDC] PROPOSAL FOR THE DEVELOPMENT
OF A MARKET ON A PORTION OF ERF 6352,
WINDHOEK FOR THE TRUCKPORT
TRADERS AND OTHERS
(L/6352/W) (7/2/2)**

It was

RESOLVED

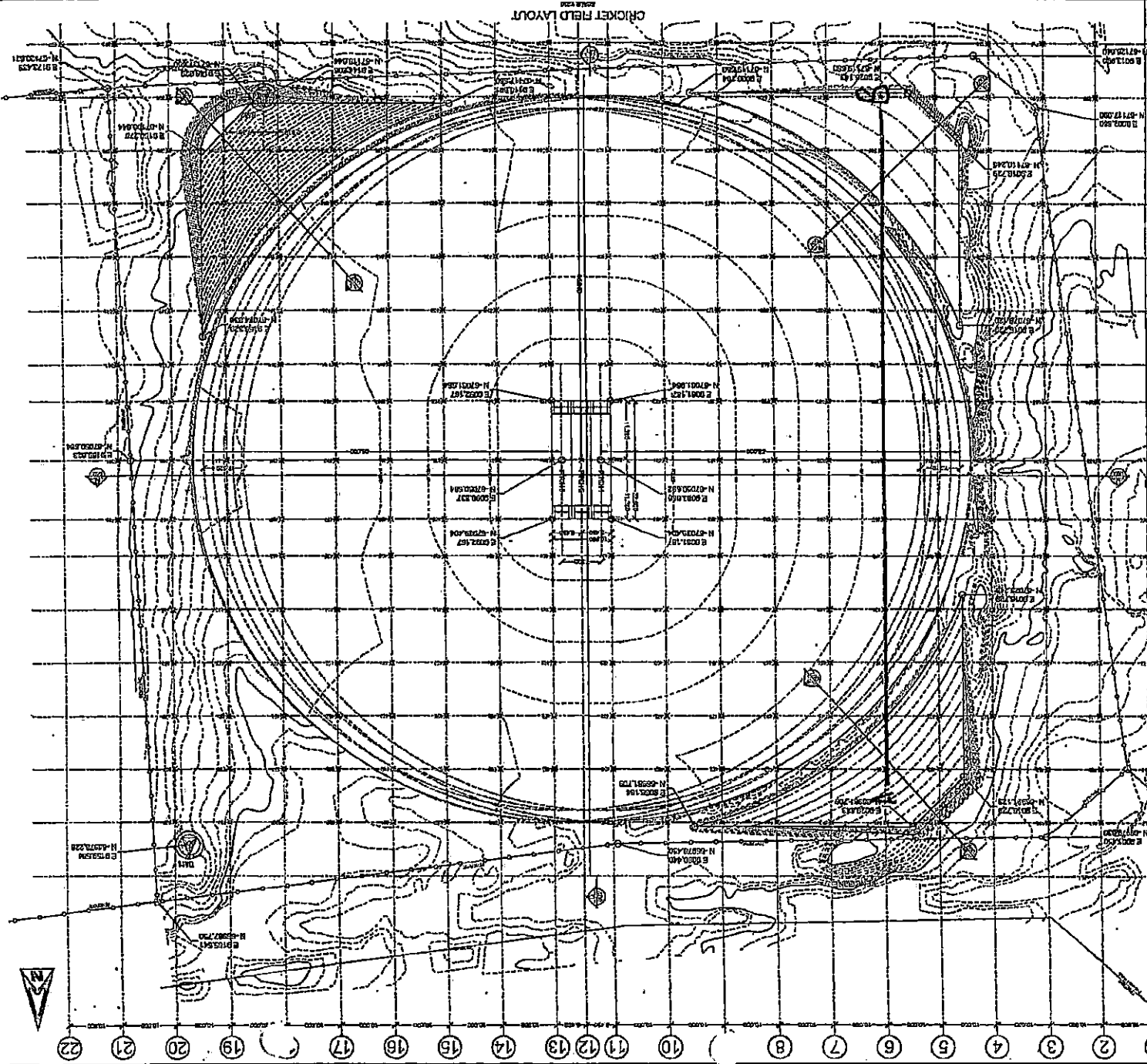
- 1 That this matter be referred back in order for the Acting Strategic Executive: Economic Development and Community Services, in consultation with the Acting Chief Executive Officer (Acting Manager: Mayoral and Council Affairs) to arrange a site visit for all Councillors to a portion of Erf 6352, Windhoek to which the Traders will be relocated in order for Councillors to engage them, whereafter it be resubmitted to Management Committee, for consideration.
- 2 That, upon resubmission, the Acting Strategic Executive: Economic Development and Community Services amend the heading to address the relocation of the traders, as reflected in the submission:

**RELOCATION OF THE FOURTY FIVE (45)
TRADERS TO A PORTION OF ERF 6352,
WINDHOEK FOR THE TRUCKPORT
TRADERS AND OTHERS**

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

221(a)

FOR INFORMATION	
DATE	2007/10/02
BY	001
CRICKET NAMIBIA	
ELEMENT	
CRICKET FIELD ON	
CRICKET FIELD PROPOSED	
DESIGN	
2007/10/02	
001	



GENERAL REMARKS NOTES

1. THE MAP IS A REPRESENTATION OF THE TERRAIN AND NOT A PHOTOGRAPH. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.

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20 November 2020

APPLICATION TO DEVELOP ERF 6352

DEVELOPMENT ENTAILS:

CONSTRUCTION OF INTERNATIONAL CRICKET FIELD FOR THE PURPOSE TO HOST INTERNATIONAL CRICKET TOURNAMENTS

Background:

ERF 6350, 6351, and a section of 6352 have originally been allocated to the joint Cricket and Hockey Board. Cricket Namibia received membership to the International Cricket Council in 1992. For this reason, Cricket Namibia had to unbundle the joint board to maintain international cricket membership and funding. ERF 6352 (entire section up to Bal street) has been zoned for sport development and has been used in the past for rugby and cricket matches.

Cricket Namibia was approached by the National Hockey Union during 2019 to separate the joint ownership of the above fields. This would allow specialised infrastructure development for both sporting codes. The National Hockey Union (NHU) confirmed that they had a contract with City of Windhoek that the entire region of the above sections can be utilised by the two sporting codes. This agreement would mean that NHU have full use of ERF 6351 and Cricket Namibia of the full section of ERF 6352, inclusive of the section to Bal street. ERF 6350 being too small for any cricket facility. The communication received from the NHU was that the contract between the two federations must be signed, prior the City of Windhoek will sign the contract to confirm the above rights of use.

Cricket Namibia qualified for international cricket status in April 2018. This positively impacts social, cultural and economic growth in Namibia and specifically Windhoek. This impact is based on **employment** (full-time employment to seventeen (17) players and six (6) coaches. **Hosting international tournaments** (Cricket Namibia will host various international tournaments in 2021 which secure additional income into Namibia through tourism, accommodation, transport, and local support to the small business owner through international purchasing power. During 2021 Cricket Namibia will host Zimbabwe Women, Netherlands men, SA & Zimbabwe over-50's, SA A & Germany women, SA Franchise teams, UAE and Oman). **Upliftment** through training of 262 and 109 umpires which can lead to future employment and **development** through the participation of more than 35, 000 Namibian children participating in various cricket programs.

Motivation for development:

Domestic:

- Cricket participation under the youth is growing rapidly and we have limited facilities to accommodate this growth in numbers.
- Public schools in Namibia do not have maintained sport facilities. To develop the learners from these schools, we require a facility that are well maintained, level and equipped for cricket.
- Our vision is to attract large numbers of kids and their families to engage in cricket activity which will be accessible to all.

International:

- Our National men's team is currently ranked top 20 in the world in two different competitions. This team has qualified for the T20 World Cup in 2021.
- Our National women's team is ranked 24th in the world and will be playing World-Cup qualifiers in 2021.
- Cricket Namibia has no internationally approved venue to facilitate matches at this level.
- Cricket Namibia only have the top section of ERF 6352 to host all forms of cricket. We are further dependant on clubs and schools to utilise their facilities.
- The only land designated for sport, which is large enough for international cricket, is the bottom section of ERF 6352.

Proposal:

Opening statements:

- Cricket Namibia understands we do not have any legal rights to the bottom section of ERF 6352 besides that the land is zoned for sport development.
- We respect that City of Windhoek has been involved in the planning process of relocating the woodcarvers for several years.
- We also did not aim to impose or undermine the City's existing plans when we initiated our development. We were under the impression, based on our agreement with NHU, that the section of ERF 6352 was allocated under the new contract and signed by City of Windhoek.
- Cricket Namibia believe in the co-existence of all entities and that a collective approach will lead to sustainable future of all entities.
- We further believe that the cultural-economic impact of aligning both projects will positive impact on all entities.

Our proposal is based on the principal that sufficient land is available on the above-mentioned portions to accommodate both developments. See Annexures A and B for visual presentation of proposal.

The initial phase of the City's development plan starts at markers A and B and extent approximately 50 meters east to line AB. Further phases of the development entails entry and turn-around space for delivery trucks which is intended for the area east of line AB. Access to this area would be provided through the upgrading of Netball street.

We propose that the structure of the initial development remain the same, but start at point C and D and extend east as per the City's original plan. This would mean that the initial phase of the development would end at line CD, which will allow both developments to co-exist. This will also allow the woodworkers a better presentation of their product for bypassing motorists.

Our proposal for phase II of the City's development is to utilise cricket street and Netball street for parking purposes. Netball Street can be used for deliveries and ERF 6350 as a turn-around area for delivery trucks to exist again into AUAS road.

Zoning:

The initial plan of the City of Windhoek would be dependant on the rezoning of ERF 6352 which was originally allocated for sports development. The proposal solution by Cricket Namibia entails that Bal street be re-zoned which will allow a perfect fit for the developments.

APPLICATION FOR FUTURE LEASE AGREEMENT DIRECTLY WITH CITY OF WINDHOEK

The above document has reference:

The discontinuation of the joined Cricket and Hockey board in 1992 due to Cricket Namibia's membership to the ICC, led to Cricket Namibia not having rental ownership of any land on which infrastructure can be developed for the growth and development of the sport.

We would like to request to the City that, irrespective of the outcome of the above application, Cricket can enter a direct rental agreement with City of Windhoek. This would provide Cricket Namibia with the security to develop and maintain infrastructure through capital investment.

We thank you for your attention to this matter



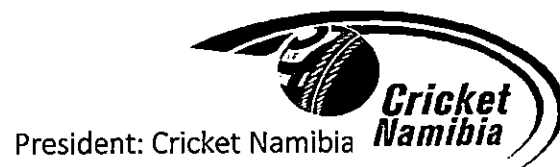
Johan Muller



Dr. Rudie van Vuuren

CEO: Cricket Namibia

225



President: Cricket Namibia



Mr. G. Mosimane
Senior Property Administrator
29 September 2022

AUTHORISED SIGNATURE – CRICKET NAMIBIA

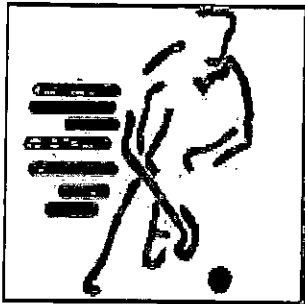
Dear Sir

The Board of Cricket Namibia herewith approves signature rights to the CEO, Johan Muller.
Mr. Muller can sign all official documentation with City of Windhoek on behalf of Cricket Namibia.

Your assistance in this matter would be of great help.

Kind regards

Dr. Rudie van Vuuren
President: Cricket Namibia



NAMIBIA HOCKEY UNION

Affiliated to: The Namibia Sports Commission
The International Hockey Federation
The Namibia National Olympic Committee

P O Box 25799, Pelican Square, Windhoek
E-mail: namibiahockey@iway.na

Tel: (+264 61) 255 991
Fax: (+264 61) 230 162

Our Ref: Adv. J Schickerling
Your Ref: Mrs. A Ruppig/L/6351/W

29 June 2015

Office of the Chief Executive
City of Windhoek
WINDHOEK

BY HAND

PRIORITY: HIGH

Messrs

RE: APPLICATION TO PURCHASE ERF 6352, WINDHOEK

We refer to the above matter and our previous proposal to purchase Erf 6352.

On 30 August 2012 the City Council resolved as follows:

"[Municipal Council Minutes: 2012-08-30]

ALB

8.3.8 BRB.8 [CEO] APPLICATION TO PURCHASE

ERF 6352, RUGBY STREET, WINDHOEK -

NAMIBIA HOCKEY UNION

(L/6351/W)

On proposal by Councillor Ms AM Kafula, it was

RESOLVED

- 1 That the application from the Namibia Hockey Union to purchase Erf 6352, Rugby Street, Windhoek, not be supported and that the applicant be informed, in writing, accordingly.
- 2 That the Chief Executive Officer (Manager: Property Management), to provide Councillors with all the ninety nine (99) year Lease Agreements approved.

PATRON: MADAM PENEHUPIFO POHAMBIA – THE FIRST LADY OF NAMIBIA

President: J Schickerling, Vice President- Men: J Agenbach, Vice President - Ladies: J Davin, Secretary-General: J Schickerling (Acting), Treasurer: R Offner, Additional member: J Weyhe, Additional Member: S Makati, Additional Member: A Haensel, Additional member: C Fourie, Additional Member: D Klemp

2.1 That the policy on ninety nine (99) year Lease Agreements be revisited, and that same be submitted to Management Committee/Council for consideration/approval.

RESOLUTION 279/08/2012."

It is now 36 years since the first request for an artificial surface for Hockey in Namibia has been made. Namibia Hockey, having been established in May 1926 has the oldest hockey Union on the continent, yet is the only hockey playing nation on the continent who does not have the benefit an artificial surface. We now have the funds available to construct such facility.

This letter, therefore constitutes a further proposal by the NHU to purchase Erf 6352, Windhoek from the City of Windhoek.

We refer, at the outset, to all correspondence previously exchanged between the NHU and your offices of and concerning this issue.

We also annex hereto:

1. A copy of a map depicting the two properties in question;
2. A draft layout of the proposed development of the artificial surfaces and indoor facility to be constructed on Erf 6352, Windhoek. (The design of the building in the center has been slightly changed to provide for a multi-purpose indoor sports arena on the lowest level to be utilized and put at the disposal of numerous other sport codes, all of whom already expressed their appreciation and commitment to support such facility.

The total costs of the anticipated development is estimated at between N\$15 and N\$20 million. Most sport codes will benefit from this development.

The NHU already occupies both these properties in terms of a long term lease agreement with the City of Windhoek and of which approximately 50 – 60 years remain.

Erf 6351 is developed and includes a clubhouse and three grass surfaces for hockey. It is not large enough to accommodate the artificial surfaces without sacrificing the grass fields, which we do not want to sacrifice. The NHU will continue to occupy and develop this facility in terms of its long-term lease agreement.

Erf 6352 has been partially developed by two grass fields for hockey and a cricket pitch in between to the eastern side of the property. The remainder of this property is undeveloped, unallocated and under-utilized. It is the only available land for the development of an artificial surface.

We shall be pleased therefore if the City of Windhoek, will be kind enough to consider selling Erf 6352 to the NHU to be developed by us for the general benefit of Hockey in Namibia and the benefit of all those sport codes capable of being practiced indoors.

We await your favorable consideration of our above proposal.

Yours in Hockey

Advocate Jesse Schickerling

PATRON: MADAM PENEHUPIFO POHAMBIA – THE FIRST LADY OF NAMIBIA

President: J Schickerling, Vice President- Men: J Agenbach, Vice President - Ladies: J Davin, Secretary-General: J Schickerling (Acting), Treasurer: R Offner, Additional member: J Weyhe, Additional Member: S Makati, Additional Member: A Haensel, Additional member: C Fourie, Additional Member: D Klemp

President: NHU
081 128 6609
(061) 255 991

PATRON: MADAM PENEHUPIFO POHAMBIA – THE FIRST LADY OF NAMBIA

President: J Schickerling, Vice President- Men: J Agenbach, Vice President - Ladies: J Davin, Secretary-General: J Schickerling (Acting), Treasurer: R Offner, Additional member: J Weyhe, Additional Member: S Makati, Additional Member: A Haensel, Additional member: C Fourie, Additional Member: D Klemp

THE MUNICIPAL COUNCIL OF THE CITY OF WINDHOEK

The Chief Executive Officer (Manager: Property Management)

PO Box 59

Windhoek

27 April 2019



Dear Sir

APPLICATION FOR THE PURCHASE OR LEASE OF PORTION OF ERF 6352 (REMAINDER), NETBAL STREET, WINDHOEK

1. Application

Saints Sport Club would hereby like to apply to purchase or lease a portion of erf 6352 from the Windhoek Municipal Council that is currently lying fallow. Saints Sports Club is a Namibian Sport Club and we would like to utilize the land to develop an indoor hockey and sport facility.

It is understood from our correspondence with your Ms Hileni Iyambo, Property Administrator: Residential, that the portion of erf 6352 could be available for purchase or lease.

2. Location and Size

The erf is located on the corner of Netbal Street and Auas Road (see attached map) The size of the portion of erf 6352 we wish to lease or purchase, is approximately 20 561 square meters and is located on the Western side of the erf. The Eastern and remaining portion of erf 6352, approximately 25 092 square meters is leased, to our understanding, the Namibian Hockey Union (NHU) and has a cricket oval constructed on it.

3. Present Usage of portion of erf 6352 under question

As indicated on the attached match the portion of the erf we are applying for has been lying fallow and unused for a number of years. Only the Eastern portion of the erf is being used as a cricket oval.

4. Motivation

Saints Sport Club has been in existence since 2013 and is currently the largest hockey club in the country, with approximately 155 registered players.

Our motto and vision is to develop children from a young age to learn how to play a team sport, developing them holistically. We believe that team sport is one of the healthiest ways to teach children social skills as well as self-discipline.

Our teams are 95% comprised of school children, with most of the children from in and around Windhoek.

Last year Saints Sports Club won the Indoor Premier Hockey League, the Wanderer's Hockey Night League as well as the field hockey league for the men and women. It is to be noted that none of the players in our premier league teams are over 18 years of age.

Children that come from poorer families are encouraged to join the club and fees are waived in this regard. We also encourage their parents to get involved in club activities like managing of teams etc. that way we believe that they don't feel like they are receiving handouts.

As previously mentioned, we wish to build an indoor sport facility that will be used for indoor hockey, basketball, rock climbing, table tennis etc. We also want to create a venue where the youth of Windhoek can come to on weekends to fellowship and make friends.

As the club's name suggests we have a desire to honor God in everything we do, teaching the youth of Windhoek biblical values and encouraging them to step into the purpose that God has for their lives.

5. Services

From the information we have received from the CoW, the area is fully served with electricity, sewer, water and street access that will support the new development.

6. Proposal

Saints Hockey Club herewith submits the following 2 proposals for your kind consideration:

Proposal 1

Portion of erf 6352 (approximately 20 561 square meters) to be leased to Saints Sport Club as it stands

Proposal 2

Saints Sport Club purchases the portion of erf 6352 (approximately 20 561 square meters)

The City is kindly requested to determine a purchase price based on the "constitutional land" policy

We trust that this application will receive your favorable consideration

Yours Faithfully

Signed: 27 April 2019

Andre vd Merwe

Chairman Saints Sport Club

cell 0811432253 charter@afof.com.na

Attached:

Constitution of Saints club

Copy of bank statement

Proof of affiliation to NHU

Map of erf in question

Circulated V
21 JUN 2019

✉ 59

WINDHOEK, NAMIBIA

Tel: (+264) 61 290 2170 • www.cityofwindhoek.org.na

PHONE: 290-3353

OUR REF: L/6352/W

Dear Sir / Madam

Receipt of your letter dated 30 April 2019 regarding the above subject matter, is herewith acknowledged. At the same time the City wishes to register its apology for this rather late reply.

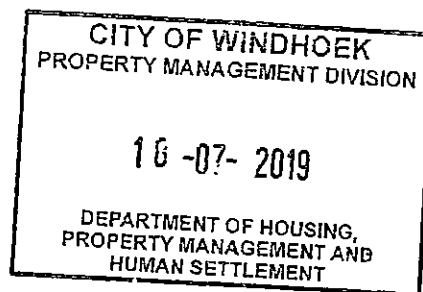
Kindly be advised that the Division of Property Management will carry out an investigation with regards to the above subject property. Thereafter, the City will revert back to you with a more comprehensive reply on your application, and to advice on the way forward.

Trust that you find the above in order.

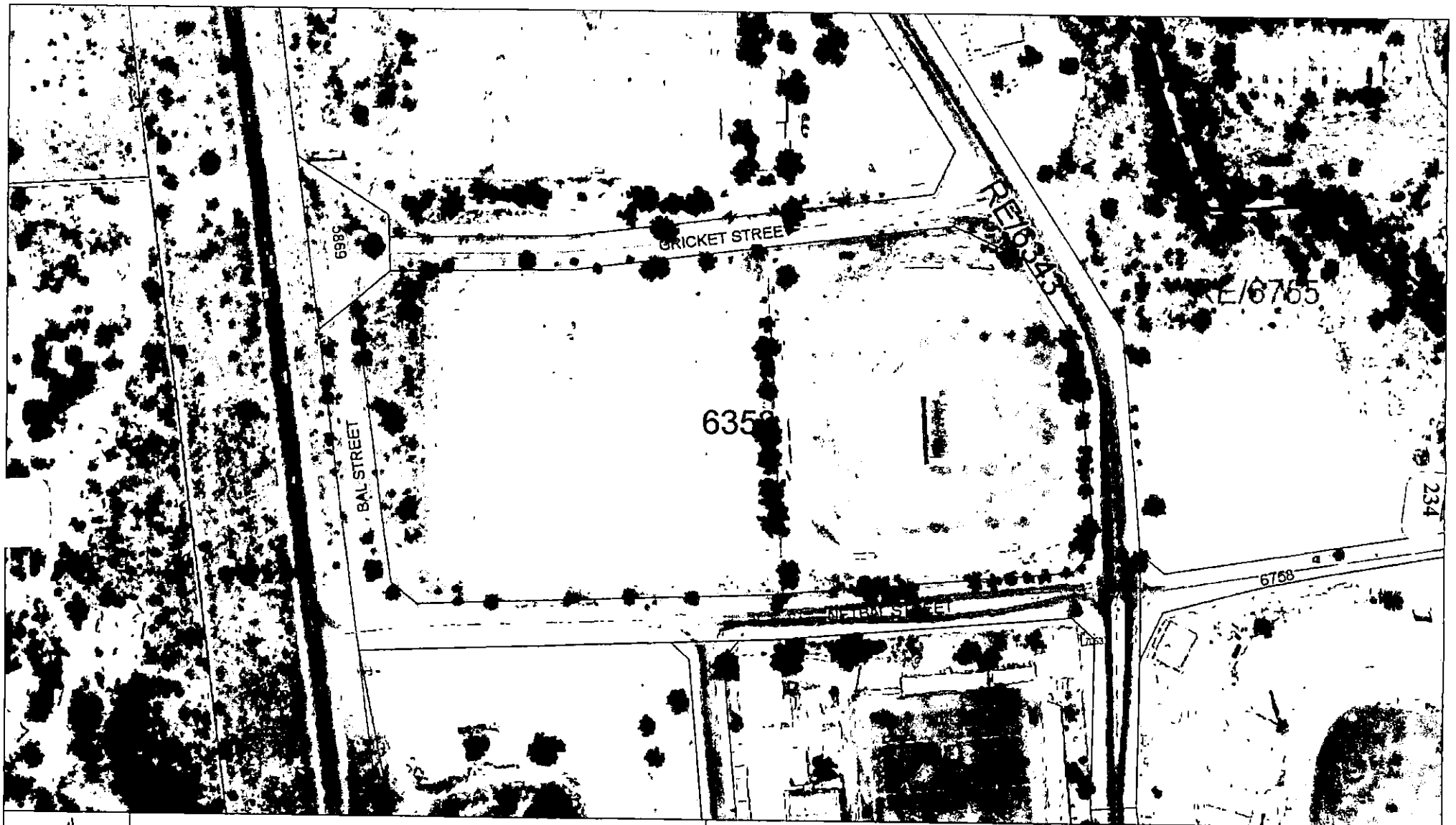
Yours faithfully,

S Simpson

MANAGER: PROPERTY MANAGEMENT DIVISION



All official correspondence must be addressed to the Chief Executive Officer



NOTES

Compiled by:

Date: 29/9/2022



While due care has been taken by the Publisher in compiling this map, no responsibility will be accepted by the City of Windhoek for errors or omissions. The Publisher, excludes all warranties, and disclaims any responsibility to any person for loss or damage suffered from any use of this map.

VALUATION CERTIFICATE

DIVISION: VALUATION SERVICES

DATE OF VALUATION: 22/09/2022

Date of valuation: 22/09/2022

Erf No.: 6352

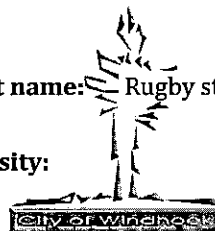
Suburb: Windhoek

Street name: Rugby str

Erf size: 45,654 m²

Zoning: Private Open Space

Density:



Required portion size: PTN A(25 092 m²)

Current use of the portion under consideration: Vacant

Acquisition purpose: To be leased to Cricket Namibia

Current vacant land going price/ m ²	N\$63.80
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Size of portion required	25 092 m ²
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Estimated market value	N\$ 1 600 900
------------------------	---------------

Estimated Annual rental value	N\$ 160 090.00
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Estimated Monthly rental value	N\$ 13 340.00
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Council resolution 08/01/2004 stipulate that; "Private open space" which refers to any land reserved for use as private or club grounds for sports, games, recreation, rest or ornamental show purposes, should be valued as follows:

5.1.1 N\$16.00 per square meter where a sport club does not have or never had any land registered in its name.

5.1.2 In the of a sport club which has land registered in its name, the purchase price will be 25% of the development cost.

5.3 These prices should be revised on a yearly basis.

The price of N\$16 needs to be adjusted as per 5.3 using market inflation rate from 2004 to 2021.

After adjustment, a price of N\$16.80 per m² was reached. Consequently, the portion required should be valued at N\$63.80/ m²

Valued by:

Kaulikufwa Hendjela
Manager: Valuation Services

Date: 22/09/2022

MEMORANDUM VAN OOREENKOMS

MEMORANDUM VAN 'N HUUROOREENKOMS aangeaan deur en tussen

WINDHOEK MUNISIPALITEIT

hierin verteenwoordig deur JACOB SALOMINA OLIVIER en JASPER THERON
in hul onderskeie hoedanighede as Burgemeester en Stadsekretaris van
genoemde Munisipaliteit (hierna die "VERHUURDER" genoem)

EN

30/11/2007,
16/11/2007,
VERBOD
INFLATION policy.

DIE GESAMENTLIKE HOKKIE EN KRIEKET ONTWIKKELINGSRAAD

hierin verteenwoordig deur dr. L E JUBBER- P.O. Box 9845
en mej. B VAN HEERDEN WINDHOEK,
in hul onderskeie hoedanighede as Voorsitter en Sekretaris
van genoemde Ontwikkelingsraad (hierna die "HUURDER" genoem)

NADEMAAL die VERHUURDER die eienaar is van sekere onroerende
eiendom te wete:

- (a) 'n Sekere erf 6351 ongeveer 53 796 vierkante meter groot soos
aangedui op plan P/827/A;
- (b) 'n gedeelte van erf 6352 ongeveer 20 561 vierkante meter groot
soos aangedui op plan P/837/A; en
- (c) 'n onopgemete gedeelte van erf 6350 soos aangedui op
plan P/1105/A

*** geleë te die Sportgronde, Windhoek soos meer volledig blyk uit
plan P/1427/S (Rev. 1) hierby aangeheg en welke gedeeltes in rooi
aangedui word (hierna die "EIENDOM" genoem)

[Handwritten signatures and initials]

~~EN NADEMAAL die HUURDER die oorkoepelende Bestuursliggaam is vir~~

- (a) die SWA Manshokkievereniging;
- (b) die SWA Dameshokkievereniging; en
- (c) die SWA Krieketunie;

EN NADEMAAL die SWA Manshokkievereniging 'n gedeelte van erf 6352 van die Raad gehuur het vanaf 1 Junie 1959 tot 31 Mei 1984 soos aangedui op plan P/837/A en welke huurkontrak deur tydsverloop verstryk het;

EN NADEMAAL die SWA Dameshokkievereniging vanaf 1 Januarie 1960 tot 31 Desember 1964 die huurders was van 'n gedeelte van erf 6350 (soos aangedui op plan P/889/S) welke gedeelte na verskuiwing tans geleë is soos aangetoon word op die plan P/1105/A en welke huurkontrak deur tydsverloop verstryk het;

EN NADEMAAL erf 6351 op 29 Junie 1965 per Raadsbesluit 216/65 aan die SWA Krieketunie toegeken was om te huur tot die 31ste Desember 2057, maar welke huurkontrak nooit skriftelik aangegaan was nie en alhoewel geen huurgelde gevorder was nie, aangewend was vir krieket- en hokkiedoeleindes;

EN NADEMAAL die SWA Manshokkievereniging, SWA Dameshokkievereniging en SWA Krieketunie op 12 Julie 1967 die oorkoepelende Bestuursliggaam - die HUURDER daargestel het;

EN NADEMAAL die HUURDER vanaf die stigtingsdatum die EIENDOM ontwikkel, geboue en ander verbeterings daarop opgerig het en gebruik het vir krieket- en hokkiedoeleindes en die HUURDER begerig is om die EIENDOM met geboue en verbeterings daarop te huur en verder te ontwikkel en te gebruik vir genoemde doeleindes, en die VERHUURDER gewillig is om die EIENDOM vir 'n tydperk te verhuur;

EN NADEMAAL die partye begerig is om 'n skriftelike ooreenkoms dienoooreenkomstig aan te gaan

[Handwritten signatures and initials]

[Handwritten signatures and initials]

NOU DERHALWE KOM DIE PARTYE SOOS VOLG OOREEN:

1.
Die VERHUURDER verhuur hiermee aan die HUURDER wat hiermee huur die EIENDOM met die geboue en ander verbeterings daarop soos aangetoon op die aangehegte plan P/1427/S geleë in die Distrik Windhoek.

2.

Die huurgeld wat die HUURDER ingevolge hierdie huurkontrak moet betaal is die bedrag van R150,00 (EEN HONDERD EN VYFTIG RAND) in totaal (synde R50,00 (VYFTIG RAND) per erf) per jaar. Die eerste betaling moet voor of op 1 Desember 1986 geskied en daarna vooruit op of voor die laaste dag van November in iedere en elke opvolgende jaar.

Die huurgeld sal jaarliks eskaleer met die styging in die verbruikers= indeks vir Windhoek (alle items). Die huurgeld moet by die Stadhuis, Kaiserstraat, Windhoek aan VERHUURDER betaal word of waar VERHUURDER skriftelik mag aanwys.

3.

TERMYN

Die huurtermyn begin op 1 November 1986 en duur tot 30 November 2057.

4.

GEBRUIK

Die EIENDOM word aan die huurder verhuur vir sportdoeleindes en mag slegs vir voormelde doel gebruik word en geen ander doel nie, behalwe met die voorafverkreë skriftelike toestemming van die VERHUURDER.

5.

ONDERVERHUUR, SESSIE EN OORMAKING

Die HUURDER is nie geregtig om sonder die VERHUURDER se skriftelike toestemming die EIENDOM of enige gedeelte daarvan onder te verhuur, of om van die besit daarvan afstand te doen of om hierdie huurkontrak te sedeer of oor te maak nie. Die HUURDER sal geregtig wees om die EIENDOM of 'n gedeelte daarvan, onder te verhuur vir die hou van sportbyeenkomste.

6.

VERBETERINGS

Die HUURDER is nie geregtig om enige verbeterings aan te bring of enige verandering van 'n strukturele aard aan te bring sonder die voorafverkreë goedkeuring van die VERHUURDER nie. Geen verbetering voor of na aangaan van die ooreenkoms wat deur die HUURDER op die HUURDER se koste aangebring is, sal na afloop van hierdie ooreenkoms of by vroeëre beëindiging aan HUURDER deur VERHUURDER uitbetaal word nie.

7.

INSTANDHOUDING EN HERSTELWERK

Die HUURDER is verplig om gedurende die bestaan van hierdie huur=kontrak op eie koste die EIENDOM so in stand te hou dat dit in die huidige toestand bly, redelike slytasie uitgesonderd.

8.

NAKOMING VAN WETTE, ENS.

Gedurende die bestaan van hierdie huurkontrak moet die HUURDER op eie koste voldoen aan alle wette, regulasies, Proklamasies en enige ander wetgewing, sowel as die Stadsbeplanningskema van VERHUURDER.

9.

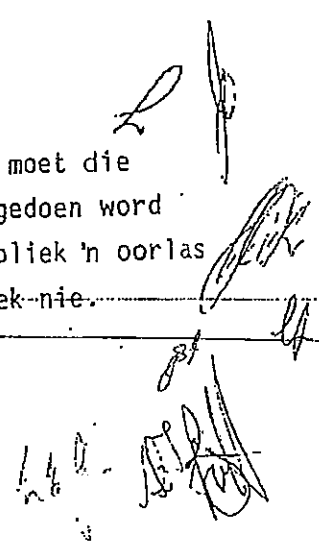
BELASTING EN ANDER HEFFINGS

Gedurende die bestaan van hierdie huurkontrak is die HUURDER verantwoordelik vir die betaling van alle belastinge en heffings (insluitend betaling vir voorsiening van water, elektrisiteit, riool verwydering van vullis of enige ander diens) wat ten opsigte van die EIENDOM betaalbaar is aan enige owerheid, plaaslike owerheid of dergelike owerheidsliggaam.

10.

HUURDER MOET NIE 'N OORLAS VEROORSAAK NIE

Gedurende die geldigheidstermyn van hierdie huurkontrak moet die HUURDER nie iets doen of laat doen of toelaat dat iets gedoen word wat enige okkupant van aangrensende eiendomme of die publiek 'n oorlas aandoen of kan aandoen of tot ergernis strek of kan strek nie.



11.

VERHUURDER NIE AANSPREEKLIK VIR ONDERBREKING NIE

Die VERHUURDER sal nie aanspreeklik wees vir enige onderbreking in die lewering van elektrisiteit, water of enige ander diens nie.

12.

VERANTWOORDELIKHEID VIR SINDELIKHEID

Die HUURDER is verantwoordelik dat die EIENDOM en enige gedeelte daarvan in 'n skoon en sindelike toestand gehou word.

13.

VERSEKERING EN HERSTEL

(a) Die VERHUURDER sal geregtig wees om die EIENDOM te verseker teen skade deur reën, wind, hael, weerlig, brand, onluste, stakings, optrede van vyande van die Staat en verseker te hou. Die HUURDER sal verantwoordelik wees vir die premie van sodanige versekering en onderneem om dit op aanvraag van die VERHUURDER te betaal.

(b) Ingeval die EIENDOM deur brand, of enige ander oorsaak beskadig of gedeeltelik vernietig word, loop hierdie huurkontrak nie om dié rede ten einde nie, maar die HUURDER of VERHUURDER moet sodanige skade of gedeeltelike vernietiging herstel vir sover dit moontlik is uit die opbrengs van enige versekering in subparagraaf (a) genoem. Word die EIENDOM as gevolg van brand of om enige ander rede heeltemal ongeskik vir die doel waarvoor dit verhuur is, het die VERHUURDER die opsie om hierdie ooreenkoms te beëindig of om die EIENDOM te herbou.

Die VERHUURDER is nie verplig om wanneer hy skade aan of gedeeltelike vernietiging van die EIENDOM herstel of na gelang van die geval, hy die EIENDOM herbou, 'n groter bedrag te bestee as wat hy vanweë die beskadiging of algehele of gedeeltelike vernietiging van die perseel van 'n versekeraar ontvang het nie.

- (c) Die HUURDER onderneem om enige verbeterings op die EIENDOM op eie koste te verseker.

14.

TOESTAND VAN EIENDOM

Die HUURDER aanvaar die EIENDOM soos dit tans is en die VERHUURDER doen geen waarborg, hetsy uitdruklik of stilswyend, omtrent die EIENDOM of die aan- of afwesigheid van enige eienskappe hoegenaamd nie.

15.

ALGEMENE VRYWARING

Die HUURDER vrywaar die VERHUURDER hierby teen enige eis ontstaande uit welke oorsaak ook al, wat teen die VERHUURDER ingestel kan word -

- (i) deur enige lid van die publiek wat 'n sportbyeenkoms as 'n toeskouer op die EIENDOM bywoon;
- (ii) deur enige persoon of instansie, onderworpe egter daaraan dat die gebeurtenis wat aanleiding tot die eis gee, plaasgevind het op die EIENDOM of in verband met die gebruik van die EIENDOM deur die HUURDER.

Hierdie vrywaring is ook van toepassing op enige onkoste wat die VERHUURDER in verband met so 'n eis kan oploop.

16.

ALGEMENE VOORSKRIFTE

- (a) Die VERHUURDER sal geregtig wees om indien dit na die mening van die VERHUURDER steurend mag wees vir die bewoners van die omgewing of indien dit teen die godsdienstige oortuiging van die bewoners van die omgewing, of in die algemeen is, die gebruik van die EIENDOM op Sondae en ander openbare vakansiedae met 'n godsdienstige grondslag, sowel as sekere ure van elke nag, te belet.

(b) Die VERHUURDER sal geregtig wees om te eniger tyd en sonder om aanspreeklik te wees vir enige vergoeding, enige verbetering, hetsy tydelik of permanent, te herstel of te laat herstel of te sloop indien die HUURDER versuim om dit behoorlik in stand te hou of versuim om enige voorskrifte van VERHUURDER stiptelik na te kom, welke voorskrifte ingevolge en ooreenkomstig enige wetgewing kan wees of waar die verbeterings na die mening van die VERHUURDER 'n gevaar inhou vir eiendom of lewe of onooglik is.

(c) Die VERHUURDER sal geregtig wees om na die mening van VERHUURDER enige partypolitieke-advertensie of propaganda of die vertoning van enige pornografiese materiaal of geskrif op die EIENDOM te belet.

17.

TERUGNAME BY ONBRUIK OF ONVOLDOENDE GEBRUIK

Indien die EIENDOM in onbruik is of onvoldoende gebruik word volgens die oordeel van die VERHUURDER, of die HUURDER nie meer fungeer nie, sal die VERHUURDER geregtig wees om 'n kennisgewing op die domicilium citandi et executandi van die HUURDER te bestel waarin VERHUURDER hierdie ooreenkoms mag kanselleer sonder verdere kennis indien die EIENDOM na 3 (drie) maande steeds in onbruik is, of onvoldoende gebruik word of die HUURDER nie fungeer nie.

18.

DOMICILIUM

Vir doeleindes van hierdie ooreenkoms en vir doeleindes van die betekening en aflewering van enige kennisgewing aan die HUURDER kies die HUURDER die EIENDOM wat hiermee verhuur word as domicilium citandi et executandi en kies die VERHUURDER as domicilium citandi et executandi die Stadhuis, Kaiserstraat, Windhoek.

19.

INSPEKSIE

Die VERHUURDER sal te eniger redelike tyd die EIENDOM mag betree vir inspeksie of enige werk of funksie van die VERHUURDER.

20.

KANSELLASIE

Die VERHUURDER sal geregtig wees om hierdie ooreenkoms te kanselleer met 30 (dertig) dae kennisgewing indien die HUURDER versuim om enige term of voorwaarde van hierdie ooreenkoms na te kom.

21.

TOEGEWING DEUR VERHUURDER

Versuim van die VERHUURDER om strenge nakoming deur die HUURDER van sy verpligtinge onder hierdie ooreenkoms te vereis of aanvaarding van enige laat betaling, doen nie afbreuk aan VERHUURDER se regte kragtens hierdie ooreenkoms nie of dien as 'n afstanddoening van regte deur die VERHUURDER nie.

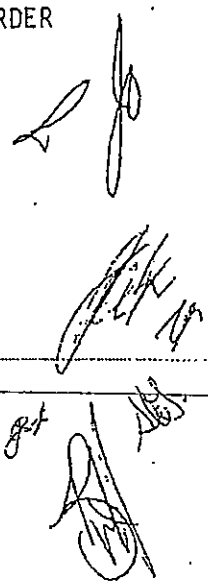
22.

KOSTE

Die HUURDER is aanspreeklik vir enige seëlregte of enige registrasiekoste van hierdie ooreenkoms.

23.

Indien die HUURDER as gevolg van enige rede nie meer die oorkoepelende bestuursliggaam van die SWA Manshokkievereniging, die SWA Dameshokkievereniging en die SWA Krieketunie vorm nie, vervat hierdie ooreenkoms outomaties en moet enige bestuursliggaam, vereniging, unie of raad wat die EIENDOM of 'n gedeelte van die EIENDOM verder wil huur of vir hokkie en/of krieketdoeleindes wil aanwend, afsonderlik of gesamentlik 'n nuwe huurooreenkoms met die VERHUURDER aangaan.



ALDUS GEDAAN en GETEKEN te WINDHOEK op hierdie 5^{de} dag van
DESEMBER 1986, in die teenwoordigheid van die
ondergetekende getuies:

AS GETUIES:

1. [Signature]

[Signature]
BURGEMEESTER

2. [Signature]

[Signature]
STADSEKRETARIS

ALDUS GEDAAN en GETEKEN te WINDHOEK op hierdie 2/26 dag van
Oktober 1986, in die teenwoordigheid van die
ondergetekende getuies:

AS GETUIES:

1. [Signature]

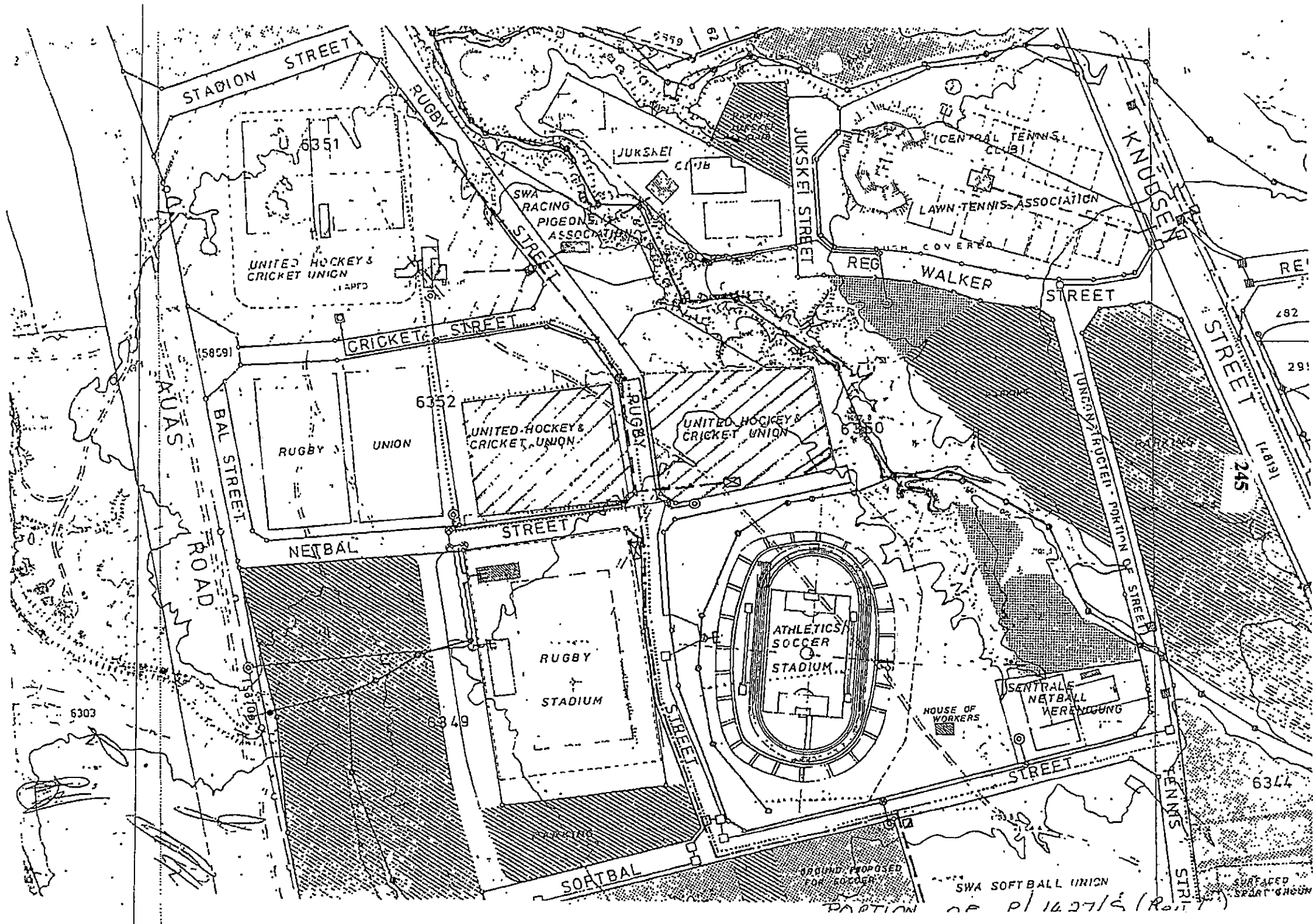
[Signature]
VOORSITTER

2. [Signature]

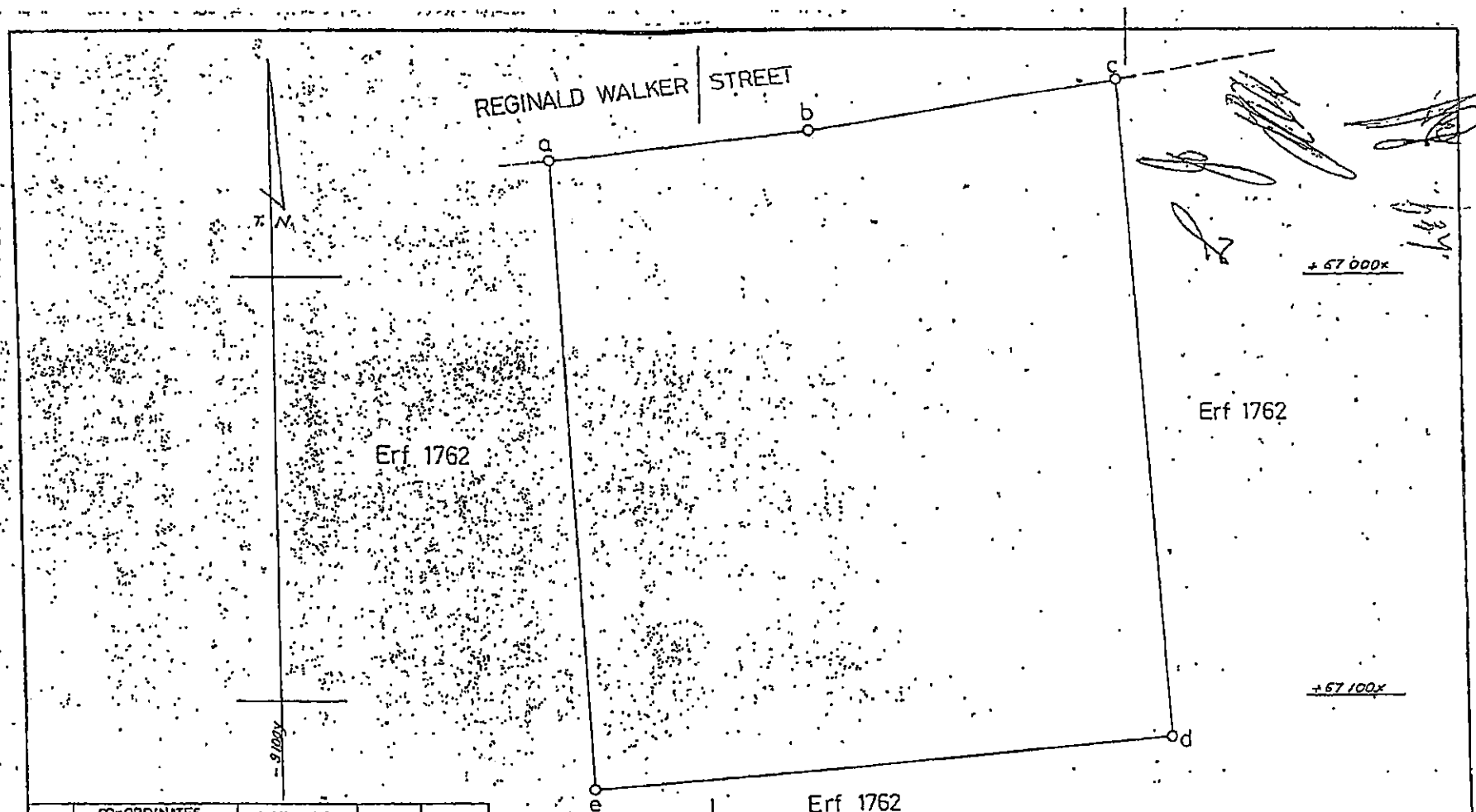
[Signature]
SEKRETARIS

W.A. CRICKET UNION: SWA Club
[Signature] CHAIRMAN
[Signature] [Signature]

[Signature] CHAIRMAN
[Signature] TREASURER
[Signature]



SWA SOFTBALL UNION
P/1427/2 (R...)




POINT	CO-ORDINATES System 22/17		ANGLES OF DIRECTION		SIDES "m"	BEACON NUMBER
	y	x		"		
a	-9 164, 18	+66972, 69	a-b	263 30 17	61,62	JWB 10
b	-9 225, 40	+66985, 72	b-c	260 51 53	72, 13	15
c	-9 297, 60	+66954, 11	c-d	355 47 20	153, 79	JWB 8
d	-9 309, 04	+67109, 48	d-e	85 09 39	137, 27	JWB 9
e	-9 172, 25	+67121, 06	e-a	176 52 58	148, 59	JWB 9

BEACON DESCRIPTION:

a b c d e = 15mm round iron peg

THE FIGURE a b c d e REPRESENTS 20 561 SQUARE METRES
OF LAND, BEING GROUND FOR HOCKEY FIELDS.

							TUPO
							MG — SA
REV	AUTH MAG	DATE DATUM	REVISIONS / REVISES FILE / LEER No. 1 /	BY DEUR	CHECK PAGES		VERWYSINGSTENEKINGS REFERENCE DRAWINGS
KARDEX			MUN. WINDHOEK				
SURVEY	J. WALTER		 S.I. DEPT. C.E. PLANNING <i>P. J. Gertzel</i>	The figure a.b.c.d.e represents 20 561 square metres of land being ground for Hockey fields.			
DRAWN	M.K.	May 73					
CHECK NAGATEN							
TRACED VAGETREN							
DESIGN ONTWERP							
SCALE	1 : 1000						T.P./S.B. . . 197 / C.E./S.I. 197

